

90-08-04-539-236.000-004

## CITY OF BLUFFTON

## WASHINGTON COMMONS

## 640, Exempt, Municipality

## BLUFFTON COMMERCIAL

1/2

## General Information

Parcel Number

90-08-04-539-236.000-004

Local Parcel Number

0100828100

Tax ID:

Routing Number

M04.14 R135

Property Class 640

Exempt, Municipality

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)

WASHINGTON COMMONS

BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model

N/A

## 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

Data Source External Only

## Ownership

## Transfer of Ownership

## Notes

CITY OF BLUFFTON

128 E MARKET

BLUFFTON, IN 46714

Date

Owner

Doc ID

Code

Book/Page

Adj

Sale Price

V/I

## Legal

ORIGINAL 99 (4-G) N 30' E/2

202 S

## Exempt

## Valuation Records (Work In Progress values are not certified values and are subject to change)

	2025	Assessment Year	2025	2024	2023	2022	2021
Reason For Change	WIP	AA	AA	AA	AA	AA	AA
As Of Date	03/05/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod					
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>						
Land	\$51,500	\$51,500	\$51,500	\$51,500	\$50,400	\$50,400	\$50,400
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)	\$51,500	\$51,500	\$51,500	\$51,500	\$50,400	\$50,400	\$50,400
Improvement	\$16,900	\$16,400	\$16,400	\$16,400	\$16,700	\$16,700	\$15,300
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)	\$16,900	\$16,400	\$16,400	\$16,400	\$16,700	\$16,700	\$15,300
Total	\$68,400	\$67,900	\$67,900	\$67,900	\$67,100	\$67,100	\$65,700
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)	\$68,400	\$67,900	\$67,900	\$67,900	\$67,100	\$67,100	\$65,700

## 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		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880
Fci	F		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880
Fci	F		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880
Fci	F		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880

## Land Computations

Calculated Acreage	0.90
Actual Frontage	280
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.90
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	0.90
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	\$51,500
<b>Total Value</b>	<b>\$51,500</b>

Printed Tuesday, April 15, 2024

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-236.000-004

## CITY OF BLUFFTON

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## BLUFFTON COMMERCIAL

2/2

General Information		Plumbing		WASHINGTON COMMONS												640, Exempt, Municipality												BLUFFTON COMMERCIAL														
Occupancy	Paving	#	TF													Cost Ladder																										
Description	Paving	Full Bath												Floor	Constr	Base	Finish	Value	Totals																							
Story Height	0	Half Bath												1																												
Style	N/A	Kitchen Sinks												2																												
Finished Area		Water Heaters												3																												
Make		Add Fixtures												4																												
Floor Finish				Total												1/4																										
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile													1/2																												
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet													3/4																												
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished													Attic																												
<input type="checkbox"/> Wood	<input type="checkbox"/> Other													Bsmt																												
<input type="checkbox"/> Parquet														Crawl																												
Wall Finish																Slab	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																																										
Description	Area	Value	Specialty Plumbing																									Sub-Total, One Unit		\$0												
Description																									Sub-Total, 1 Units		\$0															
Exterior Features (+)																									\$0		\$0															
Garages (+) 0 sqft																									\$0		\$0															
Quality and Design Factor (Grade)																									1.00																	
Location Multiplier																									0.96																	
Replacement Cost																									\$84,378 <td data-kind="ghost"></td> <td></td>																	

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	2002	2002	23 A	\$2.57	0.96	\$2.47	34,200 sqft	\$84,378	80%	\$16,880	0%	100%	1.000	1.000	0.00	0.00	100.00	\$16,900								