

90-08-04-539-165.000-004

ACS Commercial Properties, LL

109 E MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-165.000-004

Local Parcel Number

0100764700

Tax ID:**Routing Number**

M04.14 R70

Property Class 429

Other Retail Structures

Year: 2025**Ownership**

ACS Commercial Properties, LLC

PO Box 257

Bluffton, IN 46714

Legal

ORIGINAL LOT 35 (4-C) W/2 SE/4

109 E MARKET**429, Other Retail Structures****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
02/26/1986	FOREMAN, JESSE J/	0	WD	/	/	I
03/22/1978	FOREMAN	0	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
Location Information	WIP	Reason For Change	AA	AA	AA	AA	AA
County	03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP		Notice Required	<input type="checkbox"/>				
District 004 (Local 004)	\$3,700	Land	\$3,700	\$3,700	\$3,700	\$3,600	\$3,600
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
School Corp 8445	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
M.S.D. BLUFFTON-HARRISON	\$3,700	Land Non Res (3)	\$3,700	\$3,700	\$3,700	\$3,600	\$3,600
Neighborhood 203543-004	\$178,600	Improvement	\$178,600	\$163,900	\$134,900	\$127,500	\$3,600
BLUFFTON COMMERCIAL DOWN	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$178,600	Imp Non Res (3)	\$178,600	\$163,900	\$134,900	\$127,500	\$3,600
Section/Plat	\$182,300	Total	\$182,300	\$167,600	\$138,600	\$131,100	\$7,200
04	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$182,300	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
109 E MARKET		Total Non Res (3)	\$182,300	\$167,600	\$138,600	\$131,100	\$7,200

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	17x140	0.97	\$225	\$218	\$3,706	0%	1.0000	0.00	0.00	100.00	\$3,710

Land Computations

Calculated Acreage	0.05
Actual Frontage	17
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$3,700
Total Value	\$3,700

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

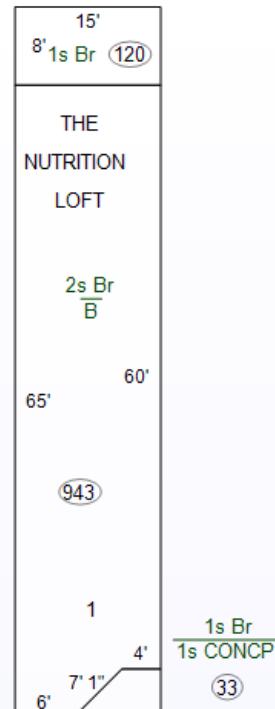
Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

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	B: 2(157')	1: 2(103')	U: 2(83')						
Heating			1063 sqft						
A/C			1063 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	<input type="checkbox"/> Slate	
Half Bath	0	0	0	0		<input type="checkbox"/> Other			
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	4	4		<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	4	4		<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	
Exterior Features									
Description		Area		Value					
Patio, Concrete		33		\$200					
Special Features			Other Plumbing			Building Computations			
Description	Value	Description		Value		Sub-Total (all floors)	\$341,415	Garages	\$0
Can, CT 60sqft	\$1,680					Racquetball/Squash	\$0	Fireplaces	\$0
						Theater Balcony	\$0	Sub-Total (building)	\$349,695
						Plumbing	\$6,400	Quality (Grade)	\$1
						Other Plumbing	\$0	Location Multiplier	0.96
						Special Features	\$1,680	Repl. Cost New	\$335,707
						Exterior Features	\$200	Total (Use)	\$110,218



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	GENRET	UTLSTOR
Use Area	943 sqft	943 sqft	120 sqft	976 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	88.7%	11.3%	100.0%
Eff Perimeter	157'	103'	103'	83'
PAR	17	10	10	9
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	0	0	0
Floor	B	1	1	2
Wall Height	8'	12'	12'	12'
Base Rate	\$137.84	\$176.36	\$176.36	\$84.24
Frame Adj	(\$12.95)	(\$14.82)	(\$14.82)	(\$12.71)
Wall Height Adj	(\$6.68)	(\$8.50)	(\$8.50)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$118.21	\$153.04	\$153.04	\$71.53
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$118.21	\$153.04	\$153.04	\$71.53
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	(\$1.33)
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

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		2,982 sqft	\$335,707	24%	\$255,140	0%	100%	1,000	0.700	0.00	0.00	100.00	\$178,600