

90-08-04-539-066.000-004

BLUFFTON HEALTH SYSTEM LL

326 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

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

90-08-04-539-066.000-004

**Local Parcel Number**

0100687000

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

M04.14 R169

**Property Class 456**

Parking Lot or Structure

**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)**

326 S MAIN

BLUFFTON, In 46714

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

N/A

**Characteristics****Topography** Flood Hazard

Level

**Public Utilities**

All

**Streets or Roads**

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2024

**Ownership**Bluffton Health System LLC  
%EASLEY, MCCALEB & ASSOCIATE  
PO Box 8040  
Fort Wayne, IN 46898-8040**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/07/1999	Bluffton Health System	WD		136/509		I
07/08/1984	CAYLOR-NICKEL ME	0	WD	/		I
01/01/1900	TO CAYLOR-NICKEL	WD		/		I

**Legal**ORIG 184 (4-G) EX N 32' OF E 100' S MAIN  
PAVING**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
<b>Indiana Cost Mod</b>		<b>Indiana Cost Mod</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000		1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
<b>Land</b>	\$7,000	\$7,000	\$7,000	\$7,000	\$6,800	\$6,800	\$6,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$7,000	\$7,000	\$7,000	\$7,000	\$6,800	\$6,800	\$6,800
<b>Improvement</b>	\$5,800	\$5,600	\$8,500	\$8,700	\$7,900	\$7,900	\$7,900
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$5,800	\$5,600	\$8,500	\$8,700	\$7,900	\$7,900	\$7,900
<b>Total</b>	\$12,800	\$12,600	\$15,500	\$15,500	\$14,700	\$14,700	\$14,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$12,800	\$12,600	\$15,500	\$15,500	\$14,700	\$14,700	\$14,700

**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		30	30x140	0.97	\$225	\$218	\$6,540	0%	1.0000	0.00	0.00	100.00	\$6,540
Rci	F		30	30x40x140	0.15	\$100	\$15	\$450	0%	1.0000	0.00	0.00	100.00	\$450

**Land Computations**

Calculated Acreage	0.12
Actual Frontage	60
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$7,000
<b>Total Value</b>	<b>\$7,000</b>

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-066.000-004

BLUFFTON HEALTH SYSTEM LL 326 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

2/2

General Information		Plumbing		Cost Ladder																				
Occupancy	Paving	#	TF	Floor	Constr	Base	Finish	Value	Totals															
Description	Paving	Full Bath		1																				
Story Height	0	Half Bath		2																				
Style	N/A	Kitchen Sinks		3																				
Finished Area		Water Heaters		4																				
Make		Add Fixtures		1/4																				
Floor Finish		Total		1/2																				
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations		3/4																				
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms		Attic																				
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms		Bsmt																				
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms		Crawl																				
<input type="checkbox"/> Parquet		Family Rooms		Slab																				
Wall Finish		Total Rooms		Total Base																				
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Adjustments		Row Type Adj.																				
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Unfin Int (-)																						
<input type="checkbox"/> Fiberboard		Ex Liv Units (+)																						
Roofing		Rec Room (+)																						
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	Loft (+)																			
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	Fireplace (+)																					
Exterior Features		No Heating (-)																						
Description	Area	Value	A/C (+)																					
Specialty Plumbing														Sub-Total, One Unit		\$0								
														Sub-Total, 1 Units										
														Exterior Features (+)		\$0	\$0							
														Garages (+) 0 sqft		\$0	\$0							
														Quality and Design Factor (Grade)		1.00								
														Location Multiplier		0.96								
														<b>Replacement Cost</b>		<b>\$14,567</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: Paving	1	Asphalt	C	2017	2017	8 A	\$2.81	0.96	\$2.70	5,400 sqft	\$14,567	60%	\$5,830	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,800			

Total all pages

\$5,800

Total this page

\$5,800