

90-08-04-505-202.001-004

General Information

Parcel Number
90-08-04-505-202.001-004

Local Parcel Number
0100967009

Tax ID:

Routing Number
M04.01 R74

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 203643-004
BLUFFTON COMMERCIAL

Section/Plat
4P

Location Address (1)
1103 S MAIN
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.05

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 2025

HOLLOWAY REAL ESTATE, INC

Ownership

HOLLOWAY REAL ESTATE, INC
1103 S MAIN ST
BLUFFTON, IN 46714

Legal

TOWNLEY SOUTH LOT 206
TOWNLEY SOUTH LOT 207 N/2



Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	Misc	AA	AA	AA
02/19/2025	As Of Date	04/13/2025	06/13/2024	03/30/2024	03/14/2023	04/07/2022
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$33,000	Land	\$33,000	\$33,000	\$33,000	\$22,200	\$9,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$33,000	Land Non Res (3)	\$33,000	\$33,000	\$33,000	\$22,200	\$9,900
\$138,300	Improvement	\$138,300	\$134,600	\$243,000	\$74,500	\$86,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$138,300	Imp Non Res (3)	\$138,300	\$134,600	\$243,000	\$74,500	\$86,600
\$171,300	Total	\$171,300	\$167,600	\$276,000	\$96,700	\$96,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$171,300	Total Non Res (3)	\$171,300	\$167,600	\$276,000	\$96,700	\$96,500

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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	0.00	100.00	\$20,890
Fci	F		31	31x170	1.06	\$370	\$392	\$12,152	0%	1.0000	0.00	0.00	100.00	\$12,150

447, Office Bldg (1 or 2 Story)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/04/2009	HOLLOWAY REAL ES	168406	LW	148/413	\$90,000	I
07/15/2002	KVS, LLC	122390	WD	139/857	\$90,000	I
01/01/1900	BLUFFTON HEALTH		WD	/		I

BLUFFTON COMMERCIAL/ 1/2

Notes

Land Computations

Calculated Acreage	0.36
Actual Frontage	93
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.36
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	0.36
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	\$33,000
Total Value	\$33,000

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: 2(210')			
Heating			
2756 sqft			
A/C			
2756 sqft			
Sprinkler			

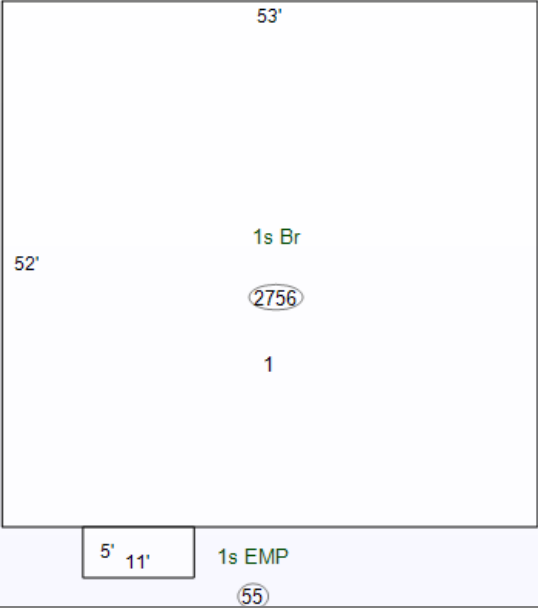
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	2	<input type="checkbox"/> Other		
Kitchen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

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	55	\$6,900

Special Features		Other Plumbing	
Description	Value	Description	Value
		1 x Ref Wat Cooler	\$1300

Building Computations			
Sub-Total (all floors)	\$404,085	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$421,885
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$405,009
Exterior Features	\$6,900		

Floor/Use Computations											
Pricing Key	GCR										
Use	GENOFF										
Use Area	2756 sqft										
Area Not in Use	0 sqft										
Use %	100.0%										
Eff Perimeter	210'										
PAR	8										
# of Units / AC	0 / N										
Avg Unit sz dpth											
Floor	1										
Wall Height	8'										
Base Rate	\$146.62										
Frame Adj	\$0.00										
Wall Height Adj	\$0.00										
Dock Floor	\$0.00										
Roof Deck	\$0.00										
Adj Base Rate	\$146.62										
BPA Factor	1.00										
Sub Total (rate)	\$146.62										
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	\$146.62										
Sub-Total											
Unit Cost	\$0.00										
Elevated Floor	\$0.00										
Total (Use)	\$404,085										



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	Brick	C	1977	1990	35 F		0.96		2,756 sqft	\$405,009	69%	\$125,550	0%	100%	1.000	1.050	0.00	0.00	100.00	\$131,800
2: Paving	1	Asphalt	C	1977	1977	48 A	\$2.81	0.96	\$2.70	11,400 sqft	\$30,753	80%	\$6,150	0%	100%	1.000	1.050	0.00	0.00	100.00	\$6,500