

90-08-04-539-137.000-004

BLUFFTON HEALTH SYSTEM

321 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-539-137.000-004

Local Parcel Number

0100736000

Tax ID:

Routing Number

M04.14 R162

Property Class 456

Parking Lot or Structure

Year: 2025

Ownership

Bluffton Health System, Llc
%EASLEY, MCCALEB & ASSOCIATA
PO Box 8040
Fort Wayne, IN 46898-8040

Legal

ORIG PT 181 (4-G) N 34' 48 X 41.25' S ST 321 W
MAIN PAVING

321 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/07/1999	Bluffton Health System	0	WD	136/509		I
08/22/1986	CAYLOR-NICKEL ME	0	WD	/		I
09/15/1981	EDINGTON	0	WD	/		I
01/01/1900	TO EDINGTON		WD	/		I

Notes

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)

321 S MAIN

BLUFFTON, In 46714

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
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				
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>				
\$6,500	Land	\$6,500	\$6,500	\$6,500	\$6,300	\$6,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,500	Land Non Res (3)	\$6,500	\$6,500	\$6,500	\$6,300	\$6,300
\$1,800	Improvement	\$1,800	\$1,700	\$1,700	\$1,800	\$1,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,800	Imp Non Res (3)	\$1,800	\$1,700	\$1,700	\$1,800	\$1,600
\$8,300	Total	\$8,300	\$8,200	\$8,200	\$8,100	\$7,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$8,300	Total Non Res (3)	\$8,300	\$8,200	\$8,200	\$8,100	\$7,900

Land Data (Standard Depth: Res 150', CI 150')

Base Lot: Res 53' X 145', CI 53' X 145'

Zoning	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		6	6x140	0.97	\$225	\$218	\$1,308	0%	1.0000	0.00	0.00	100.00	\$1,310
Subdivision	Fci	F		28	28x100	0.82	\$225	\$185	\$5,180	0%	1.0000	0.00	0.00	100.00	\$5,180

Land Computations

Calculated Acreage	0.08
Actual Frontage	34
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$6,500
Total Value	\$6,500

Lot

Market Model

N/A

Characteristics

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

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2/2

General Information

Occupancy	Paving	#	TF
Description	Paving	Full Bath	
Story Height	0	Half Bath	
Style	N/A	Kitchen Sinks	
Finished Area		Water Heaters	
Make		Add Fixtures	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> 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

<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Other		

Specialty Plumbing

Description	Count	Value

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

\$0

Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.96
Replacement Cost		\$8,902

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: Paving	1	Asphalt	C	1986	1986	39 A	\$2.81	0.96	\$2.70	3,300 sqft	\$8,902	80%	\$1,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800

Total all pages

\$1,800

Total this page

\$1,800