

90-08-04-400-016.000-004

Greir, Inc

728 S MAIN

499, Other Commercial Structures

BLUFFTON COMMERCIAL/ 1/2

**General Information****Parcel Number**

90-08-04-400-016.000-004

**Local Parcel Number**

0100766200

**Tax ID:****Routing Number**

M04.01 R21

**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**

004.120

**Location Address (1)**

728 S MAIN

BLUFFTON, In 46714

**Zoning****Subdivision****Lot****Market Model**

C &amp; I MARKET 0.80

**Characteristics****Topography** Flood Hazard

Level

**Public Utilities**

All

**Streets or Roads**

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

**Review Group** 2025**Data Source** External Only**Ownership**

Greir, Inc

929 Compromise Lane  
Bluffton, IN 46714**Transfer of Ownership****Date** **Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I****Legal**04-26-12 .720  
MID PT NW SE N OF ARNLOLD**Notes**

|            |                 |        |    |         |           |   |
|------------|-----------------|--------|----|---------|-----------|---|
| 03/03/2017 | Greir, Inc      | 207827 | CD | 157/85  | \$75,000  | I |
| 11/08/2005 | SCI, INC        | 147531 | CD | 144/123 | \$100,000 | I |
| 06/28/1991 | HEYERLYS MARKET | 0      | WD | 126/215 |           | 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                     |
|------------------|--------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>WIP</b>       |                    | <b>Reason For Change</b>   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 02/19/2025       |                    | <b>As Of Date</b>          | 04/13/2025               | 03/30/2024               | 03/14/2023               | 04/07/2022               | 03/01/2021               |
| Indiana Cost Mod |                    | <b>Valuation Method</b>    | Indiana Cost Mod         |
| 1.0000           |                    | <b>Equalization Factor</b> | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  |                    | <b>Notice Required</b>     | <input type="checkbox"/> |
|                  | <b>Land</b>        | <b>\$25,300</b>            | <b>\$25,300</b>          | <b>\$24,600</b>          | <b>\$10,900</b>          | <b>\$10,900</b>          |                          |
|                  | Land Res (1)       | \$0                        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
|                  | Land Non Res (2)   | \$0                        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
|                  | Land Non Res (3)   | \$25,300                   | \$25,300                 | \$24,600                 | \$10,900                 | \$10,900                 |                          |
|                  | <b>Improvement</b> | <b>\$55,100</b>            | <b>\$50,400</b>          | <b>\$50,400</b>          | <b>\$60,900</b>          | <b>\$54,700</b>          |                          |
|                  | Imp Res (1)        | \$0                        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
|                  | Imp Non Res (2)    | \$0                        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
|                  | Imp Non Res (3)    | \$55,100                   | \$50,400                 | \$50,400                 | \$60,900                 | \$54,700                 |                          |
|                  | <b>Total</b>       | <b>\$80,400</b>            | <b>\$75,700</b>          | <b>\$75,000</b>          | <b>\$71,800</b>          | <b>\$65,600</b>          |                          |
|                  | Total Res (1)      | \$0                        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
|                  | Total Non Res (2)  | \$0                        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
|                  | Total Non Res (3)  | \$80,400                   | \$75,700                 | \$75,000                 | \$71,800                 | \$65,600                 |                          |

**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              |         | 95         | 95x295 | 1.15   | \$231.58 | \$266     | \$25,270   | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$25,270 |

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.64                     |
| Actual Frontage         | 95                       |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.72                     |
| 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    | 0.72                     |
| 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             | \$25,300                 |
| <b>Total Value</b>      | <b>\$25,300</b>          |

**Collector** 07/29/2020

Nexus

**Appraiser**

90-08-04-400-016.000-004

Greir, Inc

728 S MAIN

499, Other Commercial Structures

BLUFFTON COMMERCIAL/ 2/2

**General Information**

|              |              |              |                   |
|--------------|--------------|--------------|-------------------|
| Occupancy    | C/I Building | Pre. Use     | Utility / Storage |
| 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: 1(182')      1: 1(476')

Heating      1625 sqft

A/C

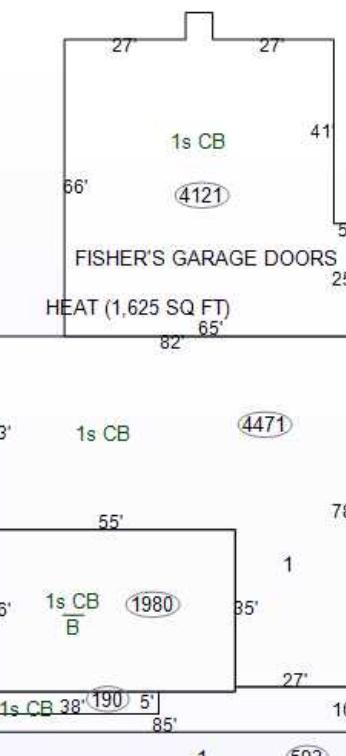
Sprinkler

**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  |   |    | <b>GCK Adjustments</b>  |
| Add Fixtures  | 0 | 0  | 2 | 2  | <input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio |
| Total         | 0 | 0  | 2 | 2  | <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 |
|-------------|------|-------|
|             |      |       |

**Floor/Use Computations**

| Pricing Key             | GCM            | GCM            | GCM            |
|-------------------------|----------------|----------------|----------------|
| Use                     | UTLSTOR        | UTLSTOR        | UTLSTOR        |
| Use Area                | 1980 sqft      | 6641 sqft      | 4121 sqft      |
| Area Not in Use         | 0 sqft         | 0 sqft         | 0 sqft         |
| Use %                   | 100.0%         | 61.7%          | 38.3%          |
| Eff Perimeter           | 182'           | 476'           | 476'           |
| PAR                     | 9              | 4              | 4              |
| # of Units / AC         | 0              | 0              | 0              |
| Avg Unit sz dpth        | 0              | -1             | 0              |
| Floor                   | B              | 1              | 1              |
| Wall Height             | 9'             | 12'            | 10'            |
| <b>Base Rate</b>        | <b>\$46.68</b> | <b>\$50.93</b> | <b>\$50.93</b> |
| Frame Adj               | (\$10.96)      | (\$16.93)      | (\$16.93)      |
| Wall Height Adj         | \$0.00         | (\$0.98)       | (\$1.96)       |
| Dock Floor              | \$0.00         | \$0.00         | \$0.00         |
| Roof Deck               | \$0.00         | \$0.00         | \$0.00         |
| <b>Adj Base Rate</b>    | <b>\$35.72</b> | <b>\$33.02</b> | <b>\$32.04</b> |
| BPA Factor              | 1.00           | 1.00           | 1.00           |
| <b>Sub Total (rate)</b> | <b>\$35.72</b> | <b>\$33.02</b> | <b>\$32.04</b> |
| Interior Finish         | \$0.00         | \$0.00         | \$0.00         |
| Partitions              | \$0.00         | \$0.00         | \$0.00         |
| Heating                 | (\$1.33)       | (\$1.33)       | (\$0.81)       |
| A/C                     | \$0.00         | \$0.00         | \$0.00         |
| Sprinkler               | \$0.00         | \$0.00         | \$0.00         |
| Lighting                | \$0.00         | \$0.00         | \$0.00         |
|                         |                |                |                |

**Building Computations**

|                 |          |                    |          |                        |                             |                     |                   |
|-----------------|----------|--------------------|----------|------------------------|-----------------------------|---------------------|-------------------|
| Description     | Value    | Description        | Value    | Sub-Total (all floors) | \$407,263                   | Garages             | \$0               |
| Can, CT 593sqft | \$16,640 | Racquetball/Squash |          | \$0                    |                             | Fireplaces          | \$0               |
|                 |          | Theater Balcony    |          | \$0                    | <b>Sub-Total (building)</b> | <b>\$427,103</b>    | <b>S.F. Price</b> |
|                 |          | Plumbing           | \$3,200  |                        |                             | Quality (Grade)     | \$1               |
|                 |          | Other Plumbing     | \$0      |                        |                             | Location Multiplier | 0.96              |
|                 |          | Special Features   | \$16,640 |                        | <b>Repl. Cost New</b>       | <b>\$410,019</b>    | <b>Sub-Total</b>  |
|                 |          | Exterior Features  | \$0      |                        |                             | Unit Cost           | \$0.00            |
|                 |          |                    |          |                        |                             | Elevated Floor      | \$0.00            |
|                 |          |                    |          |                        |                             | <b>Total (Use)</b>  | <b>\$68,092</b>   |
|                 |          |                    |          |                        |                             |                     | <b>\$210,453</b>  |
|                 |          |                    |          |                        |                             |                     | <b>\$128,717</b>  |

**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            | Concrete    | C     | 1935       | 1950     | 75 F          |           | 0.96 |          | 12,742 sqft | \$410,019 | 80%      | \$82,000      | 26%     | 100% | 1,000 | 0.800 | 0.00  | 0.00  | 100.00 | \$48,500     |
| 2: Paving       | 1            | Asphalt     | C     | 1960       | 1960     | 65 A          | \$2.81    | 0.96 | \$2.70   | 15,200 sqft | \$41,004  | 80%      | \$8,200       | 0%      | 100% | 1,000 | 0.800 | 0.00  | 0.00  | 100.00 | \$6,600      |