

90-08-04-539-191.000-004

SKAGGS, DWAYNE J

101 W MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-539-191.000-004

Local Parcel Number

0100788500

Tax ID:

Routing Number

M04.14 R63

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

04

Location Address (1)

101 W MARKET

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

Ownership

Skaggs, Dwayne J

101 W Market

Bluffton, IN 46714-0395

Legal

ORIG PT 37-26-12

S 100.46' OF E 63.76'

103-104 W MARKET ST

101 W MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

Notes

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/16/1985	Skaggs, Dwayne J	0	WD	/		I
01/22/1982	TOOK OFF LAVINA J	0	WD	/		I
01/01/1900	TO SALLACH		WD	/		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	AA	AA	AA	AA	AA	AA
02/19/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>					
Land	\$10,400	\$10,400	\$10,400	\$10,200	\$10,200	\$10,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$10,400	\$10,400	\$10,400	\$10,200	\$10,200	\$10,200
Improvement	\$127,100	\$109,300	\$90,000	\$78,800	\$78,800	\$73,800
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$127,100	\$109,300	\$90,000	\$78,800	\$78,800	\$73,800
Total	\$137,500	\$119,700	\$100,400	\$89,000	\$89,000	\$84,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$137,500	\$119,700	\$100,400	\$89,000	\$89,000	\$84,000

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		64	64x100	0.82	\$197.66	\$162	\$10,368	0%	1.0000	0.00	0.00	100.00	\$10,370

Land Computations

Calculated Acreage	0.15
Actual Frontage	64
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$10,400
Total Value	\$10,400

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-191.000-004

SKAGGS, DWAYNE J

101 W MARKET

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BLUFFTON COMMERCIAL

2/2

General Information																
Occupancy	C/I Building	Pre. Use	General Retail													
Description	C/I Building	Pre. Framing	Wood Joist													
Story Height	2	Pre. Finish	Unfinished													
Type	N/A	# of Units	0													
		SB	B	1	U											
Wall Type	B: 2(292')		1: 2(308')		U: 2(240')											
Heating	5943 sqft															
A/C	5943 sqft															
Sprinkler																
Plumbing RES/CI					Roofing											
Full Bath	1	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	FIRE'S SWEEPER SHOP								
Half Bath	0	0	2	4	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	SMALL APARTMENT								
Kitchen Sinks	1	1	0		<input type="checkbox"/> Other	GCK Adjustments										
Water Heaters	1	1	0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	2s Br								
Add Fixtures	0	0	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	3605								
Total	3	5	3	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	60'								
Exterior Features																
Description	Area			Value	1s Br	CONCP										
Patio, Concrete	18			\$200		(16)										
Patio, Concrete	16			\$200												
Patio, Concrete	39			\$400												
Patio, Concrete	30			\$200												
Patio, Concrete	30			\$200												
Special Features		Other Plumbing														
Description	Value	Description			Value	Building Computations										
Can, CT 288sqft	\$8,080					Sub-Total (all floors)	\$924,253	Garages	\$0							
						Racquetball/Squash	\$0	Fireplaces	\$0							
						Theater Balcony	\$0	Sub-Total (building)	\$945,533							
						Plumbing	\$12,000	Quality (Grade)	\$1							
						Other Plumbing	\$0	Location Multiplier	0.96							
						Special Features	\$8,080	Repl. Cost New	\$907,712							
						Exterior Features	\$1,200									



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	APART
Use Area	5943 sqft	5943 sqft	5500 sqft	576 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	90.5%	9.5%
Eff Perimeter	292'	308'	240'	240'
PAR	5	5	4	4
# of Units / AC	0	0	0	0 / N
Avg Unit sz dpth	-1	-1	-1	
Floor	B	1	2	2
Wall Height	8'	12'	12'	12'
Base Rate	\$40.91	\$111.46	\$47.77	\$80.22
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)	(\$11.70)
Wall Height Adj	(\$1.50)	(\$4.08)	\$0.00	\$4.68
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$26.46	\$92.56	\$35.06	\$73.20
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$26.46	\$92.56	\$35.06	\$73.20
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)	(\$4.96)
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	\$25.13	\$92.56	\$33.73	\$68.24
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$149,348	\$550,084	\$185,515	\$39,306

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	2	Brick	C	1900	1970	55	A	0.96			17,962 sqft	\$907,712	80%	\$181,540	0%	100%	1,000	0.700	0.00	0.00	100.00	\$127,100