

90-08-04-539-068.000-004

BLUFFTON HEALTH SYSTEM

101 E CHERRY

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-539-068.000-004

Local Parcel Number

0100687101

Tax ID:

Routing Number

M04.14 R148

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)

101 E CHERRY

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

Ownership

Bluffton Health System, Llc
%EASLEY, MCCALEB & ASSOCIATE
PO Box 8040
Fort Wayne, IN 46898-8040

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
01/01/1900 CAYLOR-NICKEL ME WD / I

Notes

Legal

ORIG PT 131 S 45' & PT VAC ST
CHERRY 107 E

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"/>				
	\$12,900	Land	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$12,900	Land Non Res (3)	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
	\$4,400	Improvement	\$4,400	\$4,300	\$4,300	\$4,400	\$4,000
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$4,400	Imp Non Res (3)	\$4,400	\$4,300	\$4,300	\$4,400	\$4,000
	\$17,300	Total	\$17,300	\$17,200	\$17,200	\$17,000	\$16,600
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$17,300	Total Non Res (3)	\$17,300	\$17,200	\$17,200	\$17,000	\$16,600

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	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$12,900
Total Value	\$12,900

Collector 09/11/2024 Nexus

Appraiser

90-08-04-539-068.000-004

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2/2

General Information

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

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	

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value

**Plumbing**

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Other		

Specialty Plumbing

Description	Count	Value

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

\$0

Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.96

Replacement Cost \$22,120**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	1978	1978	47 A	\$2.81	0.96	\$2.70	8,200 sqft	\$22,120	80%	\$4,420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,400

Total all pages

\$4,400

Total this page

\$4,400

Cost Ladder				
Floor	Constr	Base	Finish	Value
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base**Row Type Adj.**

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)