

90-08-04-502-002.000-004

General Information

Parcel Number  
90-08-04-502-002.000-004

Local Parcel Number  
0100786500

Tax ID:

Routing Number  
M04.01 R04

Property Class 442  
Medical Clinic or Offices

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 203643-004  
BLUFFTON COMMERCIAL

Section/Plat  
04

Location Address (1)  
1026 S MAIN  
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model  
C & I MARKET 1.30

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 2025

BLUFFTON HEALTH SYSTEM LL

Ownership

Bluffton Health System Llc  
C/O EASLEY, MCCAULEB & ASSOC  
PO Box 8040  
Fort Wayne, IN 46898-8040

Legal

WIECKING 02-26-12 (4-P)



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
02/19/2025	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	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,100	Land	\$19,100	\$19,100	\$13,300	\$5,900	\$5,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$19,100	Land Non Res (3)	\$19,100	\$19,100	\$13,300	\$5,900	\$5,900
\$1,016,800	Improvement	\$1,016,800	\$1,008,200	\$766,300	\$769,000	\$782,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,016,800	Imp Non Res (3)	\$1,016,800	\$1,008,200	\$766,300	\$769,000	\$782,100
\$1,035,900	Total	\$1,035,900	\$1,027,300	\$779,600	\$774,900	\$788,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,035,900	Total Non Res (3)	\$1,035,900	\$1,027,300	\$779,600	\$774,900	\$788,000

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		60	60x141	0.98	\$325	\$319	\$19,140	0%	1.0000	0.00	0.00	100.00	\$19,140

442, Medical Clinic or Offices

1026 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/03/2000	Bluffton Health System		WD	137/295		I
07/02/1993	WELLS COMMUNITY	0	WD	128/399		I
01/01/1900	KOONS, WANETA		WD	/		I

BLUFFTON COMMERCIAL/ 1/2

Notes

Land Computations

Calculated Acreage	0.19
Actual Frontage	60
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.19
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	0.19
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	\$19,100
Total Value	\$19,100

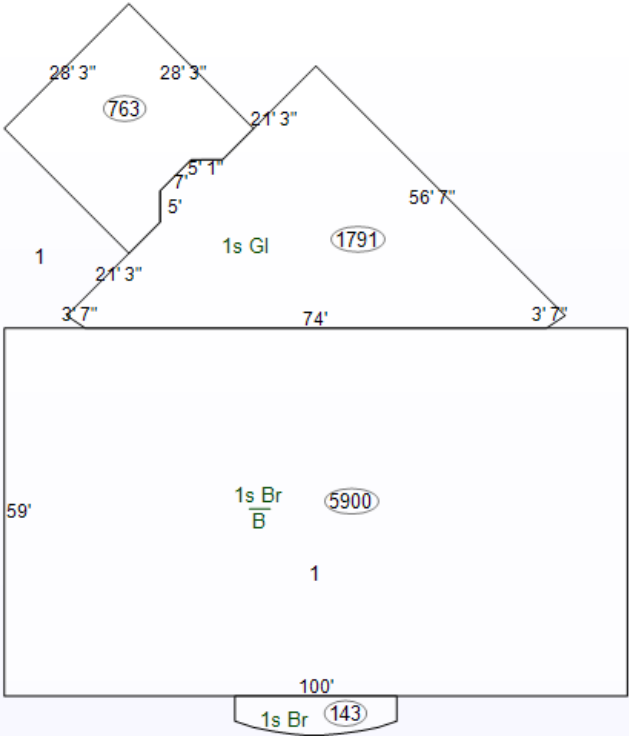
General Information			
Occupancy	C/I Building	Pre. Use	Medical Office
Description	C/I Building	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 2(318')		1: 2(376')
Heating	7834 sqft		
A/C	7834 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	0	0	<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	16	16	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	16	16	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 763sqft	\$17,930	1 x Ref Wat Cooler	\$1300



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	MEDOFF	MEDOFF
Use Area	5900 sqft	6043 sqft	1791 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	77.1%	22.9%
Eff Perimeter	318'	376'	376'
PAR	5	5	5
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	0
Floor	B	1	1
Wall Height	9'	12'	14'
Base Rate	\$40.91	\$134.82	\$134.82
Frame Adj	\$0.00	\$0.00	(\$10.75)
Wall Height Adj	\$0.00	\$0.00	\$4.08
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$40.91	\$134.82	\$128.15
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$40.91	\$134.82	\$128.15
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$39.58	\$134.82	\$128.15
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$233,522	\$814,717	\$229,517

Building Computations		
Sub-Total (all floors)	\$1,277,756	
Racquetball/Squash	\$0	
Theater Balcony	\$0	
Plumbing	\$25,600	
Other Plumbing	\$1,300	
Special Features	\$17,930	
Exterior Features	\$0	
Garages	\$0	
Fireplaces	\$0	
Sub-Total (building)	\$1,322,586	
Quality (Grade)	\$1	
Location Multiplier	0.96	
Repl. Cost New	\$1,777,555	

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	5/6 Maso	B+2	1994	1994	31 A		0.96		13,734 sqft	\$1,777,555	56%	\$782,120	0%	100%	1.000	1.300	0.00	0.00	100.00	\$1,016,800