

90-08-04-539-362.000-004

Flagstar Bank, FSB

101 S MAIN

444, Full Service Bank

BLUFFTON COMMERCIAL

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**General Information**

**Parcel Number**  
90-08-04-539-362.000-004  
**Local Parcel Number**  
0100933700  
**Tax ID:**  
T-100-BRET

Flagstar Bank, FSB  
5151 Corporate Dr  
Troy, MI 48098

**Routing Number**  
M04.14 R87

**Property Class 444**  
Full Service Bank

**Year: 2025****Location Information**

	2025	Assessment Year	2025	2024	2023	2022	2021
<b>County</b>	Wells	WIP	AA	AA	AA	AA	AA
Wells		03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022
<b>Township</b>	HARRISON TOWNSHIP	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
	1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000
			Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>District 004 (Local 004 )</b>	\$11,600	<b>Land</b>	\$11,600	\$11,600	\$11,600	\$11,300	\$11,300
BLUFFTON CITY-HARRISON TOW	\$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
<b>School Corp 8445</b>	\$376,000	<b>Improvement</b>	\$376,000	\$349,100	\$347,800	\$345,800	\$334,600
M.S.D. BLUFFTON-HARRISON	\$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
<b>Neighborhood 203543-004</b>	\$376,000	<b>Total</b>	\$387,600	\$360,700	\$359,400	\$357,100	\$345,900
BLUFFTON COMMERCIAL DOWN	\$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

**Commercial****Valuation Records (Work In Progress values are not certified values and are subject to change)****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
Zoning														
Subdivision	Fci	F	140	140x70	0.68	\$121.43	\$83	\$11,620	0%	1.0000	0.00	0.00	100.00	\$11,620

**Lot**

**Market Model**  
C & I MARKET 0.70

**Characteristics**

<b>Topography</b>	<b>Flood Hazard</b>
Level	<input type="checkbox"/>
<b>Public Utilities</b>	<b>ERA</b>
All	<input type="checkbox"/>
<b>Streets or Roads</b>	<b>TIF</b>
Paved, Sidewalk	<input type="checkbox"/>

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

**BLUFFTON COMMERCIAL****Notes****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
<b>Total Value</b>	<b>\$11,600</b>

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## 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

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0

## Kitchen Sinks

Water Heaters	0	0
Add Fixtures	0	0
Total	0	0
	13	13

	#	TF	#	TF
Built Up	<input type="checkbox"/>	Built Up	<input type="checkbox"/>	Metal
Wood	<input type="checkbox"/>	Asphalt	<input type="checkbox"/>	Slate
Other	<input type="checkbox"/>			

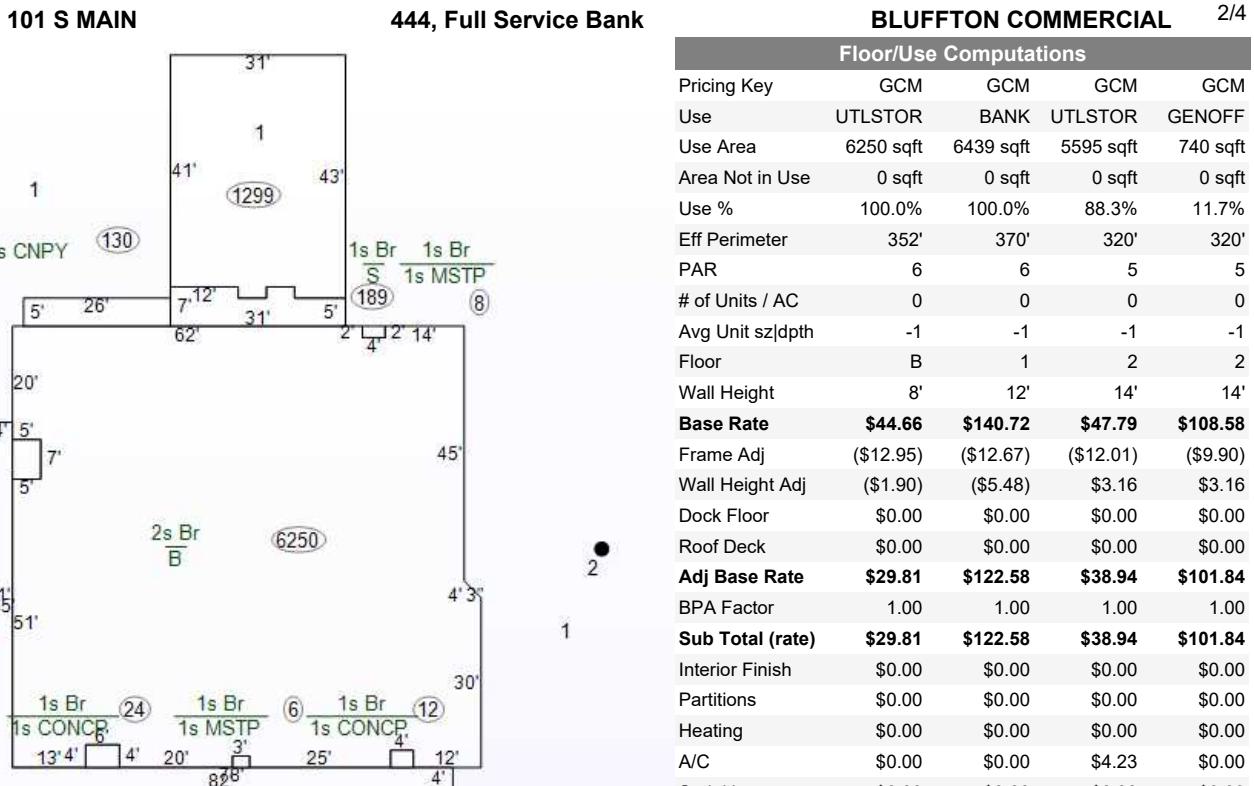
## Exterior Features

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

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		

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## 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		

## 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
<b>Sub Total (rate)</b>	<b>\$29.81</b>	<b>\$122.58</b>	<b>\$38.94</b>	<b>\$101.84</b>
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
<b>S.F. Price</b>	<b>\$29.81</b>	<b>\$122.58</b>	<b>\$43.17</b>	<b>\$101.84</b>
<b>Sub-Total</b>				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$186,313</b>	<b>\$789,268</b>	<b>\$241,519</b>	<b>\$75,358</b>

## 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	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

Total all pages

\$376,000

Total this page

\$376,000

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**Floor/Use Computations**

Pricing Key
Use
Use Area
Area Not in Use
Use %
Eff Perimeter
PAR
# of Units / AC
Avg Unit sz dpth
Floor
Wall Height
<b>Base Rate</b>
Frame Adj
Wall Height Adj
Dock Floor
Roof Deck
<b>Adj Base Rate</b>
BPA Factor
<b>Sub Total (rate)</b>
Interior Finish
Partitions
Heating
A/C
Sprinkler
Lighting
Unit Finish/SR
GCK Adj.
<b>S.F. Price</b>
<b>Sub-Total</b>
Unit Cost
Elevated Floor
<b>Total (Use)</b>

**Special Features**

Description	Value	Description
BF, DWU TW x1	\$12,100	

**Exterior Features**

Area Value

**Other Plumbing**

Description	Value
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**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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
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Total all pages

\$376,000

