

90-08-09-100-043.000-004

General Information

Parcel Number
90-08-09-100-043.000-004

Local Parcel Number
0100967016

Tax ID:

Routing Number
M05.07 R10

Property Class 620
Exempt, County

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 203343-004
BLUFFTON COM/IND SOUTH

Section/Plat
9C

Location Address (1)
120 W SPRING ST
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

WELLS CO BOARD OF COMMIS

Ownership

WELLS CO BOARD OF COMMISSION
WELLS COUNTY COURTHOUSE
102 W MARKET ST
BLUFFTON, IN 46714

Legal

09-26-12 (9-C) 0.85A N PT NW NE W OF HIGHWAY



120 W SPRING ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/03/2000	WELLS CO BOARD O		QC	137/296		I
01/01/1900	WELLS COMMUNITY		WD	/		I

620, Exempt, County

BLUFFTON COM/IND SOU 1/4

Notes

Exempt

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
04/02/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$27,100	Land	\$27,100	\$27,100	\$27,100	\$27,100	\$27,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$27,100	Land Non Res (3)	\$27,100	\$27,100	\$27,100	\$27,100	\$27,100
\$348,300	Improvement	\$348,300	\$274,700	\$274,700	\$293,800	\$263,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$348,300	Imp Non Res (3)	\$348,300	\$274,700	\$274,700	\$293,800	\$263,200
\$375,400	Total	\$375,400	\$301,800	\$301,800	\$320,900	\$290,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$375,400	Total Non Res (3)	\$375,400	\$301,800	\$301,800	\$320,900	\$290,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	0.8500	1.13	<u>\$28.200</u>	\$31,866	\$27,086	0%	1.0000	0.00	0.00	100.00	\$27,090

Land Computations

Calculated Acreage	0.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.85
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	0.85
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	\$27,100
Total Value	\$27,100

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 1	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Semi-Finished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(300')			
Heating	4032 sqft			
A/C	4032 sqft			
Sprinkler				

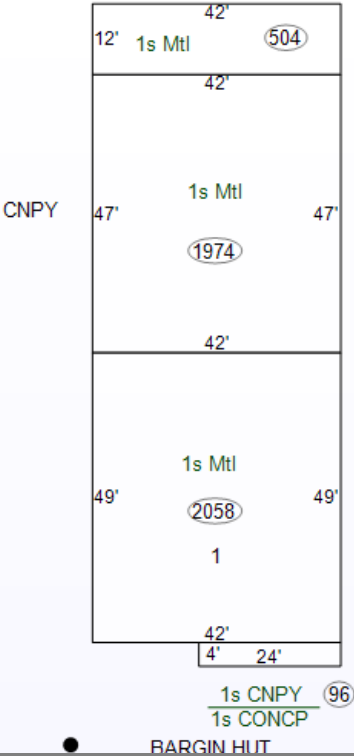
Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0	1	<input type="checkbox"/> Other			
Kitchen Sinks	0		0				
Water Heaters	0		0				
Add Fixtures	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
Total	0	0	1	<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
Patio, Concrete	96	\$800
Canopy, Shed Type	96	\$900

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 276sqft	\$7,740		

Building Computations			
Sub-Total (all floors)	\$172,758	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$185,398
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$7,740	Repl. Cost New	\$177,982
Exterior Features	\$1,700		

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	Metal	C	1939	1980	45	A		0.96		4,536 sqft	\$177,982	80%	\$35,600	0%	100%	1.000	1.000	0.00	0.00	100.00	\$35,600
2: Paving	1	Asphalt	C	1989	1989	36	A	\$2.81	0.96	\$2.70	14,800 sqft	\$39,924	80%	\$7,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,000



Floor/Use Computations			
Pricing Key	GCK	GCK	GCK
Use	GCK	GCK	GCK
Use Area	2058 sqft	1974 sqft	504 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	45.4%	43.5%	11.1%
Eff Perimeter	300'	300'	300'
PAR	7	7	7
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	10'	10'	9'
Base Rate	\$19.39	\$19.39	\$19.39
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$1.68)	(\$1.68)	(\$1.33)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$19.39	\$19.39	\$19.39
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$19.39	\$19.39	\$19.39
Interior Finish	\$15.77	\$15.77	\$4.45
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.60)
A/C	\$2.63	\$2.63	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$4.12	\$4.12	\$0.00
S.F. Price	\$40.23	\$40.23	\$20.91
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$82,801	\$79,421	\$10,536

General Information				
Occupancy	C/I Building	Pre. Use	General Office	
Description	C/I Building 2	Pre. Framing	Fire Resistant	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(288')			
Heating	3138 sqft			
A/C	1954 sqft			
Sprinkler				

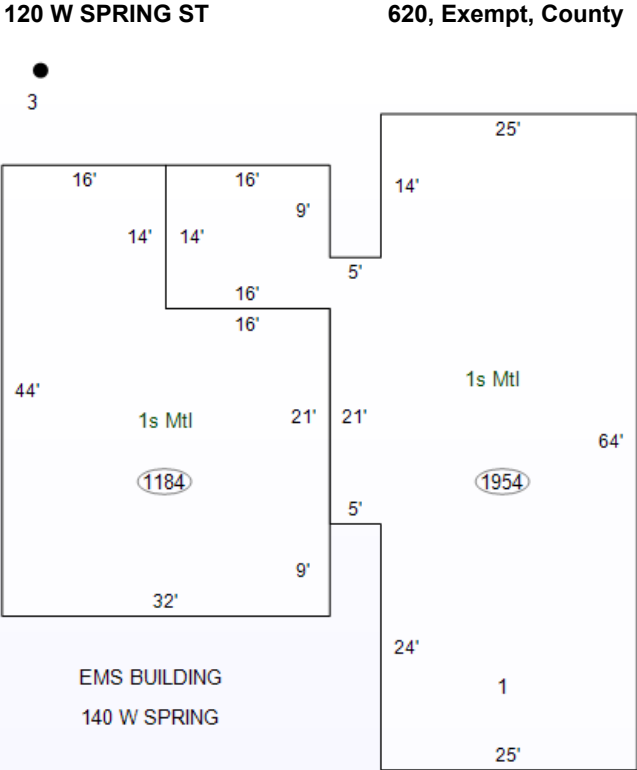
Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	2	6	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen 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	2	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	4	8	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$426,824	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$439,624
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$422,039
Exterior Features	\$0		

Summary of Improvements														
Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
	0.96		3,138 sqft	\$422,039	29%	\$299,650	0%	100%	1.000	1.000	0.00	0.00	100.00	\$299,700
\$2.81	0.96	\$2.70	7,000 sqft	\$18,883	80%	\$3,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,800
\$23.66	0.96	\$22.71	8'x12'	\$2,181	45%	\$1,200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200



Floor/Use Computations		
Pricing Key	GCM	GCI
Use	GENOFF	COMGAR
Use Area	1954 sqft	1184 sqft
Area Not in Use	0 sqft	0 sqft
Use %	62.3%	37.7%
Eff Perimeter	288'	288'
PAR	9	9
# of Units / AC	0	0 / N
Avg Unit sz dpth	-1	
Floor	1	1
Wall Height	12'	12'
Base Rate	\$152.71	\$112.09
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	(\$3.62)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$152.71	\$108.47
BPA Factor	1.00	1.00
Sub Total (rate)	\$152.71	\$108.47
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$152.71	\$108.47
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$298,395	\$128,428

