

90-08-04-539-340.000-004

Forest W Inc, an Indiana corpora

121 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number
90-08-04-539-340.000-004

Local Parcel Number
0100920200

Tax ID:

Routing Number
M04.14 R28

Property Class 429
Other Retail Structures

Year: 2025**Location Information**

County
Wells
WIP 03/05/2025

Township
HARRISON TOWNSHIP
1.0000

District 004 (Local 004)
BLUFFTON CITY-HARRISON TOW
\$7,600
\$0

School Corp 8445
M.S.D. BLUFFTON-HARRISON
\$7,600
\$80,300

Neighborhood 203543-004
BLUFFTON COMMERCIAL DOWN
\$0
\$0

Section/Plat
04
\$80,300
\$87,900

Location Address (1)
121 N MAIN
BLUFFTON, In 46714
\$87,900

Zoning
Land Type: Fci
Pricing Method: F
Soil ID: 35
Act Front.: 35x140
Size Factor: 0.97
Rate: \$225
Adj. Rate: \$218
Ext. Value: \$7,630
Infl. %: 0%
Market Factor: 1.0000
Cap 1: 0.00
Cap 2: 0.00
Cap 3: 100.00
Value: \$7,630

Subdivision
Fci: F
35
35x140
0.97
\$225
\$218
\$7,630
0%
1.0000
0.00
0.00
100.00
\$7,630

Lot
Land Type: Fci
Pricing Method: F
Soil ID: 35
Act Front.: 35x140
Size Factor: 0.97
Rate: \$225
Adj. Rate: \$218
Ext. Value: \$7,630
Infl. %: 0%
Market Factor: 1.0000
Cap 1: 0.00
Cap 2: 0.00
Cap 3: 100.00
Value: \$7,630

Market Model
C & I MARKET 0.70

Characteristics
Topography: Level
Flood Hazard:

Public Utilities: All
ERA:

Streets or Roads: Paved, Sidewalk
TIF:

Neighborhood Life Cycle Stage: Other
Tuesday, April 15, 2025

Printed: Tuesday, April 15, 2025
Review Group: 2024
Data Source: External Only

121 N MAIN

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/25/2023	Forest W Inc, an India	20233066	WR	/	\$180,000	I
09/25/2023	Forest W Inc, an India	20233066	WR	/	\$180,000	I
02/28/2014	Reinhard, Jerry L/Owe	193320	QC	153/531		I
08/23/2013	Owens, Lisa M	190813	QC	152/874		I
10/03/1985	RIDDLE, REDDIS	0	WD	/		I
01/01/1900	TO RIDDLE		WD	/		I

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

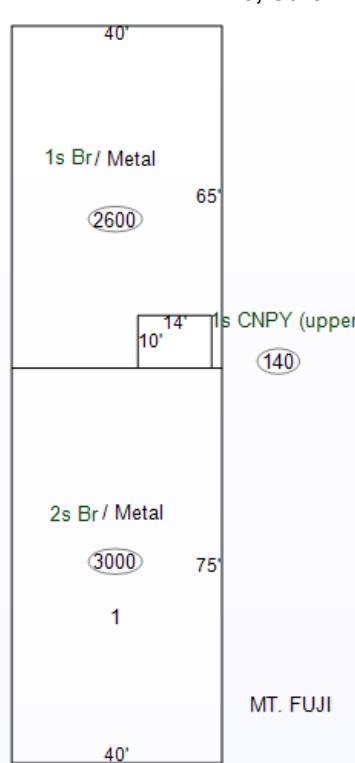
Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Valuation Method	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>				
Land	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
Improvement	\$80,300	\$71,000	\$58,500	\$53,800	\$50,400
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$80,300	\$71,000	\$58,500	\$53,800	\$50,400
Total	\$87,900	\$78,600	\$66,100	\$61,300	\$57,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$87,900	\$78,600	\$66,100	\$61,300	\$57,900

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

Land Computations												
Calculated Acreage												0.11
Actual Frontage												35
Developer Discount												<input type="checkbox"/>
Parcel Acreage												0.11
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												0.11
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												\$7,600
Total Value												\$7,600

Appraiser

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(304')	U: 2(200')								
Heating			5600 sqft								
A/C			3000 sqft								
Sprinkler			3000 sqft								
Plumbing RES/CI			Roofing								
Full Bath	0	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal				
Half Bath	0	TF	#	TF	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate				
Kitchen Sinks	0	TF	#	TF	<input type="checkbox"/> Other						
GCK Adjustments											
Water Heaters	0	TF	#	TF	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio				
Add Fixtures	0	TF	#	TF	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner				
Total	0	TF	#	TF	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl				
Exterior Features											
Description			Area		Value						
Canopy, Shed Type			140		\$1,300						
Special Features		Other Plumbing									
Description	Value	Description	Value	Building Computations							
Can, CT 152sqft	\$3,290			Sub-Total (all floors)	\$581,926	Garages	\$0	Unit Finish/SR	\$0.00	\$0.00	\$0.00
				Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00	\$0.00	\$0.00
				Theater Balcony	\$0	Sub-Total (building)	\$597,716	S.F. Price	\$101.61	\$50.66	\$48.46
				Plumbing	\$11,200	Quality (Grade)	\$1	Sub-Total			
				Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost	\$0.00	\$0.00	\$0.00
				Special Features	\$3,290	Repl. Cost New	\$573,807	Elevated Floor	\$0.00	\$0.00	\$0.00
				Exterior Features	\$1,300			Total (Use)	\$304,830	\$131,716	\$145,380



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	
Use	GENRET	UTLSTOR	UTLSTOR	
Use Area	3000 sqft	2600 sqft	3000 sqft	
Area Not in Use	0 sqft	0 sqft	0 sqft	
Use %	53.6%	46.4%	100.0%	
Eff Perimeter	304'	304'	200'	
PAR	5	5	7	
# of Units / AC	0	0	0	
Avg Unit sz dpth	-1	0	-1	
Floor	1	1	2	
Wall Height	14'	14'	10'	
Base Rate	\$111.46	\$69.08	\$67.12	
Frame Adj	(\$14.82)	(\$18.42)	(\$12.71)	
Wall Height Adj	\$0.00	\$0.00	(\$4.62)	
Dock Floor	\$0.00	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	\$0.00	
Adj Base Rate	\$96.64	\$50.66	\$49.79	
BPA Factor	1.00	1.00	1.00	
Sub Total (rate)	\$96.64	\$50.66	\$49.79	
Interior Finish	\$0.00	\$0.00	\$0.00	
Partitions	\$0.00	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	(\$1.33)	
A/C	\$0.00	\$0.00	\$0.00	
Sprinkler	\$4.97	\$0.00	\$0.00	
Lighting	\$0.00	\$0.00	\$0.00	

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	1980	45 A		0.96		8,600 sqft	\$573,807	80%	\$114,760	0%	100%	1,000	0.700	0.00	0.00	100.00	\$80,300