

90-08-04-539-362.000-004

General Information

Parcel Number
90-08-04-539-362.000-004

Local Parcel Number
0100933700

Tax ID:

Routing Number
M04.14 R87

Property Class 444
Full Service Bank

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
4C

Location Address (1)
101 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.70

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

Flagstar Bank, FSB

Ownership

Flagstar Bank, FSB
5151 Corporate Dr
T-100-BRET
Troy, MI 48098

Legal

ORIG 53 00-26-12



101 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/02/2019	Flagstar Bank, FSB	20190007	QC	/		I
01/02/2019	Flagstar Bank, FSB	20190006	SW	/	\$340,272	I
04/30/1993	WELLS FARGO BANK	0	WD	MISC58/143		I
03/30/1982	FARMERS & MERCH	0	WD	/		I
02/28/1982	F. AND M. BANK	0	WD	/		I
01/01/1900	TO FREDERICK TAN		WD	/		I

444, Full Service Bank

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
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$11,600	Land	\$11,600	\$11,600	\$11,600	\$11,300	\$11,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$11,600	Land Non Res (3)	\$11,600	\$11,600	\$11,600	\$11,300	\$11,300
\$376,000	Improvement	\$376,000	\$349,100	\$347,800	\$345,800	\$334,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$376,000	Imp Non Res (3)	\$376,000	\$349,100	\$347,800	\$345,800	\$334,600
\$387,600	Total	\$387,600	\$360,700	\$359,400	\$357,100	\$345,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$387,600	Total Non Res (3)	\$387,600	\$360,700	\$359,400	\$357,100	\$345,900

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		140	140x70	0.68	<u>\$121.43</u>	\$83	\$11,620	0%	1.0000	0.00	0.00	100.00	\$11,620

Land Computations

Calculated Acreage	0.22
Actual Frontage	140
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	\$11,600
Total Value	\$11,600

BLUFFTON COMMERCIAL

Notes

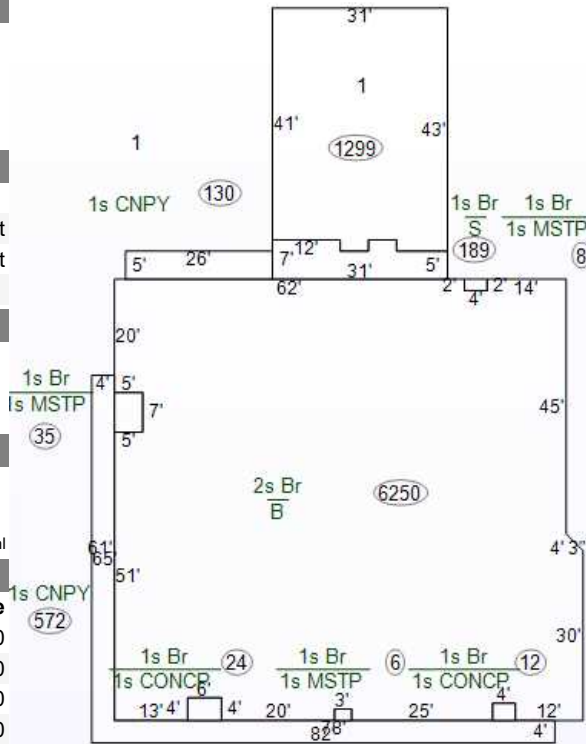
General Information			
Occupancy	C/I Building	Pre. Use	Bank
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	0
	SB	B	1 U
Wall Type	B: 2(352')	1: 1(130'),2(24	U: 1(159'),2(16
Heating		6250 sqft	6439 sqft 6334 sqft
A/C			6439 sqft 6334 sqft
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	0	<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	13	13	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	13	13	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Canopy, Shed Type	572	\$4,300
Canopy, Shed Type	130	\$1,100
Stoop, Masonry	8	\$1,800
Stoop, Masonry	35	\$1,800
Patio, Concrete	24	\$200
Patio, Concrete	12	\$200
Stoop, Masonry	6	\$1,800

Special Features		Other Plumbing	
Description	Value	Description	Value
BF, ND x1	\$14,800		
BF, MV/D 126sqft	\$48,690		
Can, CT 568sqft	\$15,940		
Can, CT 130sqft	\$3,650		
Can, CT 1299sqft	\$40,240		
BF, RS/D 50sqft	\$7,420		

101 S MAIN



444, Full Service Bank

Building Computations			
Sub-Total (all floors)	\$1,292,458	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,467,298
Plumbing	\$20,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$142,840	Repl. Cost New	\$1,408,606
Exterior Features	\$11,200		

BLUFFTON COMMERCIAL

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	BANK	UTLSTOR	GENOFF
Use Area	6250 sqft	6439 sqft	5595 sqft	740 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	88.3%	11.7%
Eff Perimeter	352'	370'	320'	320'
PAR	6	6	5	5
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	-1	-1	-1	-1
Floor	B	1	2	2
Wall Height	8'	12'	14'	14'
Base Rate	\$44.66	\$140.72	\$47.79	\$108.58
Frame Adj	(\$12.95)	(\$12.67)	(\$12.01)	(\$9.90)
Wall Height Adj	(\$1.90)	(\$5.48)	\$3.16	\$3.16
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$29.81	\$122.58	\$38.94	\$101.84
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$29.81	\$122.58	\$38.94	\$101.84
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	\$4.23	\$0.00
Sprinkler	\$0.00	\$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
S.F. Price	\$29.81	\$122.58	\$43.17	\$101.84
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$186,313	\$789,268	\$241,519	\$75,358

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	Brick	C	1905	1990	35 A		0.96		19,024 sqft	\$1,408,606	62%	\$535,270	0%	100%	1.000	0.700	0.00	0.00	100.00	\$374,700
2: Paving	1	Asphalt	C	1969	1969	56 A	\$2.81	0.96	\$2.70	3,500 sqft	\$9,442	80%	\$1,890	0%	100%	1.000	0.700	0.00	0.00	100.00	\$1,300

Floor/Use Computations										Special Features		Exterior Features										
Pricing Key										Description	Value	Description							Area		Value	
Use										BF, DWU TW x1	\$12,100											
Use Area																						
Area Not in Use																						
Use %																						
Eff Perimeter																						
PAR																						
# of Units / AC																						
Avg Unit sz dpth																						
Floor																						
Wall Height																						
Base Rate																						
Frame Adj																						
Wall Height Adj																						
Dock Floor																						
Roof Deck																						
Adj Base Rate																						
BPA Factor																						
Sub Total (rate)																						
Interior Finish																						
Partitions																						
Heating																						
A/C																						
Sprinkler																						
Lighting																						
Unit Finish/SR																						
GCK Adj.																						
S.F. Price																						
Sub-Total																						
Unit Cost																						
Elevated Floor																						
Total (Use)																						
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

