

90-08-04-539-402.001-004

General Information

Parcel Number  
90-08-04-539-402.001-004

Local Parcel Number  
0101152502

Tax ID:

Routing Number  
M04.14 R88

Property Class 620  
Exempt, County

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  
004.030

Location Address (1)  
102 W MARKET  
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

WELLS COUNTY COURTHOUSE

Ownership

WELLS COUNTY COURTHOUSE  
102 W MARKET ST SUITE 205  
BLUFFTON, IN 46714

Legal

ORIGINAL BLUFFTON COURTHOUSE 140 X 140  
(4-C)



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
02/16/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$16,500	Land	\$16,500	\$16,500	\$16,500	\$16,200	\$16,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$16,500	Land Non Res (3)	\$16,500	\$16,500	\$16,500	\$16,200	\$16,200
\$2,612,600	Improvement	\$2,612,600	\$1,938,200	\$1,938,200	\$2,240,200	\$2,029,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,612,600	Imp Non Res (3)	\$2,612,600	\$1,938,200	\$1,938,200	\$2,240,200	\$2,029,300
\$2,629,100	Total	\$2,629,100	\$1,954,700	\$1,954,700	\$2,256,400	\$2,045,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,629,100	Total Non Res (3)	\$2,629,100	\$1,954,700	\$1,954,700	\$2,256,400	\$2,045,500

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		140	140x140	0.97	<u>\$121.43</u>	\$118	\$16,520	0%	1.0000	0.00	0.00	100.00	\$16,520

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.45
Actual Frontage	140
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.45
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	0.45
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	\$16,500
Total Value	\$16,500

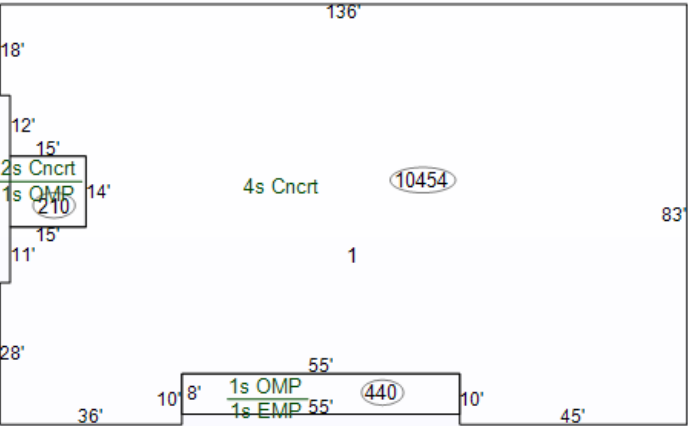
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Fire Resistant
Story Height	4	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1: 2(492')	U: 2(1416')	
Heating	10454 sqft	31782 sqft	
A/C	10454 sqft	31782 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
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	34	34	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	34	34	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	440	\$23,400
Porch, Open Masonry	440	\$11,200
Porch, Open Masonry	210	\$10,500

Special Features		Other Plumbing	
Description	Value	Description	Value
PE, H	\$95,300	3 x Ref Wat Cooler	\$3900



Building Computations			
Sub-Total (all floors)	\$4,897,139	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$5,095,839
Plumbing	\$54,400	Quality (Grade)	\$1
Other Plumbing	\$3,900	Location Multiplier	0.96
Special Features	\$95,300	Repl. Cost New	\$6,848,807
Exterior Features	\$45,100		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	GENOFF	GENOFF	GENOFF
Use Area	10454 sqft	10664 sqft	10664 sqft	10454 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%	100.0%
Eff Perimeter	492'	462'	462'	492'
PAR	5	4	4	5
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	-1	-1	-1	-1
Floor	1	2	3	4
Wall Height	10'	16'	13'	12'
Base Rate	\$125.07	\$106.76	\$106.76	\$113.73
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$5.96)	\$10.32	\$2.58	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$119.11	\$117.08	\$109.34	\$113.73
BPA Factor	1.01	1.01	1.01	1.01
Sub Total (rate)	\$120.30	\$118.25	\$110.43	\$114.87
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$120.30	\$118.25	\$110.43	\$114.87
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$1,257,628	\$1,261,027	\$1,177,662	\$1,200,823

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	4	Concrete	B+2	1900	1980	45 A		0.96		42,236 sqft	\$6,848,807	62%	\$2,602,550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,602,600
2: Masonry Wall	1		C	2019	2019	6 A	\$138.2	0.96	\$178.8	66' x 10'	\$11,803	15%	\$10,030	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,000