

90-08-04-100-003.000-004

General Information

Parcel Number
90-08-04-100-003.000-004

Local Parcel Number
0100666500

Tax ID:

Routing Number
M04.14 R17

Property Class 454 RENTAL
Auto Sales & Service

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)
221 N MAIN
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.00

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

CITY OF BLUFFTON

Ownership

CITY OF BLUFFTON
128 E MARKET
BLUFFTON, IN 46714

Legal

OUTLOT PT 24-26-12
W 140' N OF ALLEY .67
DOES NOT INCLUDE 1/2 RIVER



221 N MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/02/2009	CITY OF BLUFFTON	165333	CW	147/955	\$177,500	I
12/05/2007	LOVING SHEPHERD I	159317	CW	146/660		I
12/27/2006	JSSR FOUNDATION I	154137	WD	145/535		I
07/20/2000	TROXEL, ROBERT	WD	WD	137/359		I
07/20/2000	CUPP, MICKEY, TRO		WD	137/358		I
12/11/1990	CUPP-TROXEL PART	0	WD	125/702		I

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
04/11/2025	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"/>
\$17,000	Land	\$17,000	\$17,000	\$17,000	\$16,800	\$16,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$17,000	Land Non Res (3)	\$17,000	\$17,000	\$17,000	\$16,800	\$16,800
\$114,300	Improvement	\$114,300	\$114,200	\$114,200	\$113,800	\$104,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$114,300	Imp Non Res (3)	\$114,300	\$114,200	\$114,200	\$113,800	\$104,200
\$131,300	Total	\$131,300	\$131,200	\$131,200	\$130,600	\$121,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$131,300	Total Non Res (3)	\$131,300	\$131,200	\$131,200	\$130,600	\$121,000

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		150	150x140	0.97	\$116.67	\$113	\$16,950	0%	1.0000	0.00	0.00	100.00	\$16,950

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.48
Actual Frontage	150
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.48
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	0.48
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	\$17,000
Total Value	\$17,000

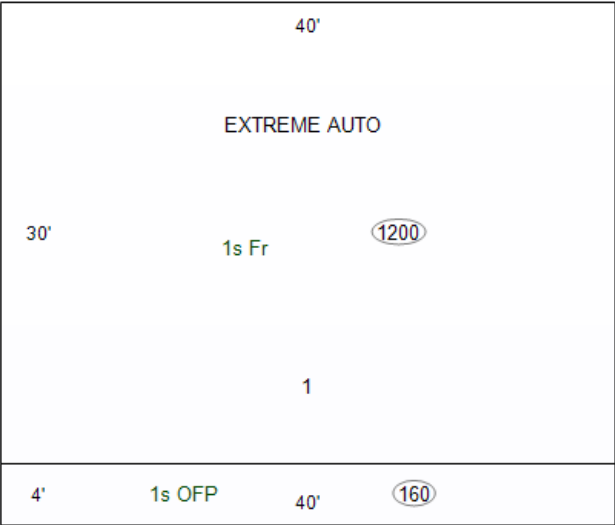
General Information				
Occupancy	C/I Building	Pre. Use	General Office	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(140')			
Heating	1200 sqft			
A/C	732 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	<input type="checkbox"/> Slate
Half Bath	0	0	1	2	<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	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	2	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Open Frame	160	\$8,300

Special Features		Other Plumbing	
Description	Value	Description	Value
BF, ND x1	\$14,800		



Building Computations			
Sub-Total (all floors)	\$174,906	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$202,806
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$14,800	Repl. Cost New	\$194,694
Exterior Features	\$8,300		

Floor/Use Computations			
Pricing Key	GCM	GCM	
Use	AUTOSER	GENOFF	
Use Area	468 sqft	732 sqft	
Area Not in Use	0 sqft	0 sqft	
Use %	39.0%	61.0%	
Eff Perimeter	140'	140'	
PAR	12	12	
# of Units / AC	0	0	
Avg Unit sz dpth	-1	-1	
Floor	1	1	
Wall Height	14'	9'	
Base Rate	\$144.46	\$181.53	
Frame Adj	(\$18.26)	(\$9.80)	
Wall Height Adj	\$0.00	(\$9.72)	
Dock Floor	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	
Adj Base Rate	\$126.20	\$162.01	
BPA Factor	1.00	1.00	
Sub Total (rate)	\$126.20	\$162.01	
Interior Finish	(\$0.93)	\$0.00	
Partitions	(\$4.94)	\$0.00	
Heating	\$0.00	\$0.00	
A/C	\$0.00	\$0.00	
Sprinkler	\$0.00	\$0.00	
Lighting	\$0.00	\$0.00	
Unit Finish/SR	\$0.00	\$0.00	
GCK Adj.	\$0.00	\$0.00	
S.F. Price	\$120.33	\$162.01	
Sub-Total			
Unit Cost	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	
Total (Use)	\$56,314	\$118,591	

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	1998	1998	27	A		0.96		1,200 sqft	\$194,694	43%	\$110,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$111,000
2: Paving 1	1	Concrete	C	1998	1998	27	A	\$4.22	0.96	\$4.05	320 sqft	\$1,296	80%	\$260	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
3: Paving 2	1	Asphalt	C	1998	1998	27	A	\$2.81	0.96	\$2.70	5,470 sqft	\$14,756	80%	\$2,950	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,000