

90-08-04-539-136.000-004

BLUFFTON HEALTH SYSTEM LL

111 E SOUTH

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-136.000-004

Local Parcel Number

0100735900

Tax ID:**Routing Number**

M04.14 R164

Property Class 456

Parking Lot or Structure

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)

111 E SOUTH

BLUFFTON, In 46714

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

N/A

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

OwnershipBluffton Health System LLC
%EASLEY, MCCALEB & ASSOCIATE
PO Box 8040
Fort Wayne, IN 46898-8040**Legal**ORIGINAL PT 181 (4-G) S 62' OF E 40' 111 E
SOUTH PAVING**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/07/1999	Bluffton Health System	0	WD	136/509		I
07/10/1986	CAYLOR-NICKEL ME	0	WD	/		I
09/14/1979	CAYLOR NICKEL ME	0	WD	/		I
09/26/1978	KULA, LARRY E & PA	0	WD	/		I
01/01/1978	DECKER, MYRTLE E	0	WD	/		I
01/01/1900	BEFORE: STICKEL, J		WD	/		I

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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	\$5,700	Land	\$5,700	\$5,700	\$5,700	\$5,600	\$5,600
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$5,700	Land Non Res (3)	\$5,700	\$5,700	\$5,700	\$5,600	\$5,600
	\$1,300	Improvement	\$1,300	\$1,300	\$1,300	\$1,300	\$1,200
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$1,300	Imp Non Res (3)	\$1,300	\$1,300	\$1,300	\$1,300	\$1,200
	\$7,000	Total	\$7,000	\$7,000	\$7,000	\$6,900	\$6,800
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$7,000	Total Non Res (3)	\$7,000	\$7,000	\$7,000	\$6,900	\$6,800

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		40	40x62	0.63	\$225	\$142	\$5,680	0%	1.0000	0.00	0.00	100.00	\$5,680

Land Computations

Calculated Acreage	0.06
Actual Frontage	40
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$5,700
Total Value	\$5,700

Collector 09/11/2024 Nexus

Appraiser

90-08-04-539-136.000-004

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2/2

General Information

		Plumbing	#	TF
Occupancy	Paving			
Description	Paving	Full Bath		
Story Height	0	Half Bath		
Style	N/A	Kitchen Sinks		
Finished Area		Water Heaters		
Make		Add Fixtures		
		Total		

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type

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

Exterior Features

Description	Area	Value

●

Cost Ladder				
Floor	Constr	Base	Finish	Value
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Adjustments	Row Type Adj.			
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				
Exterior Features (+)				\$0
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.96
Replacement Cost				\$6,690

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: Paving	1	Asphalt	C	1986	1986	39 A	\$2.81	0.96	\$2.70	2,480 sqft	\$6,690	80%	\$1,340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300

Total all pages

\$1,300

Total this page

\$1,300