

90-08-09-100-007.000-004

Brick And Mortar Properties LLC

225 HARRISON

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

1/10

General Information**Parcel Number**

90-08-09-100-007.000-004

Local Parcel Number

0040083504

Tax ID:**Ownership**

Brick And Mortar Properties LLC

c/o Harnish, Randy
225 Harrison Rd
Bluffton, IN 46714**Date****Owner****Transfer of Ownership**

Doc ID	Code	Book/Page	Adj Sale Price	V/I
20215990	WR	/		
02/07/2003	Harnish, Randy J	DD	140/516	
04/11/1994	.25A TO CITY OF BLU	0	WD	129/324
01/01/1900	FRANKLIN ELECTRIC		WD	/

Legal

09-26-12 6.993A SW PT NE E OF SR 1 (9-H)

Notes**Routing Number**

M05.07 R45

Property Class 481

Commercial Mini-Warehouse

**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 203343-004

BLUFFTON COM/IND SOUTH

Section/Plat

09

Location Address (1)

225 HARRISON

BLUFFTON, In 46714

Valuation Records (Work In Progress values are not certified values and are subject to change)2025 | **Assessment Year** 2025 | 2024 | 2023 | 2022 | 2021WIP | **Reason For Change** AA | AA | AA | AA | Det/11504/02/2025 | **As Of Date** 04/13/2025 | 03/30/2024 | 03/14/2023 | 04/07/2022 | 02/14/2022Indiana Cost Mod | **Valuation Method** Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod1.0000 | **Equalization Factor** 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000Notice Required | | | | | **Land** \$224,800 | \$224,800 | \$224,800 | \$157,400 | \$151,400 | \$151,400

Land Res (1) | \$31,000 | \$31,000 | \$31,000 | \$25,000 | \$25,000

Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0

Land Non Res (3) | \$193,800 | \$193,800 | \$126,400 | \$126,400 | \$126,400

Improvement \$1,165,500 | \$832,900 | \$914,000 | \$952,900 | \$793,000

Imp Res (1) | \$81,700 | \$42,000 | \$48,900 | \$50,000 | \$46,500

Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0

Imp Non Res (3) | \$1,083,800 | \$790,900 | \$865,100 | \$902,900 | \$746,500

Total \$1,390,300 | \$1,057,700 | \$1,071,400 | \$1,104,300 | \$944,400

Total Res (1) | \$112,700 | \$73,000 | \$79,900 | \$75,000 | \$71,500

Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0

Total Non Res (3) | \$1,277,600 | \$984,700 | \$991,500 | \$1,029,300 | \$872,900

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

9 | A | 0 | 1 | 1.00 | \$31,000 | \$31,000 | \$31,000 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$31,000

Subdivision | 11 | A | 0 | 3.83 | 1.00 | \$41,000 | \$41,000 | \$157,030 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$157,030

Lot | 13 | A | 0 | 2.163 | 1.00 | \$17,000 | \$17,000 | \$36,771 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$36,770

Land Computations

Calculated Acreage 6.99

Actual Frontage 0

Developer Discount

Parcel Acreage 6.99

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 1.00

91/92 Acres 0.00

Total Acres Farmland 5.99

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 \$31,000

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$31,000

CAP 2 Value \$0

CAP 3 Value \$193,800

Total Value \$224,800**Market Model**

MINI-WAREHOUSE

Characteristics**Topography** Flood HazardLevel

Public Utilities ERA

Gas, Electricity

Streets or Roads TIF

Paved **Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2023

Review Group 2023

Data Source External Only

Collector 11/01/2023

Nexus

Appraiser

90-08-09-100-007.000-004

Brick And Mortar Properties LLC 225 HARRISON

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

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General Information

Occupancy	C/I Building	Pre. Use	Mini Warehouse
Description	C/I Building 1	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(346'),2(14')

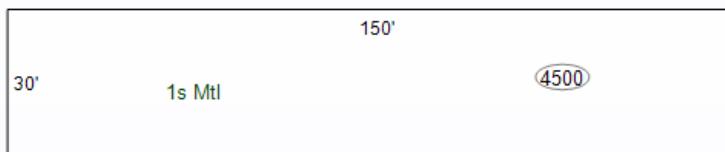
Heating

A/C

Sprinkler

Plumbing RES/CI				Roofing							
#	TF	#	TF	<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	
Full Bath	0	0	0	0							
Half Bath	0	0	0	0							
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	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner				
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl				

Exterior Features		
Description	Area	Value



28 UNITS - 10 X 15 6 UNITS - 5 X 10

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$233,454	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$233,454
Plumbing	\$0	S.F. Price	\$51.88
Other Plumbing	\$0	Quality (Grade)	\$1
Special Features	\$0	Location Multiplier	0.96
Exterior Features	\$0	Repl. Cost New	\$224,116
		Unit Cost	\$0.00
		Elevated Floor	\$0.00
		Total (Use)	\$233,454

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	Metal	C	2002	2002	23 A		0.96		4,500 sqft	\$224,116	54%	\$103,090	0%	100%	1,000	1,000	0.00	0.00	100.00	\$103,100

Total all pages

\$1,165,500

Total this page

\$103,100

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 2	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

1: 1(518'),2(22')

Heating

A/C

Sprinkler

Exterior Features

Description	Area	Value
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240'  7200

30'

1s MtJ

7200

BUILDING #2

46 UNITS - 10 X 15

6 UNITS - 5 X 10

Special Features

Other Plumbing

Building Computations

Special Features		Other Planning		Building Computations		Elevating			
Description	Value	Description	Value	Sub-Total (all floors)	\$151,491	Garages	\$0	Unit Finish/SR	\$0.00
		Racquetball/Squash		\$0		Fireplaces	\$0	GCK Adj.	\$0.00
		Theater Balcony		\$0	Sub-Total (building)	\$151,491	S.F. Price	\$21.00	
		Plumbing		\$0	Quality (Grade)	\$1	Sub-Total		
		Other Plumbing		\$0	Location Multiplier	0.96	Unit Cost	\$0.00	
		Special Features		\$0	Repl. Cost New	\$145,431	Elevated Floor	\$0.00	
		Exterior Features		\$0			Total (Use)	\$151,491	

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	1	Metal	C	2002	2002	23 A	0.96			7,200 sqft	\$145,431	65%	\$50,900	0%	100%	1,000	1,000	0.00	0.00	100.00	\$50,900

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481, Commercial Mini-Warehouse

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General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 3	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(710'),2(30')

Heating

A/C

Sprinkler

Plumbing RES/CI

	#	TF	#	TF				
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Kitchen Sinks	0	0			<input type="checkbox"/> Other			
Water Heaters	0	0						
Add Fixtures	0	0	0	0				
Total	0	0	0	0				

Exterior Features

Description	Area	Value

Special Features

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$208,700
		Racquetball/Squash		\$0	Garages
		Theater Balcony		\$0	Fireplaces
		Plumbing		\$0	Sub-Total (building)
		Other Plumbing		\$0	\$208,700
		Special Features		\$0	S.F. Price
1: C/I Building 3	1	Metal	C	0.96	\$20.46
					Sub-Total
					Unit Cost
					Elevated Floor
					Total (Use)

1
BUILDING #3
64 UNITS - 10 X 15
6 UNITS - 5 X 10**Floor/Use Computations**

Pricing Key	GCK
Use	GCK
Use Area	10200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	740'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$19.39
Frame Adj	\$0.00
Wall Height Adj	(\$1.78)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$19.39
BPA Factor	1.00
Sub Total (rate)	\$19.39
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
Sub-Total	\$20.46
Location Multiplier	0.96
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$208,700

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 3	1	Metal	C	2001	2001	24 A		0.96		10,200 sqft	\$200,352	65%	\$70,120	0%	100%	1,000	1,000	0.00	0.00	100.00	\$70,100

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 4	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

1: 1(710'),2(30')

Heating

A/C

Sprinkler

Exterior Features

Description	Area	Value
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Special Features

Other Plumbing

Building Computations

Special Features		Other Plumbing		Building Computations			Lighting		
Description	Value	Description	Value	Sub-Total (all floors)	\$208,700	Garages	\$0	Unit Finish/SR	\$0.00
		Racquetball/Squash		\$0		Fireplaces	\$0	GCK Adj.	\$0.00
		Theater Balcony		\$0	Sub-Total (building)	\$208,700	S.F. Price	\$20.46	
		Plumbing		\$0	Quality (Grade)	\$1	Sub-Total		
		Other Plumbing		\$0	Location Multiplier	0.96	Unit Cost	\$0.00	
		Special Features		\$0	Repl. Cost New	\$200,352	Elevated Floor	\$0.00	
		Exterior Features		\$0			Total (Use)	\$208,700	

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 4	1	Metal	C	2002	2002	23 A	0.96			10,200 sqft	\$200,352	65%	\$70,120	0%	100%	1,000	1,000	0.00	0.00	100.00	\$70,100

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General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 5	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(710'),2(30')

Heating

A/C

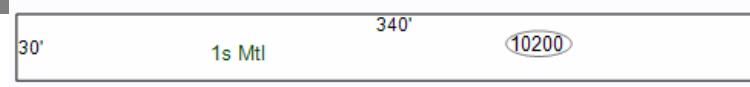
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Built Up	Tile	Metal
Full Bath	0	0	0	0	Wood	Asphalt	Slate
Half Bath	0	0	0	0	Other		
Kitchen Sinks	0	0			GCK Adjustments		
Water Heaters	0	0			Low Prof	Ext Sheat	Insulatio
Add Fixtures	0	0	0	0	SteelGP	AluSR	Int Liner
Total	0	0	0	0	HGSR	PPS	Sand Pnl

Exterior Features

Description	Area	Value



1
BUILDING #5
64 UNITS - 10 X 15 6 UNITS - 5 X 10

Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	10200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	740'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$19.39
Frame Adj	\$0.00
Wall Height Adj	(\$1.78)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$19.39
BPA Factor	1.00
Sub Total (rate)	\$19.39
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
Sub-Total (building)	\$208,700
S.F. Price	\$20.46
Quality (Grade)	\$1
Location Multiplier	0.96
Unit Cost	\$0.00
Repl. Cost New	\$200,352
Elevated Floor	\$0.00
Total (Use)	\$208,700

Building Computations

Special Features	Value	Other Plumbing	Description	Value
			Sub-Total (all floors)	\$208,700
			Garages	\$0
			Racquetball/Squash	\$0
			Fireplaces	\$0
			Theater Balcony	\$0
			Sub-Total (building)	\$208,700
			Plumbing	\$0
			Quality (Grade)	\$1
			Other Plumbing	\$0
			Location Multiplier	0.96
			Special Features	\$0
			Repl. Cost New	\$200,352
			Elevated Floor	\$0.00
			Exterior Features	\$0
			Total (Use)	\$208,700

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 5	1	Metal	C	2003	2003	22 A		0.96		10,200 sqft	\$200,352	65%	\$70,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$70,100

Total all pages

\$1,165,500

Total this page

\$70,100

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BLUFFTON COM/IND SOU

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General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 6	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(710'),2(30')

Heating

A/C

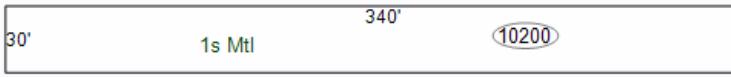
Sprinkler

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	0	0	<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	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	0	0	<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

Special Features

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$208,700
		Racquetball/Squash		\$0	Garages
		Theater Balcony		\$0	Fireplaces
		Plumbing		\$0	Sub-Total (building)
		Other Plumbing		\$0	\$208,700
		Special Features		\$0	S.F. Price
1: C/I Building 6	1	Exterior Features		\$0	\$20.46

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 6	1	Metal	C	2005	2005	20 A		0.96		10,200 sqft	\$200,352	56%	\$88,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$88,200

Total all pages

\$1,165,500

Total this page

\$88,200

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General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 7	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(710'),2(30')

Heating

A/C

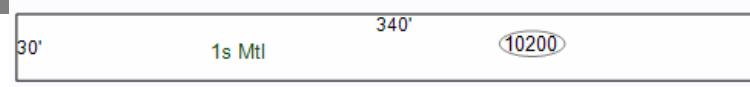
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Built Up	Tile	Metal
Full Bath	0	0	0	0	Wood	Asphalt	Slate
Half Bath	0	0	0	0	Other		
Kitchen Sinks	0	0			GCK Adjustments		
Water Heaters	0	0			Low Prof	Ext Sheat	Insulatio
Add Fixtures	0	0	0	0	SteelGP	AluSR	Int Liner
Total	0	0	0	0	HGSR	PPS	Sand Pnl

Exterior Features

Description	Area	Value

**Special Features**

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$208,700
Racquetball/Squash	\$0	Garages	\$0	Garages	\$0
Theater Balcony	\$0	Fireplaces	\$0	Fireplaces	\$0
Plumbing	\$0	Sub-Total (building)	\$208,700	Sub-Total (building)	\$208,700
Other Plumbing	\$0	Quality (Grade)	\$1	S.F. Price	\$20.46
Special Features	\$0	Location Multiplier	0.96	Sub-Total	
Exterior Features	\$0	Repl. Cost New	\$200,352	Unit Cost	\$0.00
				Elevated Floor	\$0.00
				Total (Use)	\$208,700

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 7	1	Metal	C	2006	2006	19 A	0.96			10,200 sqft	\$200,352	56%	\$88,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$88,200

Total all pages

\$1,165,500

Total this page

\$88,200

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General Information																					
Occupancy	C/I Building	Pre. Use	GCK																		
Description	C/I Building 8	Pre. Framing	Pole Frame																		
Story Height	1	Pre. Finish	Unfinished																		
Type	N/A	# of Units	1																		
		SB	B	1	U																
Wall Type		1: 1(376'),2(340')																			
Heating		2648 sqft																			
A/C		2648 sqft																			
Sprinkler																					
Plumbing RES/CI			Roofing																		
Full Bath	2	6	1	3	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal	30'	310"	1s Mtl	9300												
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate																
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	2	2	0	0	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner																
Total	4	8	1	3	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl																
Exterior Features																					
Description		Area		Value																	
Patio, Brick		738		\$11,500																	
Special Features			Building Computations																		
Description	Value	Description		Value	Sub-Total (all floors)	\$427,660	Garages	\$0													
					Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.												
					Theater Balcony	\$0	Sub-Total (building)	\$450,360	S.F. Price												
					Plumbing	\$11,200	Quality (Grade)	\$1	Sub-Total												
					Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost												
					Special Features	\$0	Repl. Cost New	\$432,345	Elevated Floor												
					Exterior Features	\$11,500	Total (Use)	\$238,897	Total (Use)												
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 8	1	Metal	C	2008	2008	17 A		0.96		9,948 sqft	\$432,345	46%	\$233,470	0%	100%	1.000	1.000	35.00	0.00	65.00	\$233,500
2: Paving	1	Concrete	C	2008	2008	17 A	\$4.22	0.96	\$4.05	720 sqft	\$2,917	80%	\$580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600

Total all pages

\$1,165,500

Total this page

\$234,100

Floor/Use Computations			
Pricing Key	GCM	GCM	GCK
Use	APART	GENOFF	GCK
Use Area	2324 sqft	324 sqft	7300 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	23.4%	3.3%	73.4%
Eff Perimeter	716'	716'	716'
PAR	7	7	7
# of Units / AC	1 / Y	0	0 / N
Avg Unit sz dpth	1476	-1	
Floor	1	1	1
Wall Height	8'	8'	8'
Base Rate	\$109.28	\$139.41	\$19.39
Frame Adj	(\$10.01)	(\$9.29)	\$0.00
Wall Height Adj	(\$5.73)	(\$8.52)	(\$1.78)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$93.54	\$121.60	\$19.39
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$93.54	\$121.60	\$19.39
Interior Finish	\$0.00	\$0.00	\$4.45
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.60)
A/C	\$2.63	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Sub-Total (all floors)	\$427,660	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$450,360
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$432,345
Exterior Features	\$11,500	Elevated Floor	\$0.00
		Total (Use)	\$238,897
			\$39,398
			\$149,364

90-08-09-100-007.000-004

Brick And Mortar Properties LLC 225 HARRISON

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

10/10

General Information

Occupancy	C/I Building	Pre. Use	Mini Warehouse
Description	C/I Building 9	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(710'),2(30')

Heating

A/C

Sprinkler

Plumbing RES/CI

	#	TF	#	TF				
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Kitchen Sinks	0	0	0	0	<input type="checkbox"/> Other			
Water Heaters	0	0	0	0				
Add Fixtures	0	0	0	0				
Total	0	0	0	0				

Exterior Features

Description	Area	Value

Special Features

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$447,200
		Racquetball/Squash		\$0	Garages
		Theater Balcony		\$0	Fireplaces
		Plumbing		\$0	Sub-Total (building)
		Other Plumbing		\$0	\$447,200
		Special Features		\$0	S.F. Price
1: C/I Building 9	1	Metal	C	0.96	\$43.84
					Sub-Total
					Unit Cost
					Elevated Floor
					Total (Use)



1 BUILDING #4B

40 UNITS - 10 X 15 12 UNITS - 15 X 30 6 UNITS - 5 X 10

Floor/Use Computations

Pricing Key	GCI
Use	MWRHSE
Use Area	10200 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	740'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$62.10
Frame Adj	(\$14.38)
Wall Height Adj	(\$3.88)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$43.84
BPA Factor	1.00
Sub Total (rate)	\$43.84
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
Sub-Total	\$43.84
Location Multiplier	0.96
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$447,200

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 9	1	Metal	C	2021	2021	4 A				10,200 sqft	\$429,312	9%	\$390,670	0%	100%	1,000	1,000	0.00	0.00	100.00	\$390,700