

90-08-04-539-401.000-004

General Information

Parcel Number
90-08-04-539-401.000-004

Local Parcel Number
0100715100

Tax ID:

Routing Number
M04.14 R68

Property Class 429
Other Retail Structures

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)
101 N MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.70

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

FLACK, GERALD C

Ownership

FLACK, GERALD C
BOX 377
BLUFFTON, IN 46714

Legal

ORIG PT 36-26-12
S 46' EX E 6"



101 N MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/10/1990	FLACK, GERALD C	0	WD	125/425		I
01/01/1900	ELEY, JACK/PATRICIA		WD	/		I

429, Other Retail Structures

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
02/19/2025	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"/>
\$6,900	Land	\$6,900	\$6,900	\$6,900	\$6,800	\$6,800
\$1,900	Land Res (1)	\$1,900	\$1,900	\$1,900	\$1,900	\$1,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,000	Land Non Res (3)	\$5,000	\$5,000	\$5,000	\$4,900	\$4,900
\$144,000	Improvement	\$144,000	\$117,900	\$97,100	\$99,800	\$94,100
\$40,300	Imp Res (1)	\$40,300	\$33,000	\$27,200	\$27,900	\$26,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$103,700	Imp Non Res (3)	\$103,700	\$84,900	\$69,900	\$71,900	\$67,800
\$150,900	Total	\$150,900	\$124,800	\$104,000	\$106,600	\$100,900
\$42,200	Total Res (1)	\$42,200	\$34,900	\$29,100	\$29,800	\$28,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$108,700	Total Non Res (3)	\$108,700	\$89,900	\$74,900	\$76,800	\$72,700

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		45	45x70	0.68	<u>\$225</u>	\$153	\$6,885	0%	1.0000	28.00	0.00	72.00	\$6,890

BLUFFTON COMMERCIAL 1/4

Notes

Land Computations

Calculated Acreage	0.07
Actual Frontage	45
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	\$1,900
CAP 2 Value	\$0
CAP 3 Value	\$5,000
Total Value	\$6,900

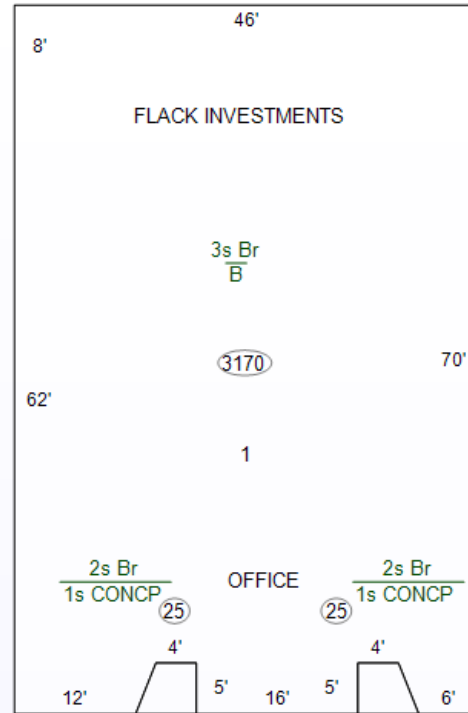
General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	2

	SB	B	1	U
Wall Type	B: 2(195')	1: 2(206')	U: 2(421')	
Heating			3170 sqft	3220 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	2	6	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	1	2	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	2	2	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	5	10	1	2	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	25	\$200
Patio, Concrete	25	\$200

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 1656sqft	\$48,421		



Building Computations			
Sub-Total (all floors)	\$871,660	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$931,680
Plumbing	\$11,200	Quality (Grade)	\$
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$48,421	Repl. Cost New	\$894,410
Exterior Features	\$400		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	GENOFF	APART
Use Area	3170 sqft	1613 sqft	1557 sqft	3220 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	50.9%	49.1%	100.0%
Eff Perimeter	195'	206'	206'	189'
PAR	6	6	6	6
# of Units / AC	0	0	0	1 / Y
Avg Unit sz dpth	-1	-1	0	3220
Floor	B	1	1	2
Wall Height	8'	14'	14'	12'
Base Rate	\$44.66	\$78.59	\$135.40	\$92.45
Frame Adj	(\$12.95)	(\$18.42)	(\$8.72)	(\$11.70)
Wall Height Adj	(\$1.90)	\$0.00	\$6.30	\$6.30
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$29.81	\$60.17	\$132.98	\$87.05
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$29.81	\$60.17	\$132.98	\$87.05
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	(\$7.30)	\$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	\$4.67
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$28.48	\$60.17	\$125.68	\$91.72
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$90,282	\$97,054	\$195,684	\$295,338

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	3	Brick	C	1882	1980	45 A		0.96		12,780 sqft	\$894,414	77%	\$205,720	0%	100%	1.000	0.700	28.00	0.00	72.00	\$144,000

Floor/Use Computations			Special Features		Exterior Features		
Pricing Key	GCM	GCM	Description	Value	Description	Area	Value
Use	UTLSTOR	APART					
Use Area	2820 sqft	400 sqft					
Area Not in Use	0 sqft	0 sqft					
Use %	87.6%	12.4%					
Eff Perimeter	232'	232'					
PAR	7	7					
# of Units / AC	0	1 / N					
Avg Unit sz dpth	-1	400					
Floor	3	3					
Wall Height	12'	12'					
Base Rate	\$67.12	\$100.25					
Frame Adj	(\$12.71)	(\$11.70)					
Wall Height Adj	\$0.00	\$7.20					
Dock Floor	\$0.00	\$0.00					
Roof Deck	\$0.00	\$0.00					
Adj Base Rate	\$54.41	\$95.75					
BPA Factor	1.00	1.00					
Sub Total (rate)	\$54.41	\$95.75					
Interior Finish	\$0.00	\$0.00					
Partitions	\$0.00	\$0.00					
Heating	(\$1.33)	(\$4.96)					
A/C	\$0.00	\$0.00					
Sprinkler	\$0.00	\$0.00					
Lighting	\$0.00	\$0.00					
Unit Finish/SR	\$0.00	\$18.25					
GCK Adj.	\$0.00	\$0.00					
S.F. Price	\$53.08	\$109.04					
Sub-Total							
Unit Cost	\$0.00	\$0.00					
Elevated Floor	\$0.00	\$0.00					
Total (Use)	\$149,686	\$43,616					

Other Plumbing	
Description	Value

