

90-08-04-511-026.000-004

Kmita, Andrzej

703 S MAIN

410, Motel & Tourist Cabins

BLUFFTON COMMERCIAL/ 1/4

General Information**Parcel Number**

90-08-04-511-026.000-004

Local Parcel Number

0100775301

Tax ID:**Routing Number**

M04.01 R54

Property Class 410

Motel & Tourist Cabins

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)

703 S MAIN

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

C & I MARKET 0.80

Characteristics**Topography****Flood Hazard**

Level, High

Public Utilities**ERA****Streets or Roads****TIF****Neighborhood Life Cycle Stage****Other**

Printed Tuesday, April 15, 2025

Review Group

2025

Ownership

Kmita, Andrzej

28622 Vista Madera
Rancho Palos Verdes, CA 90275**Legal**

TOWNLEY SOUTH 26-26-12

703 S MAIN

410, Motel & Tourist Cabins

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/06/2006	Kmita, Andrzej	152729	WD	145/250	\$90,000	I
04/18/2005	MARQUEZ, ANTONIO	144057	WD	144057/143360	\$90,000	I
04/18/2005	HOPE, INC ETAL	144056	CD	143/359		I
05/17/2004	LINGER INN DEVELO	138478	CT	65/19		I
07/05/1995	LINGER INN DEVELO	0	WD	130/780		I
01/01/1900	HUFFMAN, ROGER		WD	/		I

Notes**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	AA	AA	AA	AA	AA	AA
02/19/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>					
Land	\$20,900	\$20,900	\$14,800	\$6,600	\$6,600	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$10,500	\$10,500	\$7,400	\$3,300	\$3,300	
Land Non Res (3)	\$10,400	\$10,400	\$7,400	\$3,300	\$3,300	
Improvement	\$179,800	\$173,000	\$170,300	\$173,300	\$158,400	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$143,900	\$136,600	\$133,900	\$136,800	\$124,800	
Imp Non Res (3)	\$35,900	\$36,400	\$36,400	\$36,500	\$33,600	
Total	\$200,700	\$193,900	\$185,100	\$179,900	\$165,000	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$154,400	\$147,100	\$141,300	\$140,100	\$128,100	
Total Non Res (3)	\$46,300	\$46,800	\$43,800	\$39,800	\$36,900	

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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	50.00	50.00	\$20,890

Land Computations

Calculated Acreage	0.24
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$10,500
CAP 3 Value	\$10,400
Total Value	\$20,900

Data Source External Only

Collector 07/29/2020

Nexus

Appraiser

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Kmita, Andrzej

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 2961 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

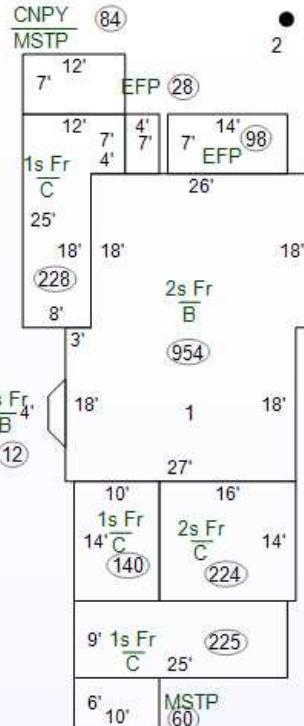
Exterior Features

Description	Area	Value
Porch, Enclosed Frame	98	\$9,400
Stoop, Masonry	84	\$2,700
Canopy, Shed Type	84	\$800
Stoop, Masonry	60	\$2,300
Porch, Enclosed Frame	28	\$4,800

Plumbing

#	TF
Full Bath	2
Half Bath	1
Kitchen Sinks	2
Water Heaters	2
Add Fixtures	0
Total	7

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410, Motel & Tourist Cabins

BLUFFTON COMMERCIAL/ 2/4

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1783	1783	\$152,600	
2	1Fr	1178	1178	\$57,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt	966	0	\$34,100		
Crawl	817	0	\$6,900		
Slab					
					Total Base \$251,400
Adjustments	1 Row Type Adj. x 1.00				\$251,400
Unfin Int (-)					\$0
Ex Liv Units (+)					C:1 \$8,800
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				12 – 10 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$261,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$20,000	\$281,800
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
				Replacement Cost	\$257,002

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: Single-Family	2	Wood Fr	C-1	1900	1980	45 A		0.96		3,927 sqft	\$257,002	30%	\$179,900	0%	100%	1.000	0.800	0.00	100.00	0.00	\$143,900
2: Utility Shed	1	SV	C	2018	2018	7 A		0.96		8'x12'		25%		0%	100%	1.000	0.800	0.00	0.00	100.00	\$400

Total all pages

\$179,800

Total this page

\$144,300

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Kmita, Andrzej

703 S MAIN

410, Motel & Tourist Cabins

BLUFFTON COMMERCIAL/ 3/4

General Information

Occupancy	C/I Building	Pre. Use	Hotel/Motel Unit
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	8

SB B 1 U

Wall Type 1: 1(254')

Heating 1532 sqft

A/C

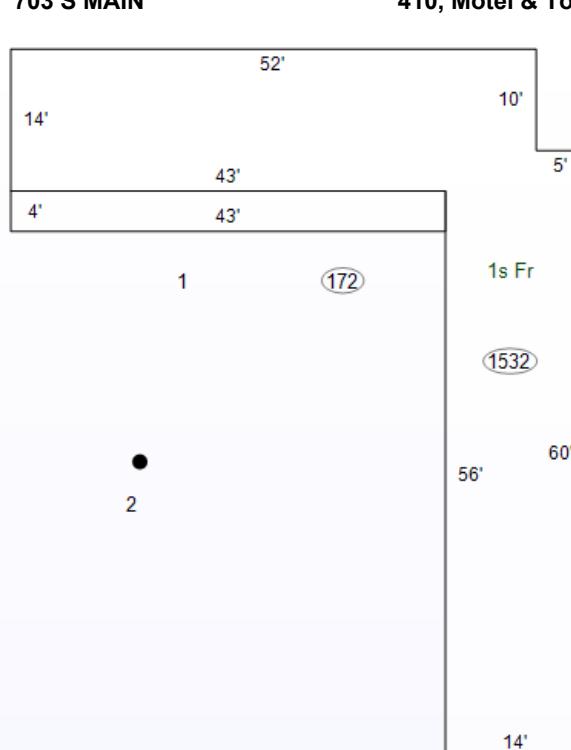
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0	0	0	0	<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			GCK Adjustments
Add Fixtures	0	0	0	0	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	0	0	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations	
Pricing Key	GCR
Use	HOUNIT
Use Area	1532 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	254'
PAR	17
# of Units / AC	8 / N
Avg Unit sz dpth	190
Floor	1
Wall Height	8'
Base Rate	\$162.26
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$162.26
BPA Factor	1.00
Sub Total (rate)	\$162.26
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Garages	\$0
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$0
Other Plumbing	\$0
Special Features	\$4,830
Exterior Features	\$0
Sub-Total (all floors)	\$265,971
Fireplaces	\$0
Sub-Total (building)	\$270,801
Quality (Grade)	\$1
Location Multiplier	0.96
Repl. Cost New	\$207,975
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$265,971

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	Wood Fr	D	1953	1990	35 A		0.96		1,532 sqft	\$207,975	80%	\$41,590	0%	100%	1.000	0.800	0.00	0.00	100.00	\$33,300
2: Paving	1	Concrete	C	1953	1953	72 A	\$4.22	0.96	\$4.05	3,400 sqft	\$13,774	80%	\$2,750	0%	100%	1.000	0.800	0.00	0.00	100.00	\$2,200

Total all pages

\$179,800

Total this page

\$35,500

