

90-08-04-502-002.000-004

BLUFFTON HEALTH SYSTEM LL

1026 S MAIN

442, Medical Clinic or Offices

BLUFFTON COMMERCIAL/ 1/2

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

90-08-04-502-002.000-004

**Local Parcel Number**

0100786500

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

M04.01 R04

**Property Class 442**

Medical Clinic or Offices

**Year: 2025****Ownership**

Bluffton Health System LLC  
C/O EASLEY, MCCALEB & ASSOC  
PO Box 8040  
Fort Wayne, IN 46898-8040

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/03/2000	Bluffton Health System		WD	137/295		I
07/02/1993	WELLS COMMUNITY	0	WD	128/399		I
01/01/1900	KOONS, WANETA		WD	/		I

**Legal**

WIECKING 02-26-12 (4-P)

**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>Location Information</b>	WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
<b>County</b>	02/19/2025	<b>As Of Date</b>	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod				
<b>Township</b>	1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP		<b>Notice Required</b>	<input type="checkbox"/>				
<b>District 004 (Local 004 )</b>	<b>\$19,100</b>	<b>Land</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$13,300</b>	<b>\$5,900</b>	<b>\$5,900</b>
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$19,100	Land Non Res (3)	\$19,100	\$19,100	\$13,300	\$5,900	\$5,900
<b>School Corp 8445</b>	<b>\$1,016,800</b>	<b>Improvement</b>	<b>\$1,016,800</b>	<b>\$1,008,200</b>	<b>\$766,300</b>	<b>\$769,000</b>	<b>\$782,100</b>
M.S.D. BLUFFTON-HARRISON	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$1,016,800	Imp Non Res (3)	\$1,016,800	\$1,008,200	\$766,300	\$769,000	\$782,100
<b>Neighborhood 203643-004</b>	<b>\$1,016,800</b>	<b>Total</b>	<b>\$1,035,900</b>	<b>\$1,027,300</b>	<b>\$779,600</b>	<b>\$774,900</b>	<b>\$788,000</b>
BLUFFTON COMMERCIAL	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$1,035,900	Total Non Res (3)	\$1,035,900	\$1,027,300	\$779,600	\$774,900	\$788,000

**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		60	60x141	0.98	\$325		\$319	\$19,140	0%	1.0000	0.00	0.00	100.00

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

C &amp; I MARKET 1.30

**Characteristics****Topography** Flood HazardLevel 

Public Utilities ERA

All 

Streets or Roads TIF

Paved, Sidewalk **Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2025

Data Source External Only

Collector 07/29/2020

Nexus

Appraiser

**Land Computations**

Calculated Acreage	0.19
Actual Frontage	60
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.19
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	0.19
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	\$19,100
<b>Total Value</b>	<b>\$19,100</b>

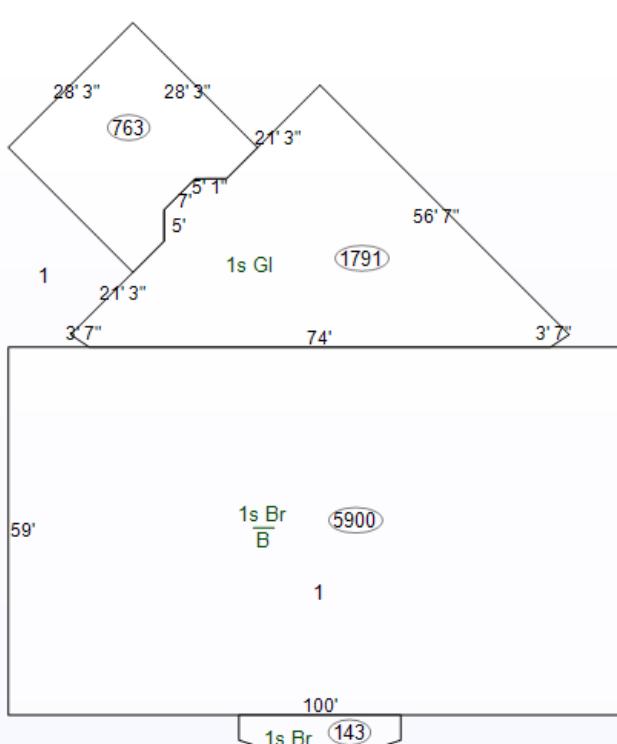
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## BLUFFTON HEALTH SYSTEM LL 1026 S MAIN

442, Medical Clinic or Offices

BLUFFTON COMMERCIAL/ 2/2

General Information							
Occupancy	C/I Building	Pre. Use	Medical Office				
Description	C/I Building	Pre. Framing	Fire Resistant				
Story Height	1	Pre. Finish	Finished Divided				
Type	N/A	# of Units	0				
		SB	B	1	U		
Wall Type		B: 2(318')		1: 2(376')			
Heating				7834 sqft			
A/C				7834 sqft			
Sprinkler							
Plumbing RES/CI		Roofing					
	#	TF	#	TF			
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		
GCK Adjustments							
Water Heaters	0	0			<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	16	16	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	16	16	<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	MEDOFF	MEDOFF
Use Area	5900 sqft	6043 sqft	1791 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	77.1%	22.9%
Eff Perimeter	318'	376'	376'
PAR	5	5	5
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	0
Floor	B	1	1
Wall Height	9'	12'	14'
Base Rate	\$40.91	\$134.82	\$134.82
Frame Adj	\$0.00	\$0.00	(\$10.75)
Wall Height Adj	\$0.00	\$0.00	\$4.08
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$40.91	\$134.82	\$128.15
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$40.91	\$134.82	\$128.15
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$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.	\$0.00	\$0.00	\$0.00
Sub-Total (building)		\$1,322,586	S.F. Price
			\$39.58
			\$134.82
			\$128.15
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Location Multiplier	0.96		
Repl. Cost New	\$1,777,555		
Exterior Features	\$0		
Total (Use)		\$233,522	Total (Use)
			\$814,717
			\$229,517

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	5/6 Maso	B+2	1994	1994	31 A		0.96		13,734 sqft	\$1,777,555	56%	\$782,120	0%	100%	1.000	1.300	0.00	0.00	100.00	\$1,016,800