

90-08-04-539-331.000-004

General Information

Parcel Number
90-08-04-539-331.000-004

Local Parcel Number
0100914500

Tax ID:

Routing Number
M04.14 R27

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)
125 N MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.80

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

Corle, Christopher J/Georgeann

Ownership

Corle, Christopher J/Georgeanna K
2690 SW Church Rd
Bluffton, IN 46714

Legal

ORIG PT N 1/2 20-26-12



125 N MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/17/2018	Corle, Christopher J/G	20182537	WR	/	\$79,000	I
03/21/1985	STOLLER, LARRY LE	0	WD	/		I
06/19/1984	STOLLER	0	WD	/		I
06/11/1981	F & M BANK	0	WD	/		I
11/11/1976	LIBY	0	WD	/		I
01/01/1900	TO VALENTINE		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
03/05/2025	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"/>
\$7,600	Land	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,600	Land Non Res (3)	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
\$244,000	Improvement	\$244,000	\$223,800	\$163,500	\$143,200	\$148,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$244,000	Imp Non Res (3)	\$244,000	\$223,800	\$163,500	\$143,200	\$148,700
\$251,600	Total	\$251,600	\$231,400	\$171,100	\$150,700	\$156,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$251,600	Total Non Res (3)	\$251,600	\$231,400	\$171,100	\$150,700	\$156,200

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		35	35x140	0.97	\$225	\$218	\$7,630	0%	1.0000	0.00	0.00	100.00	\$7,630

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.11
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$7,600
Total Value	\$7,600

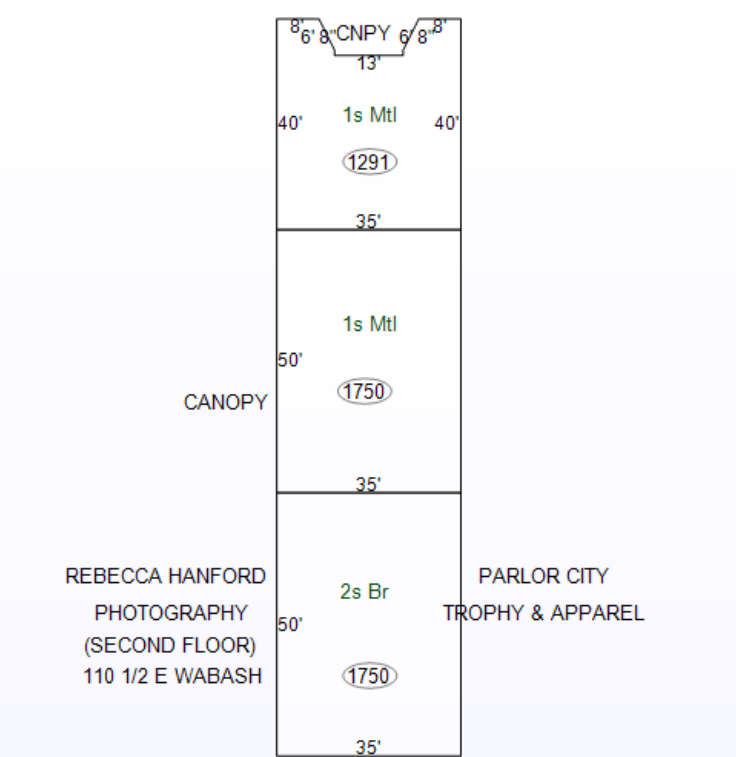
General Information				
Occupancy	C/I Building	Pre. Use	General Retail	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	2	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	

	SB	B	1	U
Wall Type		1: 1(206'),2(93')		U: 2(150')
Heating			3500 sqft	1750 sqft
A/C			3500 sqft	1750 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	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	6	6	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	6	6	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 106sqft	\$2,970		
Can, CT 56sqft	\$1,570		



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	GENOFF	UTLSTOR	GENRET
Use Area	1750 sqft	1750 sqft	1291 sqft	1750 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	36.5%	36.5%	26.9%	100.0%
Eff Perimeter	299'	299'	299'	150'
PAR	6	6	6	9
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	0	0	0	0
Floor	1	1	1	2
Wall Height	14'	12'	12'	12'
Base Rate	\$113.28	\$127.41	\$68.92	\$129.11
Frame Adj	(\$13.45)	(\$9.46)	(\$17.39)	(\$11.99)
Wall Height Adj	\$0.00	\$0.00	(\$2.31)	\$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	\$99.83	\$117.95	\$49.21	\$117.12
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$99.83	\$117.95	\$49.21	\$117.12
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.33)	\$0.00
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	\$99.83	\$117.95	\$47.88	\$117.12
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$174,699	\$206,414	\$61,818	\$204,960

Building Computations		
Sub-Total (all floors)	\$647,891	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$9,600	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$4,540	Repl. Cost New
Exterior Features	\$0	

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
1: C/I Building	2	3/6 Maso	C	1880	2000	25	A		0.96		6,541 sqft	\$635,549	52%	\$305,060	0%	100%	1.000	0.800	0.00	0.00
																			100.00	\$244,000