

90-08-04-505-177.000-004

Dominion Real Estate, LLC

1005 S MAIN

401, 4 to 19 Family Apartments

BLUFFTON COMMERCIAL/ 1/4

General Information

Parcel Number
90-08-04-505-177.000-004Local Parcel Number
0100917100

Tax ID:

Routing Number
M04.01 R69Property Class 401 RENTAL
4 to 19 Family Apartments

Ownership

Dominion Real Estate, LLC
1212 Summit Ave
Bluffton, IN 46714

Legal

TS 167 00-26-12

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/20/2024	Dominion Real Estate,	20240580	WR	/	\$350,000	I
05/20/2021	TRZ Investments LLC	20212290	LW	/	\$160,000	I
10/20/2017	Lone Star Property Ma	20171579	QC	/		I
06/09/2017	Brinson, Clayton Shan	209122	LW	157/449	\$150,000	I
05/16/2005	MADE HOMES LLP	144497	WD	143/445	\$78,600	I
05/16/2005	HOPE, INC	144496	CD	143/444		I

Notes

Year: 2025

Location Information

County
WellsTownship
HARRISON TOWNSHIPDistrict 004 (Local 004)
BLUFFTON CITY-HARRISON TOWSchool Corp 8445
M.S.D. BLUFFTON-HARRISONNeighborhood 203643-004
BLUFFTON COMMERCIALSection/Plat
004.160Location Address (1)
1005 S MAIN
BLUFFTON, In 46714

Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

WIP	Assessment Year	2025		2024		2023		2022		2021	
		AA	AA								
04/11/2025	As Of Date	04/13/2025		03/30/2024		03/14/2023		04/07/2022		03/01/2021	
Three Value Appr	Valuation Method	Three Value Appr		Three Value Appr		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"/>									
	Land	\$20,900		\$20,900		\$14,800		\$6,600		\$6,600	
	Land Res (1)	\$0		\$0		\$0		\$0		\$0	
	Land Non Res (2)	\$20,900		\$20,900		\$14,800		\$6,600		\$3,300	
	Land Non Res (3)	\$0		\$0		\$0		\$0		\$3,300	
	Improvement	\$270,400		\$232,300		\$146,800		\$149,000		\$136,100	
	Imp Res (1)	\$0		\$0		\$0		\$0		\$0	
	Imp Non Res (2)	\$270,400		\$232,300		\$145,400		\$147,600		\$94,600	
	Imp Non Res (3)	\$0		\$0		\$1,400		\$1,400		\$41,500	
	Total	\$291,300		\$253,200		\$161,600		\$155,600		\$142,700	
	Total Res (1)	\$0		\$0		\$0		\$0		\$0	
	Total Non Res (2)	\$291,300		\$253,200		\$160,200		\$154,200		\$97,900	
	Total Non Res (3)	\$0		\$0		\$1,400		\$1,400		\$44,800	

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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	100.00	0.00	\$20,890

Land Computations

Calculated Acreage	0.24
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$20,900
CAP 3 Value	\$0
Total Value	\$20,900

Subdivision

Lot

Market Model
Apartment Class C & D

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

Data Source External Only

Collector 07/29/2020

Nexus

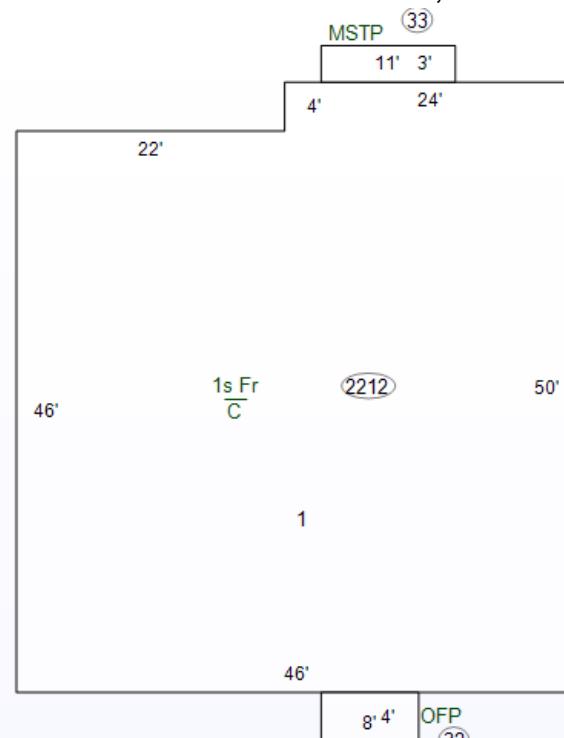
Appraiser

90-08-04-505-177.000-004

Dominion Real Estate, LLC

General Information		Plumbing	
Occupancy	4-6 Family	#	TF
Description	4-6 Family		
Story Height	1		
Style	42 One Story Older St		
Finished Area	2212 sqft		
Make			
Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	4
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	3
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	10
Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" 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	
Porch, Open Frame	32	\$3,400	
Stoop, Masonry	33	\$1,800	

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BLUFFTON COMMERCIAL/ 2/4

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2212	2212	\$178,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1659	0	\$9,900	
Slab					
				Total Base	\$188,700
Adjustments		4 Row Type	Adj. x 1.00		\$188,700
Unfin Int (-)					\$0
Ex Liv Units (+)			C:2		\$17,600
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)		15 – 15 = 0	x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
			Sub-Total, One Unit		\$206,300
			Sub-Total, 1 Units		
Exterior Features (+)			\$5,200		\$211,500
Garages (+) 0 sqft			\$0		\$211,500
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.96
			Replacement Cost		\$203,040

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: 4-6 Family	1	Wood Fr	C	1965	1980	45 A	0.96			2,212 sqft	\$203,040	30%	\$142,130	0%	100%	1.000	1.000	0.00	100.00	0.00	\$142,100

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Dominion Real Estate, LLC

1005 S MAIN

401, 4 to 19 Family Apartments

BLUFFTON COMMERCIAL/ 3/4

General Information

Occupancy	C/I Building	Pre. Use	Hotel/Motel Unit
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	5

SB B 1 U

Wall Type 1: 1(336')

Heating 1996 sqft

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					
Water Heaters	0	0					
Add Fixtures	0	0	0	0			
Total	0	0	0	0	HGSR	PPS	Sand Pnl

Exterior Features

Description	Area	Value
Porch, Open Frame	241	\$12,000
Patio, Concrete	344	\$2,500
Canopy, Shed Type	344	\$2,500
Patio, Concrete	209	\$1,500

Special Features

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations

Sub-Total (all floors)	\$329,100	Garages	\$0	Unit Finish/SR	\$2.62
Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00
Theater Balcony	\$0	Sub-Total (building)	\$347,600	S.F. Price	\$164.88
Plumbing	\$0	Quality (Grade)	\$1	Sub-Total	
Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost	\$0.00
Special Features	\$0	Repl. Cost New	\$333,696	Elevated Floor	\$0.00
Exterior Features	\$18,500			Total (Use)	\$329,100

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	Wood Fr	C	1950	2000	25 A		0.96		1,996 sqft	\$333,696	62%	\$126,800	0%	100%	1.000	1.000	0.00	100.00	0.00	\$126,800
2: Paving	1	Asphalt	C	1950	1950	75 A	\$2.81	0.96	\$2.70	2,700 sqft	\$7,284	80%	\$1,460	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,500

\$270,400

Total all pages

Total this page

\$128,300

