

90-08-04-539-281.000-004

Lewis, Michael G

206 N MAIN

447, Office Bldg (1 or 2 Story)

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number
90-08-04-539-281.000-004

Local Parcel Number
0100867200

Tax ID:

Routing Number
M04.14 R09

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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
04

Location Address (1)
206 N MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.70

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage**Other**

Printed Tuesday, April 15, 2025

Ownership

Lewis, Michael G
4300 E 900 N
Ossian, IN 46777

Legal

ORIG E 1/2 02-26-12

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Notes**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/27/2017	Lewis, Michael G	20171223	CD	/	\$65,000	I
02/01/2013	Terry's Cycle Sales IN	187595	WR	152/266	\$35,000	I
11/03/1995	Schroeder, Craig	0	WD	131/158		I
09/13/1994	IMEL, BRUCE L/SCH	0	WD	129/903		I
01/01/1900	TRUBEY, C.W./HULLI		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
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	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
		Improvement	\$121,200	\$88,300	\$81,300	\$80,800	\$73,000
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$121,200	\$88,300	\$81,300	\$80,800	\$73,000
		Total	\$130,200	\$97,300	\$90,300	\$89,600	\$81,800
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$130,200	\$97,300	\$90,300	\$89,600	\$81,800

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	70x70	0.68	\$189.29	\$129	\$9,030	0%	1.0000	0.00	0.00	100.00	\$9,030

Land Computations

Calculated Acreage	0.11
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$9,000
Total Value	\$9,000

Review Group

2024

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

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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: 1(174'),2(38')

Heating 2052 sqft

A/C 2052 sqft

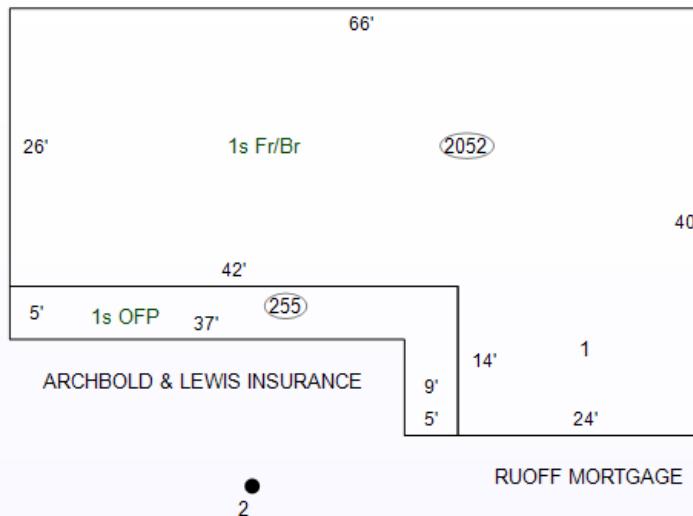
Sprinkler

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	3	6	<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	1	1	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	4	7	<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
Porch, Open Frame	255	\$12,000



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Floor/Use Computations

Pricing Key	GCR
Use	GENOFF
Use Area	2052 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	212'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$142.13
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$142.13
BPA Factor	1.00
Sub Total (rate)	\$142.13
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
Sub-Total (building)	\$314,851
S.F. Price	\$142.13
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$291,651

Building Computations

Description	Value	Description	Value	Sub-Total (all floors)	\$291,651	Garages	\$0	Sub-Total (building)	\$314,851	S.F. Price	\$142.13
Racquetball/Squash				\$0		Fireplaces	\$0				
Theater Balcony				\$0							
Plumbing				\$11,200		Quality (Grade)	\$1				
Other Plumbing				\$0		Location Multiplier	0.96				
Special Features				\$0		Repl. Cost New	\$302,257				
Exterior Features				\$12,000							

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	1/6 Maso	C	1969	2000	25 A		0.96		2,052 sqft	\$302,257	43%	\$172,290	0%	100%	1.000	0.700	0.00	0.00	100.00	\$120,600
2: Paving	1	Asphalt	C	1969	1969	56 A	\$2.81	0.96	\$2.70	1,600 sqft	\$4,316	80%	\$860	0%	100%	1.000	0.700	0.00	0.00	100.00	\$600

Total all pages

\$121,200

Total this page

\$121,200