

90-08-04-539-218.000-004

General Information

Parcel Number
90-08-04-539-218.000-004

Local Parcel Number
0100809800

Tax ID:

Routing Number
M04.14 R61

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)
109 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

Vanover Sports Limited, LLC

Ownership

Vanover Sports Limited, LLC
4620 E 900 S
Keystone, IN 46759

Legal

ORIG 38-26-12
PT E PT S PT



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
03/03/2025	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"/>
\$2,900	Land	\$2,900	\$2,900	\$2,900	\$2,800	\$2,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,900	Land Non Res (3)	\$2,900	\$2,900	\$2,900	\$2,800	\$2,800
\$51,800	Improvement	\$51,800	\$46,900	\$38,600	\$33,800	\$31,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$51,800	Imp Non Res (3)	\$51,800	\$46,900	\$38,600	\$33,800	\$31,600
\$54,700	Total	\$54,700	\$49,800	\$41,500	\$36,600	\$34,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$54,700	Total Non Res (3)	\$54,700	\$49,800	\$41,500	\$36,600	\$34,400

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
Fci	F		18	18x80	0.72	<u>\$225</u>	\$162	\$2,916	0%	1.0000	0.00	0.00	100.00	\$2,920

109 W MARKET

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/07/2018	Vanover Sports Limite	20181546	WR	/	\$32,000	I
05/23/2006	Dojo III Llc	150527	WD	144/784		I
05/23/2006	MOORE, GEORGE K	150526	WD	144/783		I
05/23/2006	AULT, JO ANN/MOOR	150525	TD	144/782		I
04/19/1989	MOORE, JOSEPH K T	0	WD	/		I
01/01/1900	LOUDEN, LOUISE		WD	/		I

Commercial

429, Other Retail Structures

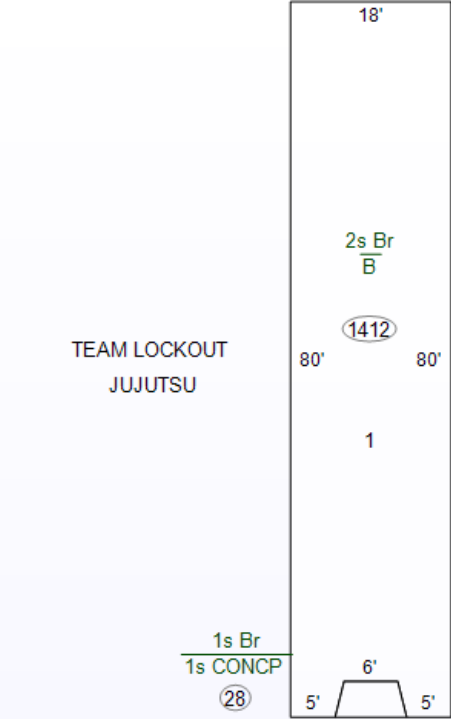
BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.03
Actual Frontage	18
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.03
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	0.03
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	\$2,900
Total Value	\$2,900

General Information					
Occupancy	C/I Building	Pre. Use	Utility / Storage		
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(122')		1: 2(138')		U: 2(116')
Heating	1412 sqft				
A/C	1412 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 <input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other
Kitchen Sinks	0		0		GCK Adjustments
Water Heaters	0		0		
Add Fixtures	0	0	4	4	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulation
					<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
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			28		\$200



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR
Use Area	1412 sqft	1412 sqft	1440 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	122'	138'	116'
PAR	9	10	8
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	8'	14'	12'
Base Rate	\$60.14	\$176.36	\$76.82
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)
Wall Height Adj	(\$3.21)	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$43.98	\$161.54	\$64.11
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$43.98	\$161.54	\$64.11
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$42.65	\$161.54	\$62.78
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$60,222	\$228,094	\$90,403

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$378,719	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$385,319
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$369,907
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	1990	35	A		0.96		4,264 sqft	\$369,907	80%	\$73,980	0%	100%	1.000	0.700	0.00	0.00	100.00	\$51,800