

90-08-09-100-036.000-004

MOSER, BRENDA K/SHIVELY, CI

1220 S MAIN

499, Other Commercial Structures

BLUFFTON COM/IND SOU

1/4

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

90-08-09-100-036.000-004

**Local Parcel Number**

0100844900

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

M05.07 R15

**Property Class 499**

Other Commercial Structures

**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 203343-004**

BLUFFTON COM/IND SOUTH

**Section/Plat**

09

**Location Address (1)**

1220 S MAIN

BLUFFTON, IN 46714

**Zoning****Subdivision****Lot****Market Model**

C &amp; I MARKET 0.80

**Characteristics****Topography****Flood Hazard**

Level

**Public Utilities****ERA**

All

**Streets or Roads****TIF****Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

**Review Group**

2023

**Data Source**

External Only

**Ownership****Transfer of Ownership****Notes**

Brenda Moser Etal

%Cindy Shively

PO BOX 257

Bluffton, IN 46714

Date Owner Doc ID Code Book/Page Adj Sale Price V/I

03/14/2007 Brenda Moser Etal 155310 QC 145/824 \$35,000 I

01/02/1997 MOSER, BRENDA K 0 CD 132/488 I

04/24/1996 MOSER ENTERPRIS 0 AF 131/617 I

01/01/1900 MOSER IMPLEMENT WD / I

**Legal**

09-26-12 1.017A PT NW (09-C)

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

	2025	Assessment Year	2025	2024	2023	2022	2022
	WIP	Reason For Change	AA	AA	AA	Misc	AA
	02/19/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	06/14/2022	04/07/2022
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Land</b>	\$42,700	\$42,700	\$42,700	\$28,700	\$28,700	\$28,700	\$35,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$42,700	\$42,700	\$28,700	\$28,700	\$28,700	\$28,700	\$35,400
<b>Improvement</b>	\$139,500	\$139,500	\$126,500	\$106,700	\$106,800	\$106,800	\$106,800
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$139,500	\$139,500	\$126,500	\$106,700	\$106,800	\$106,800	\$106,800
<b>Total</b>	\$182,200	\$182,200	\$169,200	\$135,400	\$135,500	\$135,500	\$142,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$182,200	\$182,200	\$169,200	\$135,400	\$135,500	\$135,500	\$142,200

**Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')**

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
11	A		0	0.8	1.19	\$41,000	\$48,790	\$39,032	0%	1.0000	0.00	0.00	100.00	\$39,030
13	A		0	0.217	1.00	\$17,000	\$17,000	\$3,689	0%	1.0000	0.00	0.00	100.00	\$3,690

**Land Computations**

Calculated Acreage	1.02
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.02
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	1.02
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	\$42,700
<b>Total Value</b>	<b>\$42,700</b>

Collector 11/01/2023

Nexus

Appraiser

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General Information			
Occupancy	C/I Building	Pre. Use	Light Warehouse
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0
	SB	B	1 U

Wall Type 1: 1(604')  
 Heating 17185 sqft

A/C

Sprinkler

Plumbing RES/CI

#	TF	#	TF
0	0	0	0

Roofing

Built Up	Tile	Metal
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood	Asphalt	Slate
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other
<input type="checkbox"/>

GCK Adjustments

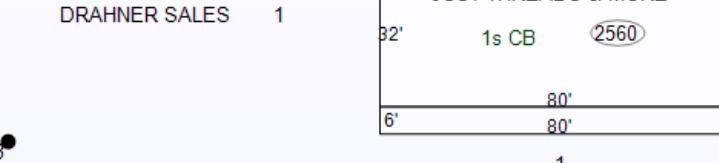
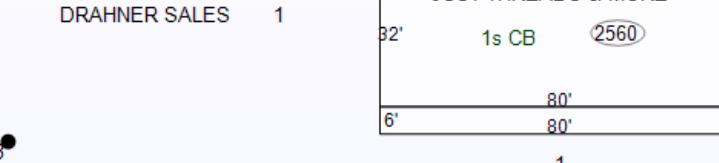
Water Heaters

Add Fixtures

Total

Exterior Features

Description	Area	Value
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Building Computations			
Sub-Total (all floors)	\$863,018	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$882,888
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$13,470	Repl. Cost New	\$847,573
Exterior Features	\$0	Total (Use)	\$306,959
			\$86,142
			\$268,753
			\$13,055

#### 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	Concrete	C	1945	1980	45 A	0.96			17,185 sqft	\$847,573	80%	\$169,510	0%	100%	1.000	0.800	0.00	0.00	100.00	\$135,600
2: Paving 1	1	Concrete	C	1960	1960	65 A	\$3.51	0.96	\$3.37	600 sqft	\$2,022	80%	\$400	0%	100%	1.000	0.800	0.00	0.00	100.00	\$300
3: Paving 2	1	Asphalt	C	1960	1960	65 A	\$2.81	0.96	\$2.70	8,200 sqft	\$22,120	80%	\$4,420	0%	100%	1.000	0.800	0.00	0.00	100.00	\$3,500
4: Paving 3	1	Concrete	C	1960	1960	65 A	\$3.51	0.96	\$3.37	224 sqft	\$755	80%	\$150	0%	100%	1.000	0.800	0.00	0.00	100.00	\$100

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**Floor/Use Computations**

Pricing Key	GCM
Use	GENRET
Use Area	2560 sqft
Area Not in Use	0 sqft
Use %	14.9%
Eff Perimeter	604'
PAR	4
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	14'
<b>Base Rate</b>	<b>\$91.31</b>
Frame Adj	(\$12.83)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$78.48</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$78.48</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$5.00)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$73.48</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$188,109</b>

**Special Features**

Description	Value	Description	Area	Value

**Other Plumbing**

Description	Value

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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

