

90-08-09-100-022.000-004

General Information

Parcel Number
90-08-09-100-022.000-004

Local Parcel Number
0100712200

Tax ID:

Routing Number
M05.07 R60

Property Class 340
Light Manufacturing & Assembly

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 203343-004
BLUFFTON COM/IND SOUTH

Section/Plat
09

Location Address (1)
200 E SPRING ST
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.00

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2025

JACKSON ASSET GROUP 4, LL

Ownership

Jackson Asset Group 4 LLC
PO Box 455
Bluffton, IN 46714

Legal

09-26-12 3.633A N PT NE NE OF OLD SR 1 (9-D)



200 E SPRING ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/23/2006	Jackson Asset Group	151028	CD	144/888		I
06/27/2000	KITCO ACQUISITION,		CD	137/274		I
09/04/1990	KITCO INC	0	WD	125/406		I
01/01/1900	CECIL EXCAVATING I		WD	/		I

340, Light Manufacturing & Assembly

BLUFFTON COM/IND SOUTH

1/2

Notes

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
02/19/2025	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"/>
\$95,500	Land	\$95,500	\$95,500	\$90,100	\$90,100	\$102,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$95,500	Land Non Res (3)	\$95,500	\$95,500	\$90,100	\$90,100	\$102,700
\$846,300	Improvement	\$846,300	\$815,700	\$709,200	\$706,400	\$662,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$846,300	Imp Non Res (3)	\$846,300	\$815,700	\$709,200	\$706,400	\$662,600
\$941,800	Total	\$941,800	\$911,200	\$799,300	\$796,500	\$765,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$941,800	Total Non Res (3)	\$941,800	\$911,200	\$799,300	\$796,500	\$765,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	3	1.00	\$28,200	\$28,200	\$84,600	0%	1.0000	0.00	0.00	100.00	\$84,600
13	A		0	0.641	1.00	\$17,000	\$17,000	\$10,897	0%	1.0000	0.00	0.00	100.00	\$10,900

Land Computations

Calculated Acreage	3.64
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.63
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	3.63
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	\$95,500
Total Value	\$95,500

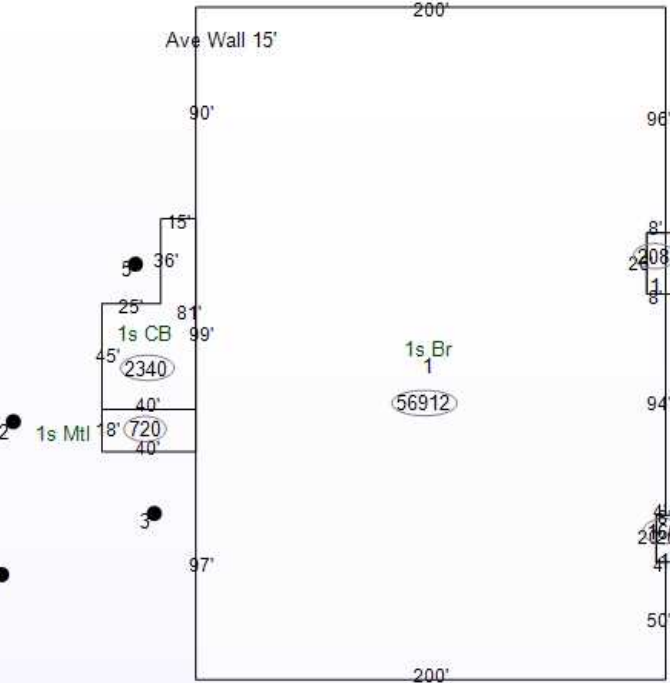
General Information			
Occupancy	C/I Building	Pre. Use	Light Manufacturing
Description	C/I Building	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0
SB		B	1U

Wall Type	1: 1(269'),2(807')		
Heating	59972 sqft		
A/C	8834 sqft		
Sprinkler	59972 sqft		

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	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	43	43	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	43	43	<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 208sqft	\$5,840	6 x Ref Wat Cooler	\$7800
Can, CT 160sqft	\$4,490	1 x MSS, Cor 2 ES	\$2300
Mezz 288sqft	\$4,818	1 x Emerg Shower	\$1400
Mezz 288sqft	\$4,818	1 x Emerg Shower	\$1400
Mezz 288sqft	\$4,818	1 x Circ Wash, GR/FB	\$2600
DF, TW/R 70' 910sqft	\$6,720		



Floor/Use Computations				
Pricing Key	GCI	GCI	GCI	GCI
Use	INDOFF	LWRHSE	LMFG	LUTLSTOR
Use Area	8834 sqft	10865 sqft	34379 sqft	5894 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	14.7%	18.1%	57.3%	9.8%
Eff Perimeter	1076'	1076'	1076'	1076'
PAR	2	2	2	2
# of Units / AC	0 / N	0 / N	0 / N	0 / N
Avg Unit sz dpth				
Floor	1	1	1	1
Wall Height	15'	15'	15'	15'
Base Rate	\$90.93	\$51.83	\$66.70	\$44.27
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$2.49	(\$2.06)	\$0.83	\$0.69
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$93.42	\$49.77	\$67.53	\$44.96
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$93.42	\$49.77	\$67.53	\$44.96
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$2.87	\$2.17	\$2.70	\$2.17
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	\$96.29	\$51.94	\$70.23	\$47.13
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$850,604	\$564,301	\$2,414,351	\$277,755

Building Computations			
Sub-Total (all floors)	\$4,107,011	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$4,222,815
Plumbing	\$68,800	Quality (Grade)	\$1
Other Plumbing	\$15,500	Location Multiplier	0.96
Special Features	\$31,505	Repl. Cost New	\$4,053,903
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	Cap 3	Improv Value
1: C/I Building	1	5/6 Maso	C	1955	1980	45	A		0.96		59,972 sqft	\$4,053,903	80%	\$810,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$810,800
2: Fencing	1	9 Gauge	C	1966	1966	59	A	\$15.94	0.96	\$20.95	700' x 6'	\$14,663	80%	\$2,930	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900
3: Paving 1	1	Concrete	C	1966	1966	59	A	\$4.22	0.96	\$4.05	1,700 sqft	\$6,887	80%	\$1,380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400
4: Paving 2	1	Concrete	C	1964	1964	61	A	\$4.22	0.96	\$4.05	4,600 sqft	\$18,636	80%	\$3,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,700
5: Paving 3	1	Concrete	C	1966	1966	59	A	\$4.22	0.96	\$4.05	600 sqft	\$2,431	80%	\$490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
6: Paving 4	1	Asphalt	C	1966	1966	59	A	\$2.24	0.96	\$2.15	62,700 sqft	\$134,830	80%	\$26,970	0%	100%	1.000	1.000	0.00	0.00	100.00	\$27,000