90-08-09-100-029.000-004 | **Bluffton Eye Properties LLC** | **105 HARVEST RD** | **442, Medical Clinic or Offices** | **BLUFFTON COM/IND SOU**

General Information

Parcel Number
90-08-09-100-029.000-004

Local Parcel Number
0100780708

Tax ID:

Routing Number
M05.07 R23

Property Class 442
Medical Clinic or Offices

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
009.070

Location Address (1)
105 HARVEST RD
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.50

Characteristics

Topography   **Flood Hazard**
Level   ☐

Public Utilities   **ERA**
Electricity   ☐

Streets or Roads   **TIF**
Paved   ☑

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025
Review Group 2023

Ownership

Bluffton Eye Properties LLC
105 Harvest Rd
BLUFFTON, IN 46714

Legal

(9-G) 1.063A MID 156.06' PT SW NE 2 OF HWY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/28/2010	Bluffton Eye Properties	173118	WD	149/365	$250,000	I
09/04/1992	VANWINKLE, JAMES	0	WD	/		I
08/14/1991	.5A TO C-M PARTNE	0	WD	126/349		I
12/28/1990	JAMES JACKSON & C	0	WD	/		I
01/01/1900	FROM JACKSON, JA		WD	/		I

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
02/20/2025	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	☐	☐	☐	☐	☐
$40,300	Land	$40,300	$40,300	$25,900	$25,900	$25,900
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$40,300	Land Non Res (3)	$40,300	$40,300	$25,900	$25,900	$25,900
$411,400	Improvement	$411,400	$416,700	$235,500	$234,200	$224,400
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$411,400	Imp Non Res (3)	$411,400	$416,700	$235,500	$234,200	$224,400
$451,700	Total	$451,700	$457,000	$261,400	$260,100	$250,300
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$451,700	Total Non Res (3)	$451,700	$457,000	$261,400	$260,100	$250,300

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	0.5000	1.50	$41,000	$61,500	$30,750	0%	1.0000	0.00	0.00	100.00	$30,750
13	A		0	0.563	1.00	$17,000	$17,000	$9,571	0%	1.0000	0.00	0.00	100.00	$9,570

Data Source External Only   **Collector** 11/01/2023   Nexus   **Appraiser**

Notes

Land Computations

Calculated Acreage	1.06
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.06
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	1.06
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed 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	$40,300
Total Value	**$40,300**

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: 2(264')	
Heating			3048 sqft	
A/C			3048 sqft	
Sprinkler				

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks		0		0
Water Heaters		0		0
Add Fixtures	0	0	8	8
Total	0	0	8	8

Roofing

☐ Built Up ☐ Tile ☐ Metal
☐ Wood ☐ Asphalt ☐ Slate
☐ Other

GCK Adjustments

☐ Low Prof ☐ Ext Sheat ☐ Insulatio
☐ SteelGP ☐ AluSR ☐ Int Liner
☐ HGSR ☐ PPS ☐ Sand Pnl

Exterior Features

Description	Area	Value
Porch, Open Masonry	36	$3,800

Special Features

Description	Value

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	$473,549	Garages	$0
Racquetball/Squash	$0	Fireplaces	$0
Theater Balcony	$0	**Sub-Total (building)**	**$490,149**
Plumbing	$12,800	Quality (Grade)	$1
Other Plumbing	$0	Location Multiplier	0.96
Special Features	$0	**Repl. Cost New**	**$470,543**
Exterior Features	$3,800		
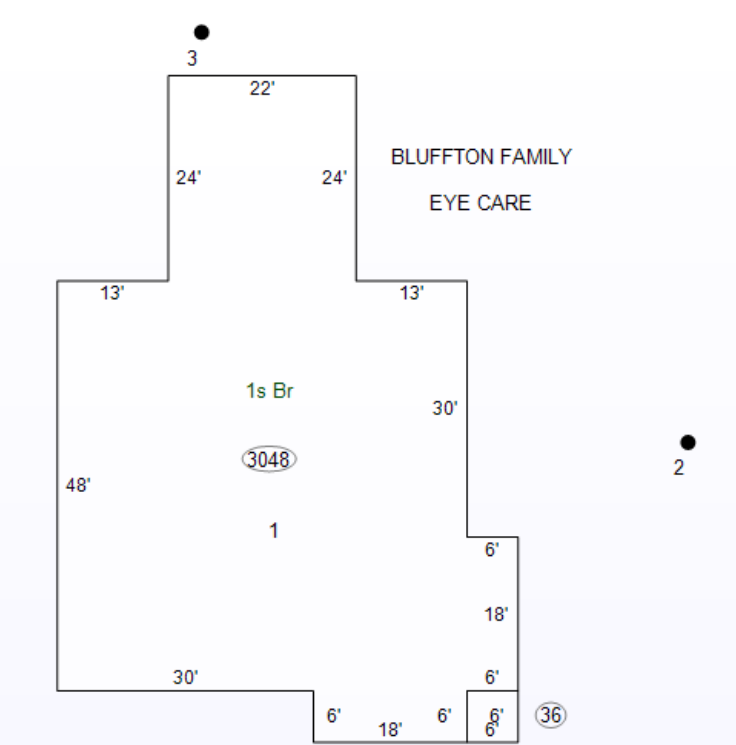
Floor/Use Computations

Pricing Key	GCR
Use	GENOFF
Use Area	3048 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	264'
PAR	9
# of Units / AC	0 / N
Avg Unit sz|dpth	
Floor	1
Wall Height	8'
Base Rate	**$156.14**
Frame Adj	$0.00
Wall Height Adj	$0.00
Dock Floor	$0.00
Roof Deck	$0.00
Adj Base Rate	**$156.14**
BPA Factor	1.00
Sub Total (rate)	**$156.14**
Interior Finish	$0.00
Partitions	($0.78)
Heating	$0.00
A/C	$0.00
Sprinkler	$0.00
Lighting	$0.00
Unit Finish/SR	$0.00
GCK Adj.	$0.00
S.F. Price	**$155.36**
Sub-Total	
Unit Cost	$0.00
Elevated Floor	$0.00
Total (Use)	**$473,549**

BLUFFTON FAMILY
EYE CARE

1s Br
(3048)
1

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Cond	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	Brick	C	1991	2000	25	A		0.96		3,048 sqft	$470,543	43%	$268,210	0%	100%	1.000	1.500	0.00	0.00	100.00	$402,300
2: Paving	1	Asphalt	C	1991	1991	34	A	$2.81	0.96	$2.70	10,600 sqft	$28,595	80%	$5,720	0%	100%	1.000	1.500	0.00	0.00	100.00	$8,600
3: Utility Shed	1	SV	C	2024	2024	1	A		0.96		8'x12'		5%		0%	100%	1.000	1.500	0.00	0.00	100.00	$500

Total all pages	$411,400	**Total this page**	$411,400