

90-08-04-539-197.000-004

JONES, BEN OWEN III/MICHELL

107 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-197.000-004

Local Parcel Number

0100798300

Tax ID:**Routing Number**

M04.14 R66

Property Class 429

Other Retail 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 203543-004

BLUFFTON COMMERCIAL DOWN

Section/Plat

004.030

Location Address (1)

107 N MAIN

BLUFFTON, In 46714

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

C & I MARKET 0.80

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

Ownership

JONES, BEN OWEN III/MICHELLE L

1315 RIDGE PLACE
BLUFFTON, IN 46714**Date****Owner****Transfer of Ownership****Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**

06/09/1998	JONES, BEN OWEN II	0	QC	134/311	
02/06/1998	QC FOREMAN	0	WD	133/833	
09/08/1997	WILKIN, RUSSELL, J	0	SW	133/310	
01/01/1900	HAIRS THE LATEST, I		WD	/	

Legal35-36-26-12
MID PT W 17.5' S 32.5'
OF N 74.5'**Commercial****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

02/19/2025

Indiana Cost Mod

1.0000

HARRISON TOWNSHIP

\$7,000

BLUFFTON CITY-HARRISON TOW

\$0

\$0

\$7,000

M.S.D. BLUFFTON-HARRISON

\$93,000

Neighborhood 203543-004

\$0

BLUFFTON COMMERCIAL DOWN

\$0

\$93,000

Section/Plat

\$100,000

004.030

\$0

Location Address (1)

\$0

107 N MAIN

\$100,000

BLUFFTON, In 46714

Assessment Year

2025

Reason For Change

AA

As Of Date

AA

04/13/2025

Valuation Method

AA

Indiana Cost Mod

2024

AA

AA

03/30/2024

AA

03/14/2023

AA

04/07/2022

AA

03/01/2021

AA

2023

AA

AA

03/14/2023

AA

04/07/2022

AA

03/01/2021

AA

2022

AA

AA

04/07/2022

AA

03/01/2021

AA

2021

AA

AA

03/01/2021

AA

Notes

Land Computations
Calculated Acreage 0.08
Actual Frontage 72
Developer Discount <input type="checkbox"/>
Parcel Acreage 0.08
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 0.08
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 \$0
CAP 1 Value \$0
CAP 2 Value \$0
CAP 3 Value \$7,000
Total Value \$7,000

Collector 09/11/2024 Nexus

Appraiser

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JONES, BEN OWEN III/MICHELL

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BLUFFTON COMMERCIAL

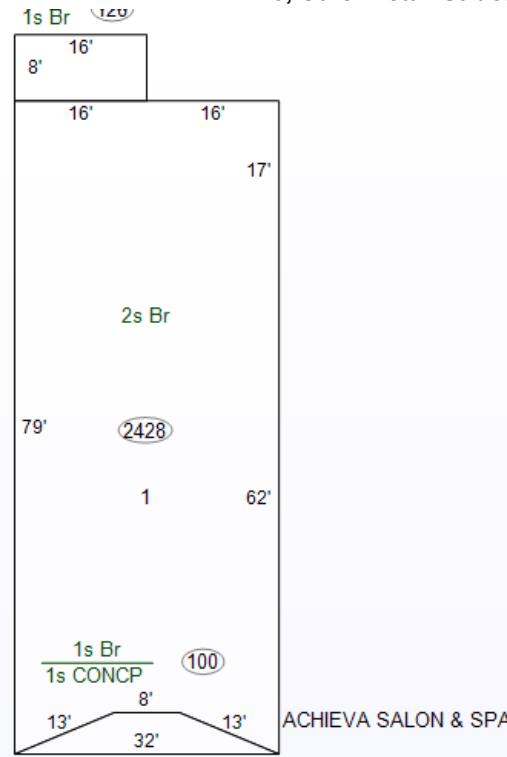
2/2

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(158')		U: 2(127')					
Heating			2428 sqft	2528 sqft					
A/C			2428 sqft	632 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	<input type="checkbox"/> Slate		
Half Bath	0	0	2	4	<input type="checkbox"/> Other				
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	0	0	7	7	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner		
Total	0	0	9	11	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		

Exterior Features									
Description	Area		Value						
Patio, Concrete	100		\$800						

Special Features		Other Plumbing		Building Computations									
Description	Value	Description	Value	Sub-Total (all floors)	\$410,767	Garages	\$0	Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	
Can, CT 56sqft	\$1,570	Racquetball/Squash		\$0	\$0	Fireplaces	\$0	GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	
Can, CT 56sqft	\$1,570	Theater Balcony		\$0	\$0	Sub-Total (building)	\$432,307	S.F. Price	\$108.13	\$51.24	\$40.23	\$103.47	
		Plumbing		\$17,600	\$17,600	Quality (Grade)	\$1	Sub-Total					
		Other Plumbing		\$0	\$0	Location Multiplier	0.96	Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	
		Special Features		\$3,140	\$3,140	Repl. Cost New	\$415,015	Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	
		Exterior Features		\$800	\$800			Total (Use)	\$262,540	\$6,559	\$76,276	\$65,393	

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	1990	35 A		0.96		5,084 sqft	\$415,015	72%	\$116,200	0%	100%	1,000	0.800	0.00	0.00	100.00	\$93,000



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	UTLSTOR	UTLSTOR	GENOFF
Use Area	2428 sqft	128 sqft	1896 sqft	632 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	95.0%	5.0%	75.0%	25.0%
Eff Perimeter	158'	158'	127'	127'
PAR	6	6	5	5
# of Units / AC	0	0	0	0
Avg Unit sz dpth	0	0	-1	-1
Floor	1	1	2	2
Wall Height	14'	10'	12'	12'
Base Rate	\$122.95	\$78.59	\$52.94	\$113.73
Frame Adj	(\$14.82)	(\$18.42)	(\$12.71)	(\$10.26)
Wall Height Adj	\$0.00	(\$7.60)	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$108.13	\$52.57	\$40.23	\$103.47
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$108.13	\$52.57	\$40.23	\$103.47
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$262,540	\$6,559	\$76,276	\$65,393