

90-08-04-505-202.001-004

HOLLOWAY REAL ESTATE, INC

1103 S MAIN

447, Office Bldg (1 or 2 Story)

BLUFFTON COMMERCIAL/ 1/2

General Information**Parcel Number**

90-08-04-505-202.001-004

Local Parcel Number

0100967009

Tax ID:**Routing Number**

M04.01 R74

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 203643-004

BLUFFTON COMMERCIAL

Section/Plat

4P

Location Address (1)

1103 S MAIN

BLUFFTON, IN 46714

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

C & I MARKET 1.05

Characteristics**Topography** Flood Hazard

Level

Public Utilities

All ERA

Streets or Roads

Paved TIF

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2025**Ownership**

HOLLOWAY REAL ESTATE, INC

1103 S MAIN ST

BLUFFTON, IN 46714

1103 S MAIN**447, Office Bldg (1 or 2 Story)****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/04/2009	HOLLOWAY REAL ES	168406	LW	148/413	\$90,000	I
07/15/2002	KVS, LLC	122390	WD	139/857	\$90,000	I
01/01/1900	BLUFFTON HEALTH		WD	/		I

Legal

TOWNLEY SOUTH LOT 206

TOWNLEY SOUTH LOT 207 N/2

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	Misc	AA	AA	AA
02/19/2025	As Of Date	04/13/2025	06/13/2024	03/30/2024	03/14/2023	04/07/2022
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Land	\$33,000	\$33,000	\$33,000	\$22,200	\$9,900
	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$33,000	\$33,000	\$33,000	\$22,200	\$9,900
	Improvement	\$138,300	\$134,600	\$243,000	\$74,500	\$86,600
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$138,300	\$134,600	\$243,000	\$74,500	\$86,600
	Total	\$171,300	\$167,600	\$276,000	\$96,700	\$96,500
	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)	\$171,300	\$167,600	\$276,000	\$96,700	\$96,500

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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	0.00	100.00	\$20,890
Fci	F		31	31x170	1.06	\$370	\$392	\$12,152	0%	1.0000	0.00	0.00	100.00	\$12,150

Land Computations

Calculated Acreage	0.36
Actual Frontage	93
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.36
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	0.36
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	\$33,000
Total Value	\$33,000

Data Source External Only

Collector 07/29/2020

Nexus

Appraiser

90-08-04-505-202.001-004

HOLLOWAY REAL ESTATE, INC 1103 S MAIN

447, Office Bldg (1 or 2 Story)

BLUFFTON COMMERCIAL/ 2/2

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

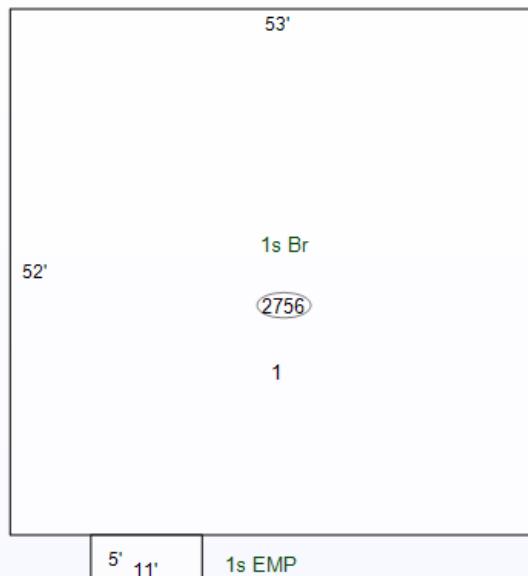
SB B 1 U

Wall Type	1: 2(210')
Heating	2756 sqft
A/C	2756 sqft
Sprinkler	

Plumbing RES/CI				Roofing						
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Other
Full Bath	0	0	0	0						
Half Bath	0	0	2	4						
Kitchen Sinks	0	0	0							
Water Heaters	0	0	0							
Add Fixtures	0	0	2	2						
Total	0	0	4	6						

Exterior Features

Description	Area	Value
Porch, Enclosed Masonry	55	\$6,900

**Floor/Use Computations**

Pricing Key	GCR
Use	GENOFF
Use Area	2756 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	210'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$146.62
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$146.62
BPA Factor	1.00
Sub Total (rate)	\$146.62
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Description	Value	Description	Value	Sub-Total (all floors)	\$404,085	Garages	\$0	Unit Finish/SR	\$0.00
		1 x Ref Wat Cooler	\$1300	Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00
				Theater Balcony	\$0	Sub-Total (building)	\$421,885	S.F. Price	\$146.62
				Plumbing	\$9,600	Quality (Grade)	\$1	Sub-Total	
				Other Plumbing	\$1,300	Location Multiplier	0.96	Unit Cost	\$0.00
				Special Features	\$0	Repl. Cost New	\$405,009	Elevated Floor	\$0.00
				Exterior Features	\$6,900			Total (Use)	\$404,085

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	Brick	C	1977	1990	35 F		0.96		2,756 sqft	\$405,009	69%	\$125,550	0%	100%	1.000	1.050	0.00	0.00	100.00	\$131,800
2: Paving	1	Asphalt	C	1977	1977	48 A	\$2.81	0.96	\$2.70	11,400 sqft	\$30,753	80%	\$6,150	0%	100%	1.000	1.050	0.00	0.00	100.00	\$6,500