

90-08-04-100-020.000-004

Northern Ind Public Serv

MAIN

820, Light, Heat, or Power Company, Co

BLUFFTON COMMERCIAL/ 1/2

General Information**Parcel Number**

90-08-04-100-020.000-004

Local Parcel Number

0100858200

Tax ID:**Routing Number**

M04.14 R18

Property Class 820

Light, Heat, or Power Company, Co

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 203643-004

BLUFFTON COMMERCIAL

Section/Plat

04

Location Address (1)

MAIN

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****Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group

2024

Data Source

External Only

Ownership**Transfer of Ownership****Date****Owner****Doc ID****Code****Book/Page****Adj****Sale Price****V/I**

01/01/1900

Northern Ind Public Se

WD

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Notes**Legal**

OUTLOT PT 24-26-12

100' X 100' MID PT

**Utility****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
As Of Date	02/19/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Valuation Method	Indiana Cost Mod						
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>						
Land	\$5,600	\$5,600	\$5,600	\$3,600	\$1,600	\$1,600	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$5,600	\$5,600	\$3,600	\$1,600	\$1,600	\$1,600	
Improvement	\$10,600	\$9,400	\$9,400	\$9,700	\$8,800		
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$10,600	\$9,400	\$9,400	\$9,700	\$8,800		
Total	\$16,200	\$15,000	\$13,000	\$11,300	\$10,400		
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$16,200	\$15,000	\$13,000	\$11,300	\$10,400		

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
Rci	F		100	100x100x2 40	0.16	\$350	\$56	\$5,600	0%	1.0000	0.00	0.00	100.00	\$5,600

Land Computations

Calculated Acreage	0.23
Actual Frontage	100
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	\$5,600
Total Value	\$5,600

Collector 09/11/2024 Nexus

Appraiser

General Information			
Occupancy	C/I Building	Pre. Use	Light Utility Storage
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

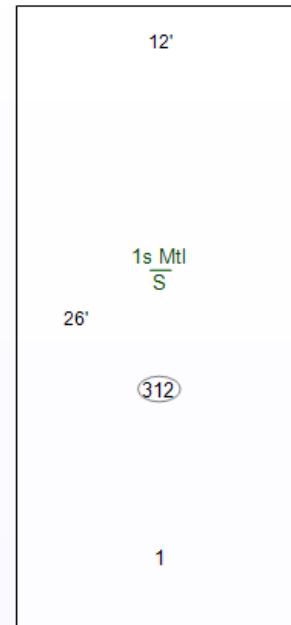
Wall Type 1: 1(76')

Wall Type

Heal
A/C

AC Sprinkler

Exterior Features			
Description	Area	Value	



Floor/Use Computations	
Pricing Key	GCI
Use	LUTLSTOR
Use Area	312 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	76'
PAR	24
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
Base Rate	\$245.20
Frame Adj	(\$15.36)
Wall Height Adj	(\$16.60)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$213.24
BPA Factor	1.00
Sub Total (rate)	\$213.24
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$211.64
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$66,032

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	Metal	D	1950	1950	75 F	0.96			312 sqft	\$50,712	80%	\$10,140	0%	100%	1,000	0.900	0.00	0.00	100.00	\$9,100
2: Fencing	1	9 Gauge	C	1950	1950	75 F	\$15.94	0.96	\$20.95	400' x 6'	\$8,379	80%	\$1,680	0%	100%	1,000	0.900	0.00	0.00	100.00	\$1,500