

90-08-04-539-281.000-004

General Information

Parcel Number
90-08-04-539-281.000-004

Local Parcel Number
0100867200

Tax ID:

Routing Number
M04.14 R09

Property Class 447
Office Bldg (1 or 2 Story)

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
04

Location Address (1)
206 N MAIN
BLUFFTON, In 46714

Zoning

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

Lewis, Michael G

Ownership

Lewis, Michael G
4300 E 900 N
Ossian, IN 46777

Legal

ORIG E 1/2 02-26-12



206 N MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/27/2017	Lewis, Michael G	20171223	CD	/	\$65,000	I
02/01/2013	Terry's Cycle Sales IN	187595	WR	152/266	\$35,000	I
11/03/1995	Schroeder, Craig	0	WD	131/158		I
09/13/1994	IMEL, BRUCE L/SCH	0	WD	129/903		I
01/01/1900	TRUBEY, C.W./HULLI		WD	/		I

447, Office Bldg (1 or 2 Story)

BLUFFTON COMMERCIAL

1/2

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
WIP	Reason For Change	AA	AA	AA	AA	AA
03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
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 type="checkbox"/>	<input type="checkbox"/>
\$9,000	Land	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,000	Land Non Res (3)	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
\$121,200	Improvement	\$121,200	\$88,300	\$81,300	\$80,800	\$73,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$121,200	Imp Non Res (3)	\$121,200	\$88,300	\$81,300	\$80,800	\$73,000
\$130,200	Total	\$130,200	\$97,300	\$90,300	\$89,600	\$81,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$130,200	Total Non Res (3)	\$130,200	\$97,300	\$90,300	\$89,600	\$81,800

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		70	70x70	0.68	<u>\$189.29</u>	\$129	\$9,030	0%	1.0000	0.00	0.00	100.00	\$9,030

Land Computations

Calculated Acreage	0.11
Actual Frontage	70
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	\$9,000
Total Value	\$9,000

Data Source External Only

Collector 09/11/2024 Nexus

Appraiser

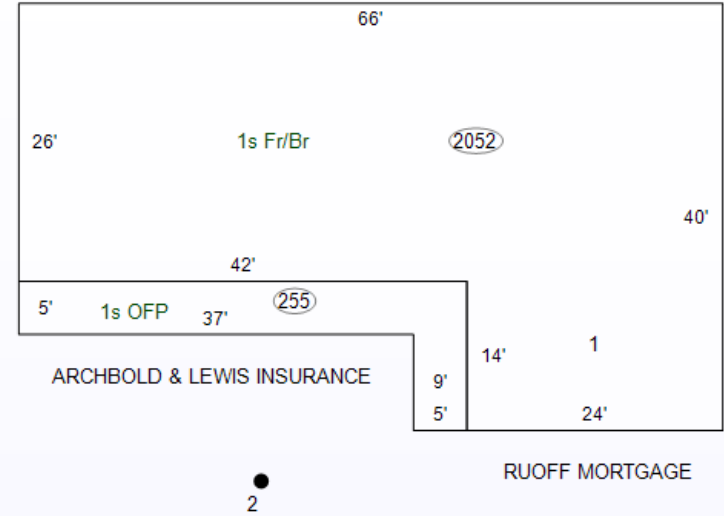
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(174'),2(38')			
Heating			
2052 sqft			
A/C			
2052 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
Half Bath	0	0	3	6	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
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	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	4	7	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Open Frame	255	\$12,000

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCR
Use	GENOFF
Use Area	2052 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	212'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$142.13
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$142.13
BPA Factor	1.00
Sub Total (rate)	\$142.13
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$142.13
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$291,651

Building Computations		
Sub-Total (all floors)	\$291,651	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$11,200	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$0	Repl. Cost New
Exterior Features	\$12,000	

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	1/6 Maso	C	1969	2000	25	A		0.96		2,052 sqft	\$302,257	43%	\$172,290	0%	100%	1.000	0.700	0.00	0.00	100.00	\$120,600
2: Paving	1	Asphalt	C	1969	1969	56	A	\$2.81	0.96	\$2.70	1,600 sqft	\$4,316	80%	\$860	0%	100%	1.000	0.700	0.00	0.00	100.00	\$600