

90-08-04-539-339.000-004

Forest W Inc, an Indiana corpora

MAIN

400, Vacant Land

BLUFFTON COMMERCIAL

1/2

**General Information****Parcel Number**

90-08-04-539-339.000-004

**Local Parcel Number**

0100920100

**Tax ID:****Ownership**

Forest W Inc, an Indiana corporation

709 S Briant St

Huntington, IN 46750

**Transfer of Ownership****Notes****Routing Number**

M04.14 R29

**Property Class 400**

Vacant Land

**Legal**

ORIGINAL N 9' LOT 19 (4-C)

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
09/25/2023	Forest W Inc, an India	20233066	WR	/		\$180,000	I
02/28/2014	Reinhard, Jerry L/Owe	193320	QC	153/531			I
08/23/2013	Owens, Lisa M	190813	QC	152/874			I
01/01/1900	RIDDLE, REDDIS		WD	/			I

**Year: 2025**

2025

**Assessment Year**

2025

2024

2023

2022

2021

**Location Information****County**

Wells

WIP

03/05/2025

Indiana Cost Mod

**Township**

HARRISON TOWNSHIP

1.0000

**District 004 (Local 004 )**

BLUFFTON CITY-HARRISON TOW

\$2,000

**School Corp 8445**

M.S.D. BLUFFTON-HARRISON

\$0

\$0

**Neighborhood 203543-004**

BLUFFTON COMMERCIAL DOWN

\$0

\$2,000

**Section/Plat**

04

\$2,000

**Location Address (1)**

MAIN

BLUFFTON, In 46714

\$0

\$0

\$2,000

**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		9	9x140	0.97	\$225	\$218	\$1,962	0%	1.0000	0.00	0.00	100.00	\$1,960

**Subdivision****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, 2025
Review Group	2024

**Data Source** External Only**Collector** 09/11/2024

Nexus

**Appraiser****Land Computations**

Calculated Acreage	0.03
Actual Frontage	9
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	\$2,000
<b>Total Value</b>	<b>\$2,000</b>

