

90-08-04-539-093.000-004

General Information

Parcel Number
90-08-04-539-093.000-004

Local Parcel Number
0100708400

Tax ID:

Routing Number
M04.14 R69

Property Class 429
Other Retail Structures

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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
04

Location Address (1)
107 E MARKET
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.70

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 2024

ACS Commercial Properties, LL

Ownership

ACS Commercial Properties, LLC
PO Box 257
Bluffton, IN 46714

Legal

ORIGINAL PT LOT 35 S 70' OF W 17.5' LOT 36 S
46' OF E 6' (4-C)



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
03/05/2025	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"/>
\$2,600	Land	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,600	Land Non Res (3)	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
\$136,000	Improvement	\$136,000	\$124,300	\$102,300	\$96,700	\$4,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$136,000	Imp Non Res (3)	\$136,000	\$124,300	\$102,300	\$96,700	\$4,100
\$138,600	Total	\$138,600	\$126,900	\$104,900	\$99,300	\$6,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$138,600	Total Non Res (3)	\$138,600	\$126,900	\$104,900	\$99,300	\$6,700

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		17	17x70	0.68	\$225	\$153	\$2,601	0%	1.0000	0.00	0.00	100.00	\$2,600

107 E MARKET

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/29/2021	ACS Commercial Prop	20213426	QC	/		I
10/13/2020	Andrew Shively, Inc	20204434	WR	/	\$13,500	I
09/24/2020	Stauffer, Steven	20204140	WR	/	\$13,500	I
06/06/2013	Pinkos, Ronald F	189563	WR	152/613	\$10,000	I
12/29/1995	FOREMAN, JESSE J/	0	WD	131/322		I
01/01/1900	RUSSELL, PATRICK		WD	/		I

Commercial

429, Other Retail Structures

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.03
Actual Frontage	17
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.03
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	0.03
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	\$2,600
Total Value	\$2,600

General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1: 2(108")	U: 2(109")	
Heating		1210 sqft	
A/C		1210 sqft	
Sprinkler			

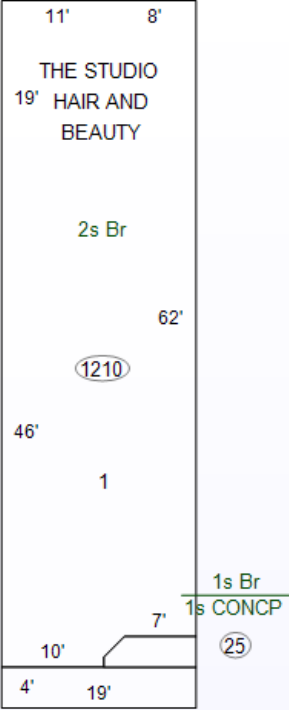
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	5	5	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	5	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Patio, Concrete	25	\$200

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 76sqft	\$1,650		

Building Computations			
Sub-Total (all floors)	\$256,424	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$266,274
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$1,650	Repl. Cost New	\$255,623
Exterior Features	\$200		

Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	UTLSTOR
Use Area	1210 sqft	1235 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	108'	109'
PAR	9	9
# of Units / AC	0	0
Avg Unit sz dpth	0	0
Floor	1	2
Wall Height	12'	12'
Base Rate	\$162.65	\$84.24
Frame Adj	(\$14.82)	(\$12.71)
Wall Height Adj	(\$7.56)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$140.27	\$71.53
BPA Factor	1.00	1.00
Sub Total (rate)	\$140.27	\$71.53
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)
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	\$140.27	\$70.20
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$169,727	\$86,697



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	Brick	C	1900	2010	15 A		0.96		2,445 sqft	\$255,623	24%	\$194,270	0%	100%	1.000	0.700	0.00	0.00	100.00	\$136,000