

90-08-04-539-065.000-004

BLUFFTON HEALTH SYSTEM, L

320 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-065.000-004

Local Parcel Number

0100686900

Tax ID:**Routing Number**

M04.14 R170

Property Class 456

Parking Lot or Structure

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

04

Location Address (1)

320 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

Ownership

Bluffton Health System, Llc

%EASLEY, MCCALEB & ASSOCIATE

PO Box 8040

Fort Wayne, IN 46898-8040

Transfer of Ownership**Date** **Owner**

12/07/1999 Bluffton Health System

Transfer of Ownership**Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**

0 WD 136/509 |

07/08/1984 CAYLOR-NICKEL ME / |

01/01/1900 TO CAYLOR-NICKEL WD / |

Legal

ORIG 184 (4-G) N 32' OF E 100'S MAIN PAVING

Notes**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
	03/05/2025	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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
		Land	\$5,900	\$5,900	\$5,900	\$5,800	\$5,800
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$5,900	\$5,900	\$5,900	\$5,800	\$5,800
		Improvement	\$3,500	\$3,400	\$5,000	\$5,100	\$4,700
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$3,500	\$3,400	\$5,000	\$5,100	\$4,700
		Total	\$9,400	\$9,300	\$10,900	\$10,900	\$10,500
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$9,400	\$9,300	\$10,900	\$10,900	\$10,500

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		32	32x100	0.82	\$225	\$185	\$5,920	0%	1.0000	0.00	0.00	100.00	\$5,920

Land Computations

Calculated Acreage	0.07
Actual Frontage	32
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.07
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	0.07
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	\$5,900
Total Value	\$5,900

Collector 09/11/2024 Nexus

Appraiser

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2/2

General Information

		Plumbing	#	TF
Occupancy	Paving			
Description	Paving	Full Bath		
Story Height	0	Half Bath		
Style	N/A	Kitchen Sinks		
Finished Area		Water Heaters		
Make		Add Fixtures		
		Total		

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type

Roofing	
<input type="checkbox"/> Built-Up <input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle <input type="checkbox"/> Other	

Exterior Features

Description	Area	Value

●

Cost Ladder				
Floor	Constr	Base	Finish	Value
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments	Row Type Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit

\$0

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		\$8,632

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	2017	2017	8 A	\$2.81	0.96	\$2.70	3,200 sqft	\$8,632	60%	\$3,450	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,500

Total all pages

\$3,500

Total this page

\$3,500