


90-08-04-539-165.000-004		ACS Commercial Properties, LL		109 E MARKET		429, Other Retail Structures		BLUFFTON COMMERCIAL		1/2																			
General Information		Ownership		Transfer of Ownership				Notes																					
Parcel Number 90-08-04-539-165.000-004		ACS Commercial Properties, LLC PO Box 257 Bluffton, IN 46714		Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I																			
Local Parcel Number 0100764700				07/29/2021	ACS Commercial Prop	20213426	QC	/		I																			
Tax ID:				10/13/2020	Andrew Shively, Inc	20204434	WR	/	\$13,500	I																			
				09/24/2020	Stauffer, Steven	20204140	WR	/	\$13,500	I																			
				06/06/2013	Pinkos, Ronald F	189563	WR	152/613	\$10,000	I																			
				02/26/1986	FOREMAN, JESSE J/	0	WD	/		I																			
				03/22/1978	FOREMAN	0	WD	/		I																			
Routing Number M04.14 R70		Legal ORIGINAL LOT 35 (4-C) W/2 SE/4		Commercial																									
Property Class 429 Other Retail Structures				Valuation Records (Work In Progress values are not certified values and are subject to change)																									
Year: 2025		2025	Assessment Year	2025	2024	2023	2022	2021																					
Location Information		WIP	Reason For Change	AA	AA	AA	AA	AA																					
County Wells		03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021																					
Township HARRISON TOWNSHIP		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"/>																					
District 004 (Local 004) BLUFFTON CITY-HARRISON TOW		\$3,700	Land	\$3,700	\$3,700	\$3,700	\$3,600	\$3,600																					
		\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0																					
		\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0																					
School Corp 8445 M.S.D. BLUFFTON-HARRISON		\$3,700	Land Non Res (3)	\$3,700	\$3,700	\$3,700	\$3,600	\$3,600																					
		\$178,600	Improvement	\$178,600	\$163,900	\$134,900	\$127,500	\$3,600																					
		\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0																					
		\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0																					
Neighborhood 203543-004 BLUFFTON COMMERCIAL DOWN		\$178,600	Imp Non Res (3)	\$178,600	\$163,900	\$134,900	\$127,500	\$3,600																					
Section/Plat 04		\$182,300	Total	\$182,300	\$167,600	\$138,600	\$131,100	\$7,200																					
		\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0																					
		\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0																					
Location Address (1) 109 E MARKET BLUFFTON, In 46714		\$182,300	Total Non Res (3)	\$182,300	\$167,600	\$138,600	\$131,100	\$7,200																					
		Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')																											
Zoning		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													
Subdivision		Fci	F		17	17x140	0.97	\$225	\$218	\$3,706	0%	1.0000	0.00	0.00	100.00	\$3,710													
Lot																													
Market Model C & I MARKET 0.70																													
Characteristics																													
Topography Level		Flood Hazard																											
Public Utilities All		ERA																											
Streets or Roads Paved, Sidewalk		TIF																											
Neighborhood Life Cycle Stage Other																													
Printed Tuesday, April 15, 2025																													
Review Group 2024		Data Source	External Only	Collector	09/11/2024	Nexus	Appraiser																						

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(157')	1: 2(103')	U: 2(83')
Heating	1063 sqft		
A/C	1063 sqft		
Sprinkler			

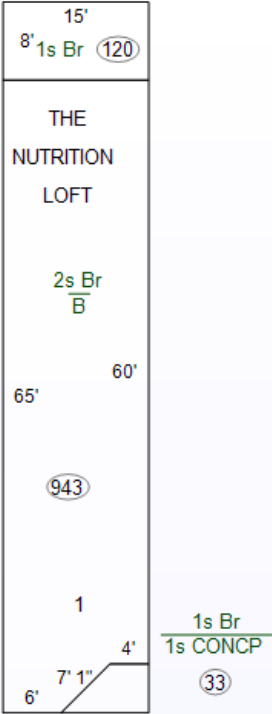
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	4	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	4	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Patio, Concrete	33	\$200

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 60sqft	\$1,680		

Building Computations			
Sub-Total (all floors)	\$341,415	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$349,695
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$1,680	Repl. Cost New	\$335,707
Exterior Features	\$200		

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	2010	15	A		0.96		2,982 sqft	\$335,707	24%	\$255,140	0%	100%	1.000	0.700	0.00	0.00	100.00	\$178,600



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	GENRET	UTLSTOR
Use Area	943 sqft	943 sqft	120 sqft	976 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	88.7%	11.3%	100.0%
Eff Perimeter	157'	103'	103'	83'
PAR	17	10	10	9
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	-1	0	0	0
Floor	B	1	1	2
Wall Height	8'	12'	12'	12'
Base Rate	\$137.84	\$176.36	\$176.36	\$84.24
Frame Adj	(\$12.95)	(\$14.82)	(\$14.82)	(\$12.71)
Wall Height Adj	(\$6.68)	(\$8.50)	(\$8.50)	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$118.21	\$153.04	\$153.04	\$71.53
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$118.21	\$153.04	\$153.04	\$71.53
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	(\$1.33)
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	\$116.88	\$153.04	\$153.04	\$70.20
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$110,218	\$144,317	\$18,365	\$68,515