

90-08-04-400-019.000-004

General Information

Parcel Number
90-08-04-400-019.000-004

Local Parcel Number
0100781000

Tax ID:

Routing Number
M04.01 R07

Property Class 456
Parking Lot or Structure

Year: 2025

Location Information

County
Wells

Township
HARRISON TOWNSHIP

District 004 (Local 004)
BLUFFTON CITY-HARRISON TOW

School Corp 8445
M.S.D. BLUFFTON-HARRISON

Neighborhood 203643-004
BLUFFTON COMMERCIAL

Section/Plat
04

Location Address (1)
1016 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2025

BLUFFTON HEALTH SYSTEM LL

Ownership

Bluffton Health System Llc
C/O EASLEY, MCCALED & ASSOC
PO Box 8040
Fort Wayne, IN 46898-8040

Legal

(04-P) SILVER & TOWNLEY PT SW SE W OF LOT
169



1016 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/03/2000	Bluffton Health System		WD	137/295		I
06/19/1991	WELLS COMMUNITY	0	WD	126/191		I
01/01/1900	ZAUGG, DAVID/TINA		WD	/		I

456, Parking Lot or Structure

Commercial

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
02/16/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$18,400	Land	\$18,400	\$18,400	\$12,000	\$5,300	\$5,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$18,400	Land Non Res (3)	\$18,400	\$18,400	\$12,000	\$5,300	\$5,300
\$2,900	Improvement	\$2,900	\$2,800	\$2,800	\$2,800	\$2,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,900	Imp Non Res (3)	\$2,900	\$2,800	\$2,800	\$2,800	\$2,600
\$21,300	Total	\$21,300	\$21,200	\$14,800	\$8,100	\$7,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,300	Total Non Res (3)	\$21,300	\$21,200	\$14,800	\$8,100	\$7,900

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

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
Fci	F		55	55x140	0.97	\$345.45	\$335	\$18,425	0%	1.0000	0.00	0.00	100.00	\$18,430

BLUFFTON COMMERCIAL/ 1/2

Notes

Land Computations

Calculated Acreage	0.18
Actual Frontage	55
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.18
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	0.18
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	\$18,400
Total Value	\$18,400

General Information

Occupancy

Description

Story Height

Style

Finished Area

Make

Paving

Paving

0

N/A

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor

Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type

Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)

Garages (+) 0 sqft

Quality and Design Factor (Grade)

Location Multiplier

Replacement Cost

\$0

\$0

\$0

1.00

0.96

\$14,297

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Paving	1	Asphalt	C	1995	1995	30	A	\$2.81	0.96	\$2.70	5,300 sqft	\$14,297	80%	\$2,860	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900