

90-08-04-539-065.000-004

General Information

Parcel Number
90-08-04-539-065.000-004

Local Parcel Number
0100686900

Tax ID:

Routing Number
M04.14 R170

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)
320 S MAIN
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

BLUFFTON HEALTH SYSTEM, L

Ownership

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

Legal

ORIG 184 (4-G) N 32' OF E 100'S MAIN PAVING



320 S MAIN

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 |
| 07/08/1984 | CAYLOR-NICKEL ME | 0 | WD | / | | I |
| 01/01/1900 | TO CAYLOR-NICKEL | | WD | / | | I |

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

Notes

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 | 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"/> |
| \$5,900 | Land | \$5,900 | \$5,900 | \$5,900 | \$5,800 | \$5,800 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$5,900 | Land Non Res (3) | \$5,900 | \$5,900 | \$5,900 | \$5,800 | \$5,800 |
| \$3,500 | Improvement | \$3,500 | \$3,400 | \$5,000 | \$5,100 | \$4,700 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$3,500 | Imp Non Res (3) | \$3,500 | \$3,400 | \$5,000 | \$5,100 | \$4,700 |
| \$9,400 | Total | \$9,400 | \$9,300 | \$10,900 | \$10,900 | \$10,500 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$9,400 | Total Non Res (3) | \$9,400 | \$9,300 | \$10,900 | \$10,900 | \$10,500 |

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 | | 32 | 32x100 | 0.82 | \$225 | \$185 | \$5,920 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$5,920 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.07 |
| Actual Frontage | 32 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.07 |
| 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 | 0.07 |
| 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 | \$5,900 |
| Total Value | \$5,900 |

General Information

Occupancy

Description

Story Height

Style

Finished Area

Make

Paving

Paving

0

N/A

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Wood Shingle

☐ Asphalt

☐ Slate

☐ Tile

☐ 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

| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

Cost Ladder

Floor

Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type

Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)

Garages (+) 0 sqft

Quality and Design Factor (Grade)

Location Multiplier

Replacement Cost

\$0

\$0

\$0

1.00

0.96

\$8,632

| Summary of Improvements | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--------------|-------------|-------|------------|----------|---------|-------|-----------|------|----------|------------|---------|----------|---------------|---------|------|-------|-------|-------|-------|--------|--------------|
| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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 | 2017 | 2017 | 8 | A | \$2.81 | 0.96 | \$2.70 | 3,200 sqft | \$8,632 | 60% | \$3,450 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$3,500 |