

90-08-04-539-414.000-004

UNITED STATES OF AMERICA

205 S MAIN

600, Exempt, United States of America

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-414.000-004

Local Parcel Number

0101160000

Tax ID:**Routing Number**

M04.14 R132

Property Class 600

Exempt, United States of America

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

004.070

Location Address (1)

205 S MAIN

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

205 S MAIN

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I

Ownership

UNITED STATES OF AMERICA

Date Owner

01/01/1900 UNITED STATES OF

WD

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Notes

Legal

ORIGINAL LOT 102 (POST OFFICE) (4-G) 70 X 140

Exempt**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
	03/03/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Valuation Method	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	\$12,900	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600	\$12,600
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)	\$12,900	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600	\$12,600
Improvement	\$233,400	\$233,400	\$169,600	\$169,600	\$202,600	\$187,300	\$187,300
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)	\$233,400	\$233,400	\$169,600	\$169,600	\$202,600	\$187,300	\$187,300
Total	\$246,300	\$246,300	\$182,500	\$182,500	\$215,200	\$199,900	\$199,900
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)	\$246,300	\$246,300	\$182,500	\$182,500	\$215,200	\$199,900	\$199,900

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

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$12,900
Total Value	\$12,900

Collector 09/11/2024 Nexus

Appraiser

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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	Unfinished
Type	N/A	# of Units	0
		SB	B
		1	U

Wall Type B: 2(333') 1: 2(341')

Heating 6781 sqft

A/C 6781 sqft

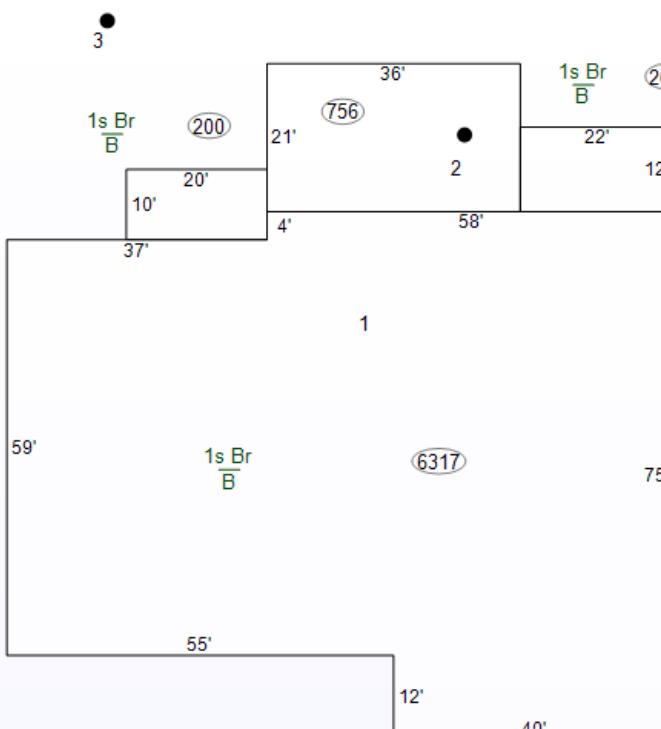
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			GCK Adjustments
Add Fixtures	0	0	8	8	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	8	8	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value

**Special Features**

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$1,018,379
Can, IT 756sqft	\$5,410	1 x Drink Fount	\$800	Racquetball/Squash	\$0
				Theater Balcony	\$0
				Plumbing	\$12,800
				Other Plumbing	\$800
				Special Features	\$5,410
				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	Brick	C	1925	1980	45 A		0.96		13,562 sqft	\$995,893	77%	\$229,060	0%	100%	1,000	1,000	0.00	0.00	100.00	\$229,100
2: Docking Facilities - Loadin	1		C	1925	1925	100 A		0.96		540sqft	\$8,064	80%	\$1,610	0%	100%	1,000	1,000	0.00	0.00	100.00	\$1,600
3: Paving	1	Asphalt	C	1970	1970	55 A	\$2.81	0.96	\$2.70	5,000 sqft	\$13,488	80%	\$2,700	0%	100%	1,000	1,000	0.00	0.00	100.00	\$2,700

Total all pages

\$233,400

Total this page

\$233,400

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENOFF
Use Area	6781 sqft	6317 sqft	464 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	93.2%	6.8%
Eff Perimeter	333'	341'	341'
PAR	5	5	5
# of Units / AC	0	0	0
Avg Unit sz dpth	0	-1	0
Floor	B	1	1
Wall Height	10'	15'	12'
Base Rate	\$40.91	\$125.07	\$125.07
Frame Adj	(\$12.95)	(\$8.72)	(\$8.72)
Wall Height Adj	\$1.50	\$6.12	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$29.46	\$122.47	\$116.35
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$29.46	\$122.47	\$116.35
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$28.13	\$122.47	\$116.35
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$190,750	\$773,643	\$53,986