

90-08-04-539-382.000-004

Smith, Ronald J/Marcella A

210 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/4

General Information**Parcel Number**

90-08-04-539-382.000-004

Local Parcel Number

0100952800

Tax ID:**Ownership**

Smith, Ronald J/Marcella A

4974 N 100 E

Bluffton, IN 46714

Legal

ORIG 01-26-12

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/28/2011	Smith, Ronald J/Marce	178393	WD	150/395	\$76,000	I
05/10/2004	LEPPER, RHONDA M	138304	WD	142/86	\$100,000	I
03/11/1977	WIETHOLTER, ROBE	0	WD	/	/	I
01/01/1900	TO WIETHOLTER		WD	/	/	I

Notes**Routing Number**

M04.14 R10

Property Class 429

Other Retail Structures

**Commercial****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 203543-004

BLUFFTON COMMERCIAL DOWN

Section/Plat

4C

Location Address (1)

210 N MAIN

BLUFFTON, IN 46714

	2025	Assessment Year	2025	2024	2023	2022	2021
WIP		Reason For Change	AA	AA	AA	AA	AA
County	04/02/2025	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)	\$12,900	Land	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
		Land Non Res (3)	\$9,700	\$9,700	\$9,700	\$9,400	\$9,400
School Corp 8445	\$3,200	Improvement	\$131,700	\$118,800	\$97,900	\$85,700	\$78,700
M.S.D. BLUFFTON-HARRISON	\$9,700	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$81,500	\$73,200	\$60,300	\$52,800	\$48,300
		Imp Non Res (3)	\$50,200	\$45,600	\$37,600	\$32,900	\$30,400
Neighborhood 203543-004	\$131,700	Total	\$144,600	\$131,700	\$110,800	\$98,300	\$91,300
BLUFFTON COMMERCIAL DOWN	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$84,700	\$76,400	\$63,500	\$56,000	\$51,500
		Total Non Res (3)	\$59,900	\$55,300	\$47,300	\$42,300	\$39,800

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')													Land Computations
													Calculated Acreage
													0.22
													Actual Frontage
													70
													Developer Discount
													<input type="checkbox"/>
													Parcel Acreage
													0.23
													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
													0.23
													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
													Supp. Page Land Value
													CAP 1 Value
													\$0
													CAP 2 Value
													\$3,200
													CAP 3 Value
													\$9,700
													Total Value
													\$12,900

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group

2024

Data Source External Only

Collector

09/11/2024

Nexus

Appraiser

90-08-04-539-382.000-004

Smith, Ronald J/Marcella A

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 1/2
 Style 53 Partial Story - Before
 Finished Area 2220 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	140	\$8,300
Porch, Enclosed Frame	168	\$12,800

Plumbing

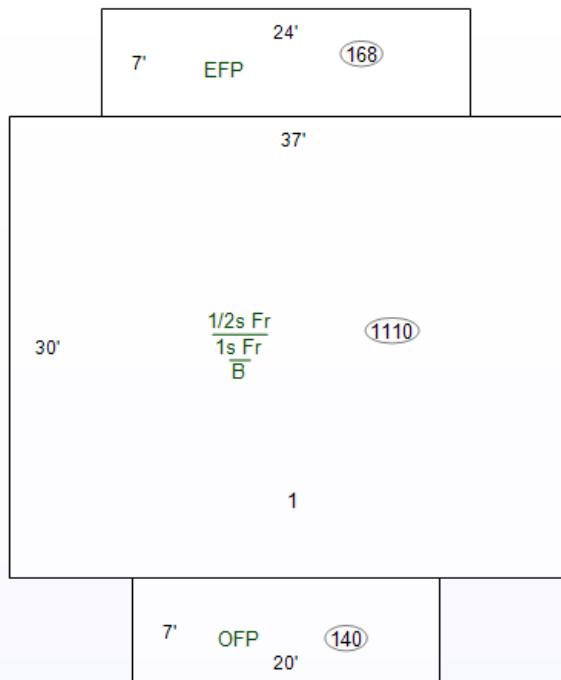
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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BLUFFTON COMMERCIAL

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**Specialty Plumbing**

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1110	1110	\$111,500
2				
3				
4				
1/4				
1/2	1Fr	1110	1110	\$43,300
3/4				
Attic				
Bsmt		1110	0	\$36,900
Crawl				
Slab				
				Total Base \$191,700
Adjustments				1 Row Type Adj. x 1.00 \$191,700
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$191,700
				Sub-Total, 1 Units
Exterior Features (+)				\$21,100
Garages (+) 0 sqft				\$0
				Quality and Design Factor (Grade) 0.95
				Location Multiplier 0.96
				Replacement Cost \$194,074

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: Single-Family	1 1/2	Wood Fr	C-1	1858	1970	55 A		0.96		3,330 sqft	\$194,074	40%	\$116,440	0%	100%	1.000	0.700	0.00	100.00	0.00	\$81,500

Total all pages

\$131,700

Total this page

\$81,500

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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: 2(152')	U: 2(152')
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Heating	1300 sqft	1300 sqft
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A/C**Sprinkler****Plumbing RES/CI**

	#	TF	#	TF	Built Up	Tile	Metal
Full Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	1	2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	0	1	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	2	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Roofing

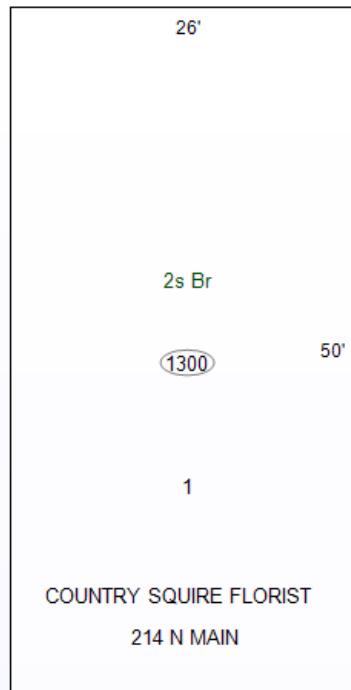
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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**Floor/Use Computations**

Pricing Key	GCM	GCM
Use	GENRET	GENRET
Use Area	1300 sqft	1300 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	152'	152'
PAR	12	12
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	2
Wall Height	8'	10'
Base Rate	\$203.16	\$165.29
Frame Adj	(\$14.82)	(\$11.99)
Wall Height Adj	(\$30.78)	(\$10.26)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$157.56	\$143.04
BPA Factor	1.00	1.00
Sub Total (rate)	\$157.56	\$143.04
Interior Finish	\$0.00	\$0.00
Partitions	(\$3.68)	(\$3.19)
Heating	\$0.00	\$0.00
A/C	(\$5.00)	(\$5.00)
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Sub-Total (all floors)	\$368,849	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$4,800	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$0	Repl. Cost New
Exterior Features	\$0	Total (Use)
		\$373,649
		S.F. Price
		\$148.88
		\$134.85
		Sub-Total
		Unit Cost
		\$0.00
		\$0.00
		Total (Use)
		\$193,544
		\$175,305

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	1970	55 A		0.96		2,600 sqft	\$358,703	80%	\$71,740	0%	100%	1.000	0.700	0.00	0.00	100.00	\$50,200

