

90-08-04-501-002.000-004

Montalto At Bluffton, LLC

1100 S MAIN

499, Other Commercial Structures

BLUFFTON COMMERCIAL/ 1/6

General Information

Parcel Number

90-08-04-501-002.000-004

Local Parcel Number

0100967020

Tax ID:

Routing Number

M04.01 R02

Property Class 499

Other Commercial Structures

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

04

Location Address (1)

1100 S MAIN

BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model

C & I MARKET 0.80

Characteristics

Topography

Flood Hazard

Level

Public Utilities

All

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2025

Ownership

Montalto At Bluffton, LLC

300 Andover St, Ste 250

Peabody, MA 01960

Legal

SKILES ADD LOTS: 1-4 (4-P) WIECKINGS ADD

LOTS: 3-6 /155.5' OF JOHNSON N OF SPRING SW

SE /PT SW SE W OF SKILES

Transfer of Ownership							Notes
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
10/07/2021	Montalto At Bluffton, L	20214612	SW	/	\$355,000	I	
08/03/2021	Abacus Redevelopme	20213509	SW	/	\$80,000	I	
07/03/2000	Bluffton Health System		WD	137/295		I	
01/01/1900	WELLS COMMUNITY		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
Reason For Change	WIP	AA	AA	AA	AA	AA	AA
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 type="checkbox"/>						
Land	\$228,700	\$228,700	\$228,700	\$179,700	\$85,000	\$85,000	\$85,000
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)	\$228,700	\$228,700	\$179,700	\$85,000	\$85,000	\$85,000	\$85,000
Improvement	\$510,600	\$470,700	\$470,700	\$536,100	\$491,200	\$491,200	\$491,200
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)	\$510,600	\$470,700	\$470,700	\$536,100	\$491,200	\$491,200	\$491,200
Total	\$739,300	\$699,400	\$650,400	\$621,100	\$576,200	\$576,200	\$576,200
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)	\$739,300	\$699,400	\$650,400	\$621,100	\$576,200	\$576,200	\$576,200

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		0	54x140	0.97	\$350	\$340	\$18,360	0%	1.0000	0.00	0.00	100.00	\$18,360
Fci	F		0	32x140	0.97	\$370	\$359	\$11,488	0%	1.0000	0.00	0.00	100.00	\$11,490
Fci	F		0	50x147	0.99	\$370	\$366	\$18,300	0%	1.0000	0.00	0.00	100.00	\$18,300
Fci	F		0	50x141	0.98	\$370	\$363	\$18,150	0%	1.0000	0.00	0.00	100.00	\$18,150
Fci	F		0	50x141	0.98	\$370	\$363	\$18,150	0%	1.0000	0.00	0.00	100.00	\$18,150
Fci	F		0	49x140	0.97	\$370	\$359	\$17,591	0%	1.0000	0.00	0.00	100.00	\$17,590
Fci	F		0	198x155	1.02	\$137.12	\$140	\$27,720	0%	1.0000	0.00	0.00	100.00	\$27,720
Fci	F		0	135x140	0.97	\$177.78	\$172	\$23,220	0%	1.0000	0.00	0.00	100.00	\$23,220
Fci	F		49	49x140	0.97	\$370	\$359	\$17,591	0%	1.0000	0.00	0.00	100.00	\$17,590
Fci	F		49	49x140	0.97	\$370	\$359	\$17,591	0%	1.0000	0.00	0.00	100.00	\$17,590
TIF	A		0	0.5400	1.45	\$28,200	\$40,890	\$22,081	0%	1.0000	0.00	0.00	100.00	\$22,080

Land Computations

Calculated Acreage	3.09
Actual Frontage	98
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.09
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	3.09
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	\$228,700
Total Value	\$228,700

Data Source External Only

Collector 07/29/2020

Nexus

Appraiser

90-08-04-501-002.000-004

Montalto At Bluffton, LLC

1100 S MAIN

499, Other Commercial Structures

BLUFFTON COMMERCIAL/ 2/6

General Information			
Occupancy	C/I Building	Pre. Use	Heavy Utility Storage
Description	C/I Building 1	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type		1: 2(208')	

Heating

A/C

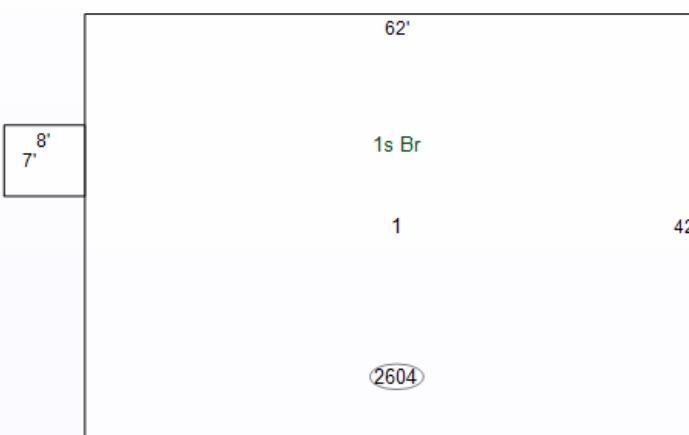
Sprinkler

Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	1
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0	0	0
Total	0	0	1
			2

GCK Adjustments	
Low Prof	<input type="checkbox"/>
Ext Sheat	<input type="checkbox"/>
Insulatio	<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	<input type="checkbox"/>

Exterior Features

Description	Area	Value
Porch, Enclosed Masonry	56	\$6,900



Floor/Use Computations	
Pricing Key	GCI
Use	HUTLSTO
Use Area	2604 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	208'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'
Base Rate	\$117.54
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$117.54
BPA Factor	1.00
Sub Total (rate)	\$117.54
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Sub-Total (all floors)	\$301,908
Garages	\$0
Racquetball/Squash	\$0
Theater Balcony	\$0
Sub-Total (building)	\$312,008
Plumbing	\$3,200
Quality (Grade)	\$1
Other Plumbing	\$0
Location Multiplier	0.96
Special Features	\$0
Repl. Cost New	\$299,527
Exterior Features	\$6,900
Total (Use)	\$301,908

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$301,908	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$312,008
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$299,527
Exterior Features	\$6,900	Total (Use)	\$301,908

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	Brick	C	1967	1967	58 A		0.96		2,604 sqft	\$299,527	80%	\$59,910	0%	100%	1.000	0.800	0.00	0.00	100.00	\$47,900

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Montalto At Bluffton, LLC

1100 S MAIN

499, Other Commercial Structures

BLUFFTON COMMERCIAL/ 3/6

General Information

Occupancy	C/I Building	Pre. Use	General Office		
Description	C/I Building 2	Pre. Framing	Fireproof Steel		
Story Height	3	Pre. Finish	Finished Divided		
Type	N/A	# of Units	0		
		SB	B	1	U
Wall Type	B: 2(732')	1: 2(1388')	U: 2(2578')		
Heating	18207 sqft	41291 sqft	57807 sqft		
A/C		41291 sqft	57807 sqft		
Sprinkler	7254 sqft				

Plumbing RES/CI

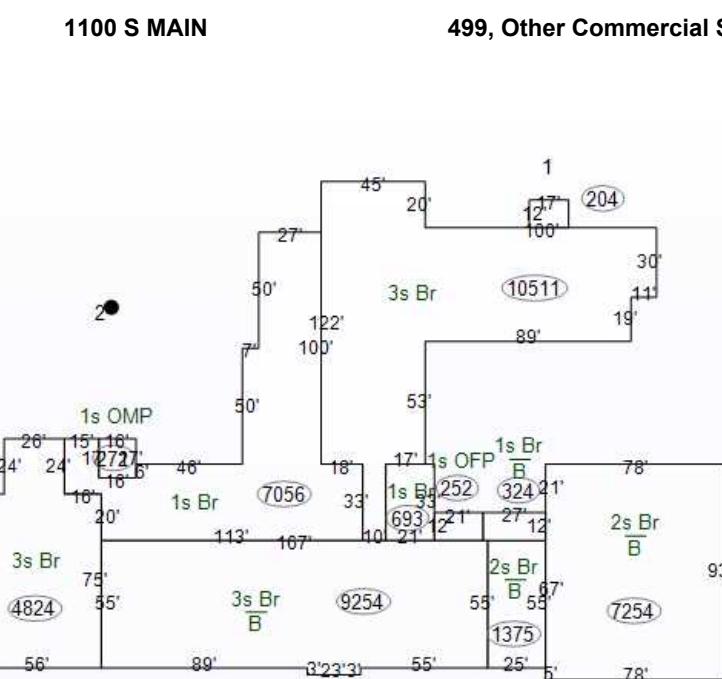
	#	TF	#	TF	Roofing
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Add Fixtures	0	0	200	200	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	200	200	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Porch, Open Frame	252	\$12,000
Porch, Open Masonry	272	\$14,200

Special Features

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$13,250,342
Can, CT 204sqft	\$5,720	Racquetball/Squash	\$0	Garages	\$0
PE, H	\$168,200	Theater Balcony	\$0	Fireplaces	\$0
FE, H	\$90,500	Plumbing	\$320,000	GCK Adj.	\$0.00
PE, H	\$98,200	Other Plumbing	\$0	Sub-Total (building)	\$14,057,362
PE, H	\$98,200	Special Features	\$460,820	S.F. Price	\$56.02
		Exterior Features	\$26,200	Repl. Cost New	\$52.35



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	GENOFF	GENOFF
Use Area	7254 sqft	10953 sqft	4824 sqft	9254 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	39.8%	60.2%	11.7%	22.4%
Eff Perimeter	732'	732'	1388'	1388'
PAR	4	4	3	3
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	B	1	1
Wall Height	9'	9'	12'	12'
Base Rate	\$38.63	\$38.63	\$109.54	\$109.54
Frame Adj	\$13.72	\$13.72	\$18.13	\$18.13
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$52.35	\$52.35	\$127.67	\$127.67
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$52.35	\$52.35	\$127.67	\$127.67
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$3.67	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$406,369	\$573,390	\$615,880	\$1,181,458

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 2	3	Brick	C+2	1963	1980	45 A		0.96			117,305 sqft	\$14,844,575	62%	\$5,640,940	90%	100%	1.000	0.800	0.00	0.00	100.00	\$451,300
2: Paving	1	Asphalt	C	1973	1973	52 A		\$2.57	0.96	\$2.47	28,800 sqft	\$71,055	80%	\$14,210	0%	100%	1.000	0.800	0.00	0.00	100.00	\$11,400

Total all pages

\$510,600

Total this page

\$462,700

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Montalto At Bluffton, LLC

1100 S MAIN

499, Other Commercial Structures

BLUFFTON COMMERCIAL/ 4/6

Floor/Use Computations									Special Features			Exterior Features					
Pricing Key	GCM	GCM	GCM	GCM	GCM	GCM	GCM	GCM	Description	Value	Description		Area		Value		
Use	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF									
Use Area	7386 sqft	10181 sqft	7254 sqft	1375 sqft	1017 sqft	4824 sqft	9254 sqft	10511 sqft									
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft									
Use %	17.9%	24.7%	17.6%	3.3%	2.5%	14.5%	27.9%	31.6%									
Eff Perimeter	1388'	1388'	1388'	1388'	1388'	1348'	1348'	1348'									
PAR	3	3	3	3	3	4	4	4									
# of Units / AC	0	0	0	0	0	0	0	0									
Avg Unit sz dpth	-1	-1	-1	-1	-1	-1	-1	-1									
Floor	1	1	1	1	1	2	2	2									
Wall Height	12'	12'	12'	12'	12'	11'	11'	11'									
Base Rate	\$109.54	\$109.54	\$109.54	\$109.54	\$109.54	\$106.76	\$106.76	\$106.76									
Frame Adj	\$18.13	\$18.13	\$18.13	\$18.13	\$18.13	\$14.41	\$14.41	\$14.41									
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2.89)	(\$2.89)	(\$2.89)									
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Adj Base Rate	\$127.67	\$127.67	\$127.67	\$127.67	\$127.67	\$118.28	\$118.28	\$118.28	Other Plumbing								
BPA Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00									
Sub Total (rate)	\$127.67	\$127.67	\$127.67	\$127.67	\$127.67	\$118.28	\$118.28	\$118.28	Description	Value							
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
S.F. Price	\$127.67	\$127.67	\$127.67	\$127.67	\$127.67	\$118.28	\$118.28	\$118.28									
Sub-Total																	
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00									
Total (Use)	\$942,971	\$1,299,808	\$926,118	\$175,546	\$129,840	\$570,583	\$1,094,563	\$1,243,241									

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
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Montalto At Bluffton, LLC

1100 S MAIN

499, Other Commercial Structures

BLUFFTON COMMERCIAL/ 5/6

Floor/Use Computations					
Pricing Key	GCM	GCM	GCM	GCM	GCM
Use	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF
Use Area	7254 sqft	1375 sqft	4824 sqft	9254 sqft	10511 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	21.8%	4.1%	19.6%	37.6%	42.7%
Eff Perimeter	1348'	1348'	1230'	1230'	1230'
PAR	4	4	5	5	5
# of Units / AC	0	0	0	0	0
Avg Unit sz dpth	-1	0	-1	-1	0
Floor	2	2	3	3	3
Wall Height	11'	11'	11'	11'	11'
Base Rate	\$106.76	\$106.76	\$113.73	\$113.73	\$113.73
Frame Adj	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41
Wall Height Adj	(\$2.89)	(\$2.89)	(\$3.29)	(\$3.29)	(\$3.29)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$118.28	\$118.28	\$124.85	\$124.85	\$124.85
BPA Factor	1.00	1.00	1.00	1.00	1.00
Sub Total (rate)	\$118.28	\$118.28	\$124.85	\$124.85	\$124.85
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$118.28	\$118.28	\$124.85	\$124.85	\$124.85
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$858,003	\$162,635	\$602,276	\$1,155,362	\$1,312,298

Special Features		Exterior Features	
Description	Value	Description	Area

Other Plumbing	
Description	Value

Description	Value

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

