

General Information

Parcel Number
90-08-04-539-159.000-004

Local Parcel Number
0100760000

Tax ID:

Routing Number
M04.14 R174

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
4G

Location Address (1)
110 W CHERRY
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.15

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

Ownership

LONGENBERGER, GENE W/JONI L
6550 E 300 N
CRAIGVILLE, IN 46714

Legal

ORIG 149 00-26-12
W 70'''



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/06/2005	LONGENBERGER, G	144346	WD	143/412	\$5,500	I
09/28/1989	O'LAVERTY, ELIZABE	0	WD	124/449		I
01/01/1900	HARSH, D.		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	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$9,000	Land	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,000	Land Non Res (3)	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
\$183,300	Improvement	\$183,300	\$156,500	\$154,600	\$153,900	\$151,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$183,300	Imp Non Res (3)	\$183,300	\$156,500	\$154,600	\$153,900	\$151,600
\$192,300	Total	\$192,300	\$165,500	\$163,600	\$162,700	\$160,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$192,300	Total Non Res (3)	\$192,300	\$165,500	\$163,600	\$162,700	\$160,400

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

Notes

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

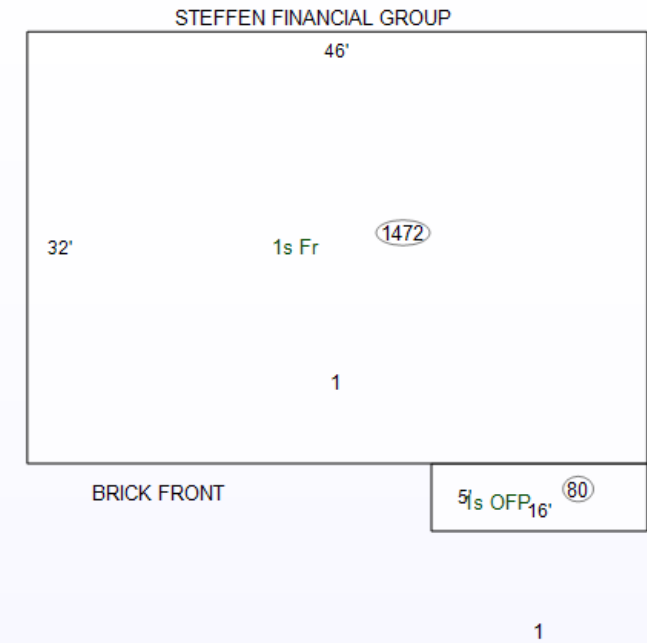
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0
SB	B	1	U

Wall Type	1: 1(110'),2(46')
Heating	1472 sqft
A/C	1472 sqft
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	1	3	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	2	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Open Frame	80	\$5,300

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$224,662	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$236,362
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$226,908
Exterior Features	\$5,300		

Floor/Use Computations											
Pricing Key	GCR										
Use	GENOFF										
Use Area	1472 sqft										
Area Not in Use	0 sqft										
Use %	100.0%										
Eff Perimeter	156'										
PAR	11										
# of Units / AC	0 / N										
Avg Unit sz dpth											
Floor	1										
Wall Height	8'										
Base Rate	\$152.62										
Frame Adj	\$0.00										
Wall Height Adj	\$0.00										
Dock Floor	\$0.00										
Roof Deck	\$0.00										
Adj Base Rate	\$152.62										
BPA Factor	1.00										
Sub Total (rate)	\$152.62										
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										
S.F. Price	\$152.62										
Sub-Total											
Unit Cost	\$0.00										
Elevated Floor	\$0.00										
Total (Use)	\$224,662										

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	Wood Fr	C	2005	2005	20	A		0.96		1,472 sqft	\$226,908	30%	\$158,840	0%	100%	1.000	1.150	0.00	0.00	100.00	\$182,700
2: Paving	1	Asphalt	C	2005	2005	20	A	\$2.41	0.96	\$2.31	1,100 sqft	\$2,545	80%	\$510	0%	100%	1.000	1.150	0.00	0.00	100.00	\$600