

90-08-09-100-043.000-004

WELLS CO BOARD OF COMMIS

120 W SPRING ST

620, Exempt, County

BLUFFTON COM/IND SOU

1/4

General Information

Ownership

Parcel Number

90-08-09-100-043.000-004

Local Parcel Number

0100967016

Tax ID:

Legal

09-26-12 (9-C) 0.85A N PT NW NE W OF HIGHWAY

Routing Number

M05.07 R10

Property Class 620

Exempt, County

Year: 2025

2025

WIP

Assessment Year

2025

AA

2024

AA

2023

AA

2022

AA

2021

AA

Location Information

County

Wells

Township

HARRISON TOWNSHIP

District 004 (Local 004)

BLUFFTON CITY-HARRISON TOW

School Corp 8445

M.S.D. BLUFFTON-HARRISON

Neighborhood 203343-004

BLUFFTON COM/IND SOUTH

Section/Plat

9C

Location Address (1)

120 W SPRING ST

BLUFFTON, IN 46714



Exempt

Valuation Records (Work In Progress values are not certified values and are subject to change)

	2025	Assessment Year	2025	2024	2023	2022	2021
	WIP	Reason For Change	AA	AA	AA	AA	AA
	04/02/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
County	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Land	\$27,100	Land	\$27,100	\$27,100	\$27,100	\$27,100	\$27,100
Land Res (1)	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$27,100	Land Non Res (3)	\$27,100	\$27,100	\$27,100	\$27,100	\$27,100
Improvement	\$348,300	Improvement	\$348,300	\$274,700	\$274,700	\$293,800	\$263,200
Imp Res (1)	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$348,300	Imp Non Res (3)	\$348,300	\$274,700	\$274,700	\$293,800	\$263,200
Total	\$375,400	Total	\$375,400	\$301,800	\$301,800	\$320,900	\$290,300
Total Res (1)	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$375,400	Total Non Res (3)	\$375,400	\$301,800	\$301,800	\$320,900	\$290,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.8500	1.13	\$28,200	\$31,866	\$27,086	0%	1.0000	0.00	0.00	100.00	\$27,090

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Level

Public Utilities ERA

All

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 07/26/2024

Nexus

Appraiser

BLUFFTON COM/IND SOU Notes

Land Computations

Calculated Acreage	0.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.85
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$27,100
Total Value	\$27,100

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General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 1	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB B 1 U

Wall Type	1: 1(300')
Heating	4032 sqft
A/C	4032 sqft

Sprinkler

Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	1
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0	0	0
Total	0	0	1
			2

GCK Adjustments

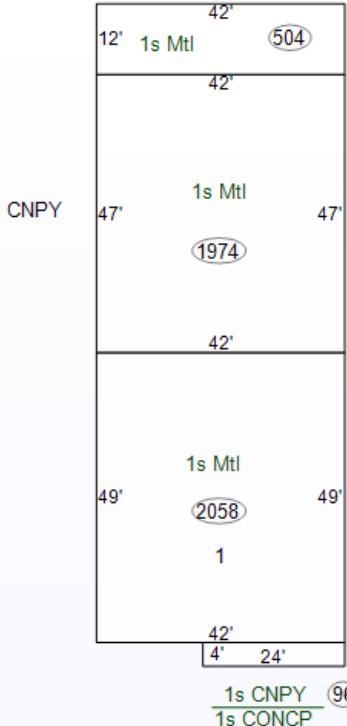
Low Prof	Ext Sheat	Insulatio
SteelGP	AluSR	Int Liner
HGSR	PPS	Sand Pnl

Exterior Features

Description		Area	Value
Patio, Concrete		96	\$800
Canopy, Shed Type		96	\$900

Special Features

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 276sqft	\$7,740		



Floor/Use Computations			
Pricing Key	GCK	GCK	GCK
Use	GCK	GCK	GCK
Use Area	2058 sqft	1974 sqft	504 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	45.4%	43.5%	11.1%
Eff Perimeter	300'	300'	300'
PAR	7	7	7
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	10'	10'	9'
Base Rate	\$19.39	\$19.39	\$19.39
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$1.68)	(\$1.68)	(\$1.33)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$19.39	\$19.39	\$19.39
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$19.39	\$19.39	\$19.39
Interior Finish	\$15.77	\$15.77	\$4.45
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.60)
A/C	\$2.63	\$2.63	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00

Building Computations

Sub-Total (all floors)	\$172,758	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$185,398
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$7,740	Repl. Cost New	\$177,982
Exterior Features	\$1,700	Total (Use)	\$82,801
			\$79,421
			\$10,536

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 1	1	Metal	C	1939	1980	45 A		0.96		4,536 sqft	\$177,982	80%	\$35,600	0%	100%	1,000	1,000	0.00	0.00	100.00	\$35,600
2: Paving	1	Asphalt	C	1989	1989	36 A	\$2.81	0.96	\$2.70	14,800 sqft	\$39,924	80%	\$7,980	0%	100%	1,000	1,000	0.00	0.00	100.00	\$8,000

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BLUFFTON COM/IND SOU

3/4

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building 2	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(288')

Heating 3138 sqft

A/C 1954 sqft

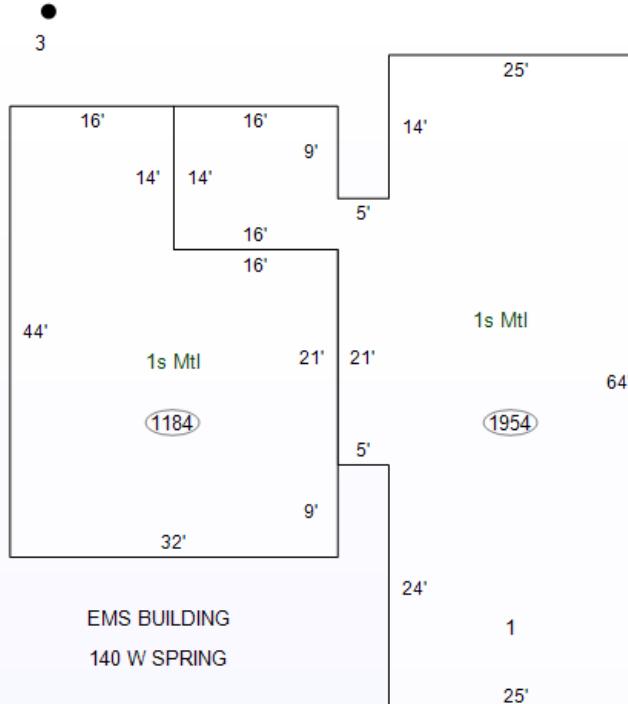
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0	0	2	6	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Add Fixtures	0	0	2	2	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	4	8	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCM	GCI
Use	GENOFF	COMGAR
Use Area	1954 sqft	1184 sqft
Area Not in Use	0 sqft	0 sqft
Use %	62.3%	37.7%
Eff Perimeter	288'	288'
PAR	9	9
# of Units / AC	0	0 / N
Avg Unit sz dpth	-1	
Floor	1	1
Wall Height	12'	12'
Base Rate	\$152.71	\$112.09
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	(\$3.62)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$152.71	\$108.47
BPA Factor	1.00	1.00
Sub Total (rate)	\$152.71	\$108.47
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$152.71	\$108.47
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$298,395	\$128,428

Building Computations

Special Features	Other Plumbing	Value	Description	Value
			Sub-Total (all floors)	\$426,824
			Racquetball/Squash	\$0
			Theater Balcony	\$0
			Sub-Total (building)	\$439,624
			Plumbing	\$12,800
			Other Plumbing	\$0
			Quality (Grade)	\$1
			Special Features	\$0
			Repl. Cost New	\$422,039
			Exterior Features	\$0

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 2	1	Metal	C	2001	2001	24 A		0.96		3,138 sqft	\$422,039	29%	\$299,650	0%	100%	1,000	1,000	0.00	0.00	100.00	\$299,700
2: Paving	1	Asphalt	C	2001	2001	24 A	\$2.81	0.96	\$2.70	7,000 sqft	\$18,883	80%	\$3,780	0%	100%	1,000	1,000	0.00	0.00	100.00	\$3,800
3: Utility Shed	1		C	2010	2010	15 A	\$23.66	0.96	\$22.71	8'x12'	\$2,181	45%	\$1,200	0%	100%	1,000	1,000	0.00	0.00	100.00	\$1,200

Total all pages

\$348,300

Total this page

\$304,700

