

90-08-04-539-221.000-004

BLUFFTON HEALTH SYSTEM LL

317 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

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

90-08-04-539-221.000-004

**Local Parcel Number**

0100814000

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

M04.14 R161

**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)**

317 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

**Ownership**Bluffton Health System, Llc  
%EASLEY, MCCALEB & ASSOICATE  
PO Box 8040  
Fort Wayne, IN 46898-8040**Transfer of Ownership**Date Owner Doc ID Code Book/Page Adj Sale Price V/I  
12/07/1999 Bluffton Health System 0 WD 136/509 I  
01/01/1900 CAYLOR-NICKEL ME WD / I**Legal**

ORIGINAL LOT 182 (4-G) 317 S MAIN PAVING

**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
<b>Indiana Cost Mod</b>		<b>Indiana Cost Mod</b>		<b>Indiana Cost Mod</b>		<b>Indiana Cost Mod</b>	
1.0000		1.0000		1.0000		1.0000	
<b>Notice Required</b>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
<b>Land</b>	\$12,900		\$12,900		\$12,900		\$12,600
Land Res (1)	\$0		\$0		\$0		\$0
Land Non Res (2)	\$0		\$0		\$0		\$0
Land Non Res (3)	\$12,900		\$12,900		\$12,900		\$12,600
<b>Improvement</b>	\$4,300		\$4,200		\$4,200		\$4,300
Imp Res (1)	\$0		\$0		\$0		\$0
Imp Non Res (2)	\$0		\$0		\$0		\$0
Imp Non Res (3)	\$4,300		\$4,200		\$4,200		\$3,900
<b>Total</b>	\$17,200		\$17,100		\$17,100		\$16,500
Total Res (1)	\$0		\$0		\$0		\$0
Total Non Res (2)	\$0		\$0		\$0		\$0
Total Non Res (3)	\$17,200		\$17,100		\$17,100		\$16,500

**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		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880

**Notes****Land Computations**

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$12,900
<b>Total Value</b>	<b>\$12,900</b>

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-221.000-004

**BLUFFTON HEALTH SYSTEM LLC 317 S MAIN**

## **456. Parking Lot or Structure**

BLUFFTON COMMERCIAL

2/2

General Information		Plumbing	
		#	TF
Occupancy	Paving		
Description	Paving		
Story Height	0		
Style	N/A		
Finished Area			
Make			
<b>Floor Finish</b>		<b>Accommodations</b>	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	<b>Bedrooms</b>	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	<b>Living Rooms</b>	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	<b>Dining Rooms</b>	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	<b>Family Rooms</b>	
<input type="checkbox"/> Parquet		<b>Total Rooms</b>	
<b>Wall Finish</b>		<b>Heat Type</b>	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
<b>Roofing</b>			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
<b>Exterior Features</b>			
Description	Area	Value	

Specialty Plumbing			Spect Plumb (+)	Elevator (+)	
Description	Count	Value		Sub-Total, One Unit	\$0
				Sub-Total, 1 Units	
Exterior Features (+)				\$0	\$0
Garages (+) 0 sqft				\$0	\$0
			Quality and Design Factor (Grade)	1.00	
			Location Multiplier	0.96	
			Replacement Cost	\$21,581	

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	1987	1987	38 A	\$2.81	0.96	\$2.70	8,000 sqft	\$21,581	80%	\$4,320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,300