

90-08-04-505-177.000-004

General Information

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

Local Parcel Number
0100917100

Tax ID:

Routing Number
M04.01 R69

Property Class 401 RENTAL
4 to 19 Family Apartments

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
004.160

Location Address (1)
1005 S MAIN
BLUFFTON, In 46714

Zoning

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

Dominion Real Estate, LLC

Ownership

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

Legal

TS 167 00-26-12



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
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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$20,900	Land	\$20,900	\$20,900	\$14,800	\$6,600	\$6,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$20,900	Land Non Res (2)	\$20,900	\$20,900	\$14,800	\$6,600	\$3,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$3,300
\$270,400	Improvement	\$270,400	\$232,300	\$146,800	\$149,000	\$136,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$270,400	Imp Non Res (2)	\$270,400	\$232,300	\$145,400	\$147,600	\$94,600
\$0	Imp Non Res (3)	\$0	\$0	\$1,400	\$1,400	\$41,500
\$291,300	Total	\$291,300	\$253,200	\$161,600	\$155,600	\$142,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$291,300	Total Non Res (2)	\$291,300	\$253,200	\$160,200	\$154,200	\$97,900
\$0	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

1005 S MAIN

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

Commercial

BLUFFTON COMMERCIAL/ 1/4

Notes

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

General Information

Occupancy	4-6 Family
Description	4-6 Family
Story Height	1
Style	42 One Story Older St
Finished Area	2212 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<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"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	32	\$3,400
Stoop, Masonry	33	\$1,800

Plumbing

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	3	3
Water Heaters	3	3
Add Fixtures	0	0
Total	9	15

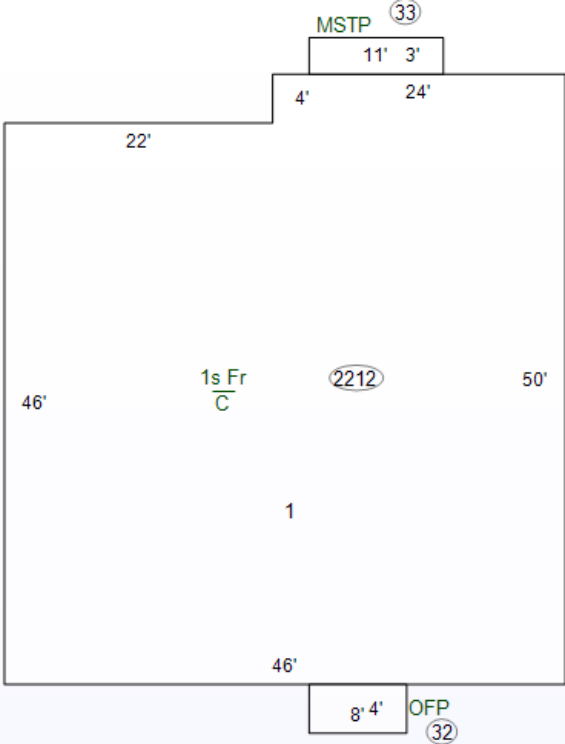
Accommodations

Bedrooms	4
Living Rooms	3
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air

1005 S MAIN



Specialty Plumbing

Description	Count	Value
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401, 4 to 19 Family Apartments

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
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Adjustments	4 Row Type Adj. x 1.00	\$188,700
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Unfin Int (-)		\$0
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Ex Liv Units (+)	C:2	\$17,600
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Rec Room (+)		\$0
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Loft (+)		\$0
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Fireplace (+)		\$0
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No Heating (-)		\$0
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A/C (+)		\$0
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No Elec (-)		\$0
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Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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	Sub-Total, One Unit	\$206,300
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$5,200	\$211,500
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Garages (+) 0 sqft	\$0	\$211,500
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Quality and Design Factor (Grade)	1.00	
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Location Multiplier	0.96	
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	Replacement Cost	\$203,040
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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

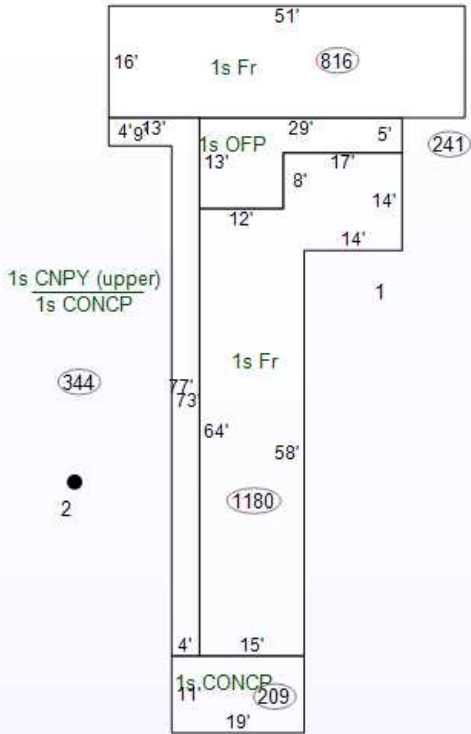
General Information				
Occupancy	C/I Building	Pre. Use	Hotel/Motel Unit	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	5	
SB		B	1	U

Wall Type	1: 1(336')			
Heating	1996 sqft			
A/C				
Sprinkler				

Plumbing RES/CI					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	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> 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		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCR
Use	HOUNIT
Use Area	1996 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	336'
PAR	17
# of Units / AC	5 / N
Avg Unit sz dpth	399
Floor	1
Wall Height	8'
Base Rate	\$162.26
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$162.26
BPA Factor	1.00
Sub Total (rate)	\$162.26
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$2.62
GCK Adj.	\$0.00
S.F. Price	\$164.88
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$329,100

Building Computations			
Sub-Total (all floors)	\$329,100	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$347,600
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$333,696
Exterior Features	\$18,500		

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

