

90-08-04-539-367.000-004

Renovate Counseling Services,

105 W CHERRY

447, Office Bldg (1 or 2 Story)

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-539-367.000-004

Local Parcel Number

0100941300

Tax ID:

Routing Number

M04.14 R144

Property Class 447

Office Bldg (1 or 2 Story)

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)

105 W CHERRY

BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model

C & I MARKET 0.90

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

Ownership

Renovate Counseling Services, LLC

c/o Lane G Sander

105 West Cherry

Bluffton, IN 46714

Legal

ORIG PT LOT 134 4-G

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/07/2023	Renovate Counseling	20230389	LC	/	/	
10/04/2021	Renovate Counseling	20214491	WR	/	\$135,000	
12/07/1999	Bluffton Health System		0 WD	136/509	/	
11/17/1984	CAYLOR-NICKEL ME		0 WD	/	/	
07/23/1981	CAYLOR NICKEL ME		0 WD	/	/	
12/11/1978	EMMA CLAUSS		0 WD	/	/	

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
03/04/2025		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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	\$11,600	Land	\$11,600	\$11,600	\$12,900	\$12,600	\$12,600
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$11,600	Land Non Res (3)	\$11,600	\$11,600	\$12,900	\$12,600	\$12,600
	\$361,100	Improvement	\$361,100	\$303,100	\$123,300	\$123,400	\$118,400
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$361,100	Imp Non Res (3)	\$361,100	\$303,100	\$123,300	\$123,400	\$118,400
	\$372,700	Total	\$372,700	\$314,700	\$136,200	\$136,000	\$131,000
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$372,700	Total Non Res (3)	\$372,700	\$314,700	\$136,200	\$136,000	\$131,000

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	140x70	0.68	\$121.43		\$83	\$11,620	0%	1.0000	0.00	0.00	100.00

Land Computations

Calculated Acreage	0.22
Actual Frontage	140
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$11,600
Total Value	\$11,600

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-367.000-004

Renovate Counseling Services,

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2/2

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB B 1 U

Wall Type	1: 1(198'),2(106')
Heating	3644 sqft
A/C	3644 sqft

Sprinkler

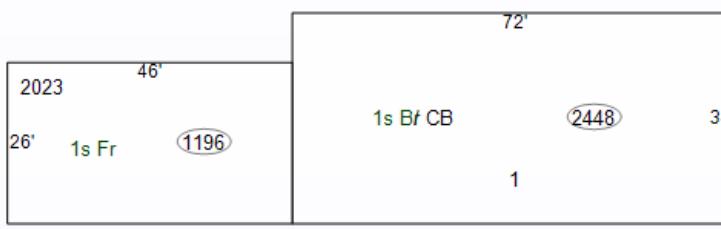
Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0	8	8
Total	0	0	8 8

GCK Adjustments

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

HGSR PPS Sand Pnl

Exterior Features		
Description	Area	Value

**Floor/Use Computations**

Pricing Key	GCM	GCM
Use	GENOFF	GENOFF
Use Area	2448 sqft	1196 sqft
Area Not in Use	0 sqft	0 sqft
Use %	67.2%	32.8%
Eff Perimeter	304'	304'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	0
Floor	1	1
Wall Height	12'	8'
Base Rate	\$150.42	\$150.42
Frame Adj	(\$9.42)	(\$9.42)
Wall Height Adj	\$0.00	(\$12.14)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$141.00	\$128.86
BPA Factor	1.00	1.00
Sub Total (rate)	\$141.00	\$128.86
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Building Computations		
Sub-Total (all floors)	\$499,273	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$12,800	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$0	Repl. Cost New
Exterior Features	\$0	Total (Use)
		\$345,160 \$154,113

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	4/6 Maso	C	1960	2010	15 A		0.96		3,644 sqft	\$491,590	19%	\$398,190	0%	100%	1.000	0.900	0.00	0.00	100.00	\$358,400
2: Paving	1	Asphalt	C	1960	1960	65 A	\$2.81	0.96	\$2.70	5,500 sqft	\$14,837	80%	\$2,970	0%	100%	1.000	0.900	0.00	0.00	100.00	\$2,700

Total all pages

\$361,100

Total this page

\$361,100