

90-08-04-539-159.000-004

LONGENBERGER, GENE W/JON

110 W CHERRY

447, Office Bldg (1 or 2 Story)

BLUFFTON COMMERCIAL

1/2

**General Information****Parcel Number**

90-08-04-539-159.000-004

**Local Parcel Number**

0100760000

**Tax ID:****Routing Number**

M04.14 R174

**Property Class 447**

Office Bldg (1 or 2 Story)

**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**

4G

**Location Address (1)**

110 W CHERRY

BLUFFTON, IN 46714

**Zoning****Subdivision****Lot****Market Model**

C &amp; I MARKET 1.15

**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**

LONGENBERGER, GENE W/JONI L

6550 E 300 N  
CRAIGVILLE, IN 46714**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/06/2005	LONGENBERGER, G	144346	WD	143/412	\$5,500	I
09/28/1989	O'LAVERTY, ELIZABE	0	WD	124/449		I
01/01/1900	HARSH, D.		WD	/		I

**Legal**ORIG 149 00-26-12  
W 70'''**Commercial****Valuation Records (Work In Progress values are not certified values and are subject to change)**

	2025	Assessment Year	2025	2024	2023	2022	2021
<b>WIP</b>		<b>Reason For Change</b>	AA	AA	AA	AA	AA
03/05/2025		<b>As Of Date</b>	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Indiana Cost Mod		<b>Valuation Method</b>	Indiana Cost Mod				
1.0000		<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
		<b>Notice Required</b>	<input type="checkbox"/>				
		<b>Land</b>	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
		<b>Improvement</b>	\$183,300	\$156,500	\$154,600	\$153,900	\$151,600
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$183,300	\$156,500	\$154,600	\$153,900	\$151,600
		<b>Total</b>	\$192,300	\$165,500	\$163,600	\$162,700	\$160,400
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$192,300	\$165,500	\$163,600	\$162,700	\$160,400

**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		70	70x70	0.68	\$189.29	\$129	\$9,030	0%	1.0000	0.00	0.00	100.00	\$9,030

**Land Computations**

Calculated Acreage	0.11
Actual Frontage	70
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	\$9,000
<b>Total Value</b>	<b>\$9,000</b>

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

## General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB      B      1      U

Wall Type      1: 1(110'),2(46')

Heating      1472 sqft

A/C      1472 sqft

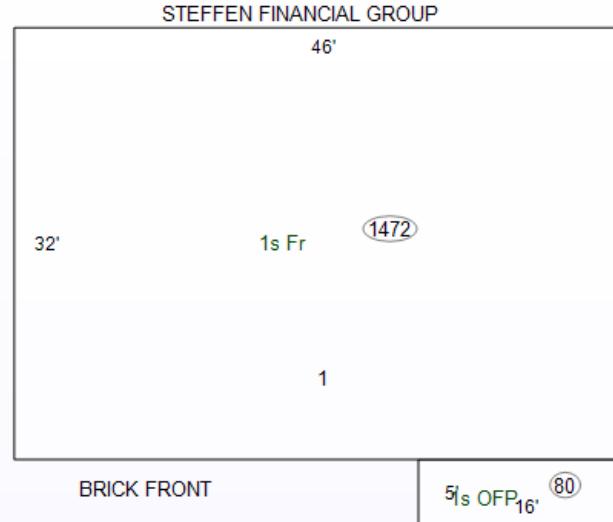
Sprinkler

## Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0	0	1	3	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			<b>GCK Adjustments</b>
Add Fixtures	0	0	1	1	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	2	4	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

## Exterior Features

Description	Area	Value
Porch, Open Frame	80	\$5,300



## Floor/Use Computations

Pricing Key	GCR
Use	GENOFF
Use Area	1472 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	156'
PAR	11
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
<b>Base Rate</b>	<b>\$152.62</b>
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$152.62</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$152.62</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$152.62</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$224,662</b>

## Building Computations

Description	Value	Description	Value	Sub-Total (all floors)	\$224,662	Garages	\$0
				Racquetball/Squash	\$0	Fireplaces	\$0
				Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$236,362</b>
				Plumbing	\$6,400	Quality (Grade)	\$1
				Other Plumbing	\$0	Location Multiplier	0.96
				Special Features	\$0	<b>Repl. Cost New</b>	<b>\$226,908</b>
				Exterior Features	\$5,300	<b>Total (Use)</b>	<b>\$224,662</b>

## 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	Wood Fr	C	2005	2005	20 A		0.96		1,472 sqft	\$226,908	30%	\$158,840	0%	100%	1.000	1.150	0.00	0.00	100.00	\$182,700
2: Paving	1	Asphalt	C	2005	2005	20 A	\$2.41	0.96	\$2.31	1,100 sqft	\$2,545	80%	\$510	0%	100%	1.000	1.150	0.00	0.00	100.00	\$600