

90-08-04-100-003.000-004

CITY OF BLUFFTON

221 N MAIN

454, Auto Sales & Service

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-100-003.000-004

Local Parcel Number

0100666500

Tax ID:

Routing Number

M04.14 R17

Property Class 454

RENTAL

Auto Sales & Service

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

004.030

Location Address (1)

221 N MAIN

BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model

C & I MARKET 1.00

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

Ownership

CITY OF BLUFFTON

128 E MARKET

BLUFFTON, IN 46714

Legal

OUTLOT PT 24-26-12

W 140' N OF ALLEY .67

DOES NOT INCLUDE 1/2 RIVER

221 N MAIN

454, Auto Sales & Service

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/02/2009	CITY OF BLUFFTON	165333	CW	147/955	\$177,500	I
12/05/2007	LOVING SHEPHERD I	159317	CW	146/660		I
12/27/2006	JSSR FOUNDATION I	154137	WD	145/535		I
07/20/2000	TROXEL, ROBERT		WD	137/359		I
07/20/2000	CUPP, MICKEY, TRO		WD	137/358		I
12/11/1990	CUPP-TROXEL PART	0	WD	125/702		I

Notes



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
04/11/2025		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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	\$17,000	Land	\$17,000	\$17,000	\$17,000	\$16,800	\$16,800
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$17,000	Land Non Res (3)	\$17,000	\$17,000	\$17,000	\$16,800	\$16,800
	\$114,300	Improvement	\$114,300	\$114,200	\$114,200	\$113,800	\$104,200
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$114,300	Imp Non Res (3)	\$114,300	\$114,200	\$114,200	\$113,800	\$104,200
	\$131,300	Total	\$131,300	\$131,200	\$131,200	\$130,600	\$121,000
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$131,300	Total Non Res (3)	\$131,300	\$131,200	\$131,200	\$130,600	\$121,000

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		150	150x140	0.97	\$116.67		\$113	0%	1.0000	0.00	0.00	100.00	\$16,950

Land Computations

Calculated Acreage	0.48
Actual Frontage	150
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.48
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	0.48
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	\$17,000
Total Value	\$17,000

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-100-003.000-004

CITY OF BLUFFTON

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BLUFFTON COMMERCIAL

2/2

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: 1(140')
Heating	1200 sqft
A/C	732 sqft

Sprinkler

Plumbing RES/CI

TF # TF

Full Bath 0 0 0 0

Half Bath 0 0 1 2

Kitchen Sinks 0 0 0

Water Heaters 0 0 0

Add Fixtures 0 0 1 1

Total 0 0 2 3

Exterior Features

Description Area Value

Porch, Open Frame 160 \$8,300

Special Features

Value Description Value

BF, ND x1 \$14,800

Other Plumbing

Description Value

Racquetball/Squash \$0

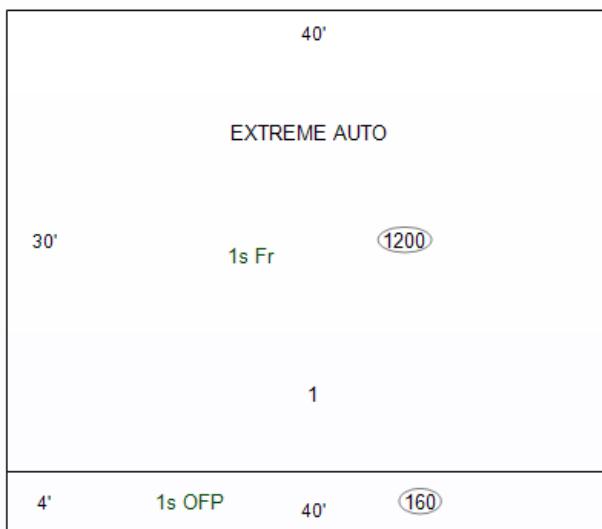
Theater Balcony \$0

Plumbing \$4,800

Other Plumbing \$0

Special Features \$14,800

Exterior Features \$8,300



Building Computations			
Sub-Total (all floors)	\$174,906	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$202,806
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$14,800	Repl. Cost New	\$194,694
Exterior Features	\$8,300	Total (Use)	\$56,314
			\$118,591

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	Wood Fr	C	1998	1998	27 A		0.96		1,200 sqft	\$194,694	43%	\$110,980	0%	100%	1,000	1,000	0.00	0.00	100.00	\$111,000
2: Paving 1	1	Concrete	C	1998	1998	27 A	\$4.22	0.96	\$4.05	320 sqft	\$1,296	80%	\$260	0%	100%	1,000	1,000	0.00	0.00	100.00	\$300
3: Paving 2	1	Asphalt	C	1998	1998	27 A	\$2.81	0.96	\$2.70	5,470 sqft	\$14,756	80%	\$2,950	0%	100%	1,000	1,000	0.00	0.00	100.00	\$3,000

Total all pages

\$114,300

Total this page

\$114,300

Floor/Use Computations		
Pricing Key	GCM	GCM
Use	AUTOSER	GENOFF
Use Area	468 sqft	732 sqft
Area Not in Use	0 sqft	0 sqft
Use %	39.0%	61.0%
Eff Perimeter	140'	140'
PAR	12	12
# of Units / AC	0	0
2	Avg Unit sz dpth	-1
Floor	1	1
Wall Height	14'	9'
Base Rate	\$144.46	\$181.53
Frame Adj	(\$18.26)	(\$9.80)
Wall Height Adj	\$0.00	(\$9.72)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$126.20	\$162.01
BPA Factor	1.00	1.00
Sub Total (rate)	\$126.20	\$162.01
Interior Finish	(\$0.93)	\$0.00
Partitions	(\$4.94)	\$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
Sub-Total	\$120.33	\$162.01
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$56,314	\$118,591