

90-08-04-539-331.000-004

Corle, Christopher J/Georgeann

125 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

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

90-08-04-539-331.000-004

**Local Parcel Number**

0100914500

**Tax ID:****Routing Number**

M04.14 R27

**Property Class 429**

Other Retail Structures

**Year: 2025****Ownership**Corle, Christopher J/Georgeanna K  
2690 SW Church Rd  
Bluffton, IN 46714**125 N MAIN****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/17/2018	Corle, Christopher J/G	20182537	WR	/	\$79,000	I
03/21/1985	STOLLER, LARRY LE		0	WD	/	I
06/19/1984	STOLLER		0	WD	/	I
06/11/1981	F & M BANK		0	WD	/	I
11/11/1976	LIBY		0	WD	/	I
01/01/1900	TO VALENTINE		WD	/		I

**Notes****Legal**

ORIG PT N 1/2 20-26-12

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

Location Information	2025	Assessment Year		2025	2024	2023	2022	2021
		WIP	Reason For Change					
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 )	\$7,600		Land	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
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	\$7,600		Land Non Res (3)	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
Neighborhood 203543-004	\$244,000		Improvement	\$244,000	\$223,800	\$163,500	\$143,200	\$148,700
BLUFFTON COMMERCIAL DOWN	\$0		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$244,000		Imp Non Res (3)	\$244,000	\$223,800	\$163,500	\$143,200	\$148,700
Section/Plat	\$251,600		Total	\$251,600	\$231,400	\$171,100	\$150,700	\$156,200
004.030	\$0		Total Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$0		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
125 N MAIN	\$251,600		Total Non Res (3)	\$251,600	\$231,400	\$171,100	\$150,700	\$156,200

**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
Subdivision	Fci	F		35	35x140	0.97	\$225	\$218	\$7,630	0%	1.0000	0.00	0.00	100.00	\$7,630

**Land Computations**

Calculated Acreage	0.11
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$7,600
<b>Total Value</b>	<b>\$7,600</b>

**Lot****Market Model**

C &amp; I MARKET 0.80

**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

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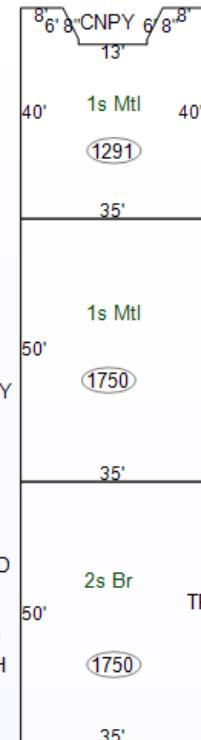
125 N MAIN

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BLUFFTON COMMERCIAL

2/2

General Information									
Occupancy	C/I Building	Pre. Use	General Retail						
Description	C/I Building	Pre. Framing	Wood Joist						
Story Height	2	Pre. Finish	Finished Open						
Type	N/A	# of Units	0						
SB	B	1	U						
Wall Type	1: 1(206'),2(93')		U: 2(150')						
Heating		3500 sqft	1750 sqft						
A/C		3500 sqft	1750 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			GCK Adjustments				
Water Heaters	0	0			<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio		
Add Fixtures	0	0	6	6	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner		
Total	0	0	6	6	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		
Exterior Features									
Description		Area		Value					



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	GENOFF	UTLSTOR	GENRET
Use Area	1750 sqft	1750 sqft	1291 sqft	1750 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	36.5%	36.5%	26.9%	100.0%
Eff Perimeter	299'	299'	299'	150'
PAR	6	6	6	9
# of Units / AC	0	0	0	0
Avg Unit sz dpth	0	0	0	0
Floor	1	1	1	2
Wall Height	14'	12'	12'	12'
<b>Base Rate</b>	<b>\$113.28</b>	<b>\$127.41</b>	<b>\$68.92</b>	<b>\$129.11</b>
Frame Adj	(\$13.45)	(\$9.46)	(\$17.39)	(\$11.99)
Wall Height Adj	\$0.00	\$0.00	(\$2.31)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$99.83</b>	<b>\$117.95</b>	<b>\$49.21</b>	<b>\$117.12</b>
BPA Factor	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$99.83</b>	<b>\$117.95</b>	<b>\$49.21</b>	<b>\$117.12</b>
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.33)	\$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

Special Features		Other Plumbing		Building Computations										
Description	Value	Description	Value	Sub-Total (all floors)	\$647,891	Garages	\$0	Sub-Total (building)	\$662,031	S.F. Price	\$99.83	\$117.95	\$47.88	\$117.12
Can, CT 106sqft	\$2,970	Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00	Unit Finish/SR	\$0.00	Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Can, CT 56sqft	\$1,570	Theater Balcony	\$0	Plumbing	\$9,600	Quality (Grade)	\$1	Sub-Total		Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
				Other Plumbing	\$0	Location Multiplier	0.96	Total (Use)	\$174,699	Total (Use)	\$206,414	\$61,818	\$204,960	
				Special Features	\$4,540	Repl. Cost New	\$635,549							
				Exterior Features	\$0									

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	3/6 Maso	C	1880	2000	25 A		0.96		6,541 sqft	\$635,549	52%	\$305,060	0%	100%	1,000	0.800	0.00	0.00	100.00	\$244,000