

90-08-09-100-036.000-004

General Information

Parcel Number
90-08-09-100-036.000-004

Local Parcel Number
0100844900

Tax ID:

Routing Number
M05.07 R15

Property Class 499
Other Commercial 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 203343-004
BLUFFTON COM/IND SOUTH

Section/Plat
09

Location Address (1)
1220 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.80

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2023

MOSER, BRENDA K/SHIVELY, CI

Ownership

Brenda Moser Etal
%Cindy Shively
PO BOX 257
Bluffton, IN 46714

Legal

09-26-12 1.017A PT NW (09-C)



1220 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/14/2007	Brenda Moser Etal	155310	QC	145/824	\$35,000	I
01/02/1997	MOSER, BRENDA K	0	CD	132/488		I
04/24/1996	MOSER ENTERPRIS	0	AF	131/617		I
01/01/1900	MOSER IMPLEMENT		WD	/		I

499, Other Commercial Structures

BLUFFTON COM/IND SOU

1/4

Notes

Commercial

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

2025	Assessment Year	2025	2024	2023	2022	2022
WIP	Reason For Change	AA	AA	AA	Misc	AA
02/19/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	06/14/2022	04/07/2022
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 checked="" type="checkbox"/>	<input type="checkbox"/>
\$42,700	Land	\$42,700	\$42,700	\$28,700	\$28,700	\$35,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$42,700	Land Non Res (3)	\$42,700	\$42,700	\$28,700	\$28,700	\$35,400
\$139,500	Improvement	\$139,500	\$126,500	\$106,700	\$106,800	\$106,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$139,500	Imp Non Res (3)	\$139,500	\$126,500	\$106,700	\$106,800	\$106,800
\$182,200	Total	\$182,200	\$169,200	\$135,400	\$135,500	\$142,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$182,200	Total Non Res (3)	\$182,200	\$169,200	\$135,400	\$135,500	\$142,200

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	0.8	1.19	\$41,000	\$48,790	\$39,032	0%	1.0000	0.00	0.00	100.00	\$39,030
13	A		0	0.217	1.00	\$17,000	\$17,000	\$3,689	0%	1.0000	0.00	0.00	100.00	\$3,690

Land Computations

Calculated Acreage	1.02
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.02
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	1.02
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	\$42,700
Total Value	\$42,700

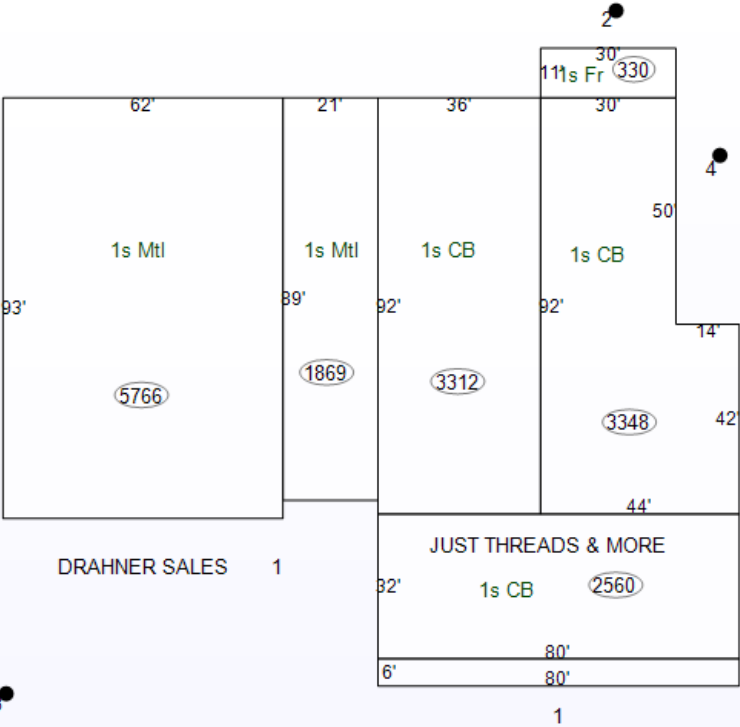
General Information				
Occupancy	C/I Building	Pre. Use	Light Warehouse	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Semi-Finished	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(604')			
Heating	17185 sqft			
A/C				
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	<input type="checkbox"/> Slate
Half Bath	0	0	2	4	<input type="checkbox"/> Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	2	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 480sqft	\$13,470		



Building Computations			
Sub-Total (all floors)	\$863,018	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$882,888
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$13,470	Repl. Cost New	\$847,573
Exterior Features	\$0		

Floor/Use Computations				
Pricing Key	GCI	GCI	GCI	GCI
Use	LWRHSE	LWRHSE	LWRHSE	LUTLSTOR
Use Area	6660 sqft	1869 sqft	5766 sqft	330 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	38.8%	10.9%	33.6%	1.9%
Eff Perimeter	604'	604'	604'	604'
PAR	4	4	4	4
# of Units / AC	0 / N	0 / N	0 / N	0 / N
Avg Unit sz dpth				
Floor	1	1	1	1
Wall Height	14'	14'	14'	10'
Base Rate	\$65.28	\$65.28	\$65.28	\$56.52
Frame Adj	(\$17.07)	(\$17.07)	(\$17.07)	(\$15.36)
Wall Height Adj	(\$2.12)	(\$2.12)	(\$1.60)	(\$1.60)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$46.09	\$46.09	\$46.61	\$39.56
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$46.09	\$46.09	\$46.61	\$39.56
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$46.09	\$46.09	\$46.61	\$39.56
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$306,959	\$86,142	\$268,753	\$13,055

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	Concrete	C	1945	1980	45	A		0.96		17,185 sqft	\$847,573	80%	\$169,510	0%	100%	1.000	0.800	0.00	0.00	100.00	\$135,600
2: Paving 1	1	Concrete	C	1960	1960	65	A	\$3.51	0.96	\$3.37	600 sqft	\$2,022	80%	\$400	0%	100%	1.000	0.800	0.00	0.00	100.00	\$300
3: Paving 2	1	Asphalt	C	1960	1960	65	A	\$2.81	0.96	\$2.70	8,200 sqft	\$22,120	80%	\$4,420	0%	100%	1.000	0.800	0.00	0.00	100.00	\$3,500
4: Paving 3	1	Concrete	C	1960	1960	65	A	\$3.51	0.96	\$3.37	224 sqft	\$755	80%	\$150	0%	100%	1.000	0.800	0.00	0.00	100.00	\$100

Floor/Use Computations	
Pricing Key	GCM
Use	GENRET
Use Area	2560 sqft
Area Not in Use	0 sqft
Use %	14.9%
Eff Perimeter	604'
PAR	4
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	14'
Base Rate	\$91.31
Frame Adj	(\$12.83)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$78.48
BPA Factor	1.00
Sub Total (rate)	\$78.48
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$5.00)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$73.48
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$188,109

499, Other Commercial Structures		BLUFFTON COM/IND SOU					3/4
Special Features		Exterior Features					
Description	Value	Description	Area	Value			

Other Plumbing	
Description	Value

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

