

90-08-04-539-340.000-004

General Information

Parcel Number
90-08-04-539-340.000-004

Local Parcel Number
0100920200

Tax ID:

Routing Number
M04.14 R28

Property Class 429
Other Retail Structures

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
04

Location Address (1)
121 N 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

Forest W Inc, an Indiana corpora

Ownership

Forest W Inc, an Indiana corporation
709 S Briant St
Huntington, IN 46750

Legal

ORIGINAL LOT 20 (4-C) S/2



121 N MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/25/2023	Forest W Inc, an India	20233066	WR	/	\$180,000	I
09/25/2023	Forest W Inc, an India	20233066	WR	/	\$180,000	I
02/28/2014	Reinhard, Jerry L/Owe	193320	QC	153/531		I
08/23/2013	Owens, Lisa M	190813	QC	152/874		I
10/03/1985	RIDDLE, REDDIS	0	WD	/		I
01/01/1900	TO RIDDLE		WD	/		I

429, Other Retail Structures

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"/>
\$7,600	Land	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,600	Land Non Res (3)	\$7,600	\$7,600	\$7,600	\$7,500	\$7,500
\$80,300	Improvement	\$80,300	\$71,000	\$58,500	\$53,800	\$50,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$80,300	Imp Non Res (3)	\$80,300	\$71,000	\$58,500	\$53,800	\$50,400
\$87,900	Total	\$87,900	\$78,600	\$66,100	\$61,300	\$57,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$87,900	Total Non Res (3)	\$87,900	\$78,600	\$66,100	\$61,300	\$57,900

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		35	35x140	0.97	<u>\$225</u>	\$218	\$7,630	0%	1.0000	0.00	0.00	100.00	\$7,630

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.11
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$7,600
Total Value	\$7,600

General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1: 2(304")	U: 2(200")	
Heating	5600 sqft		
A/C	3000 sqft		
Sprinkler	3000 sqft		

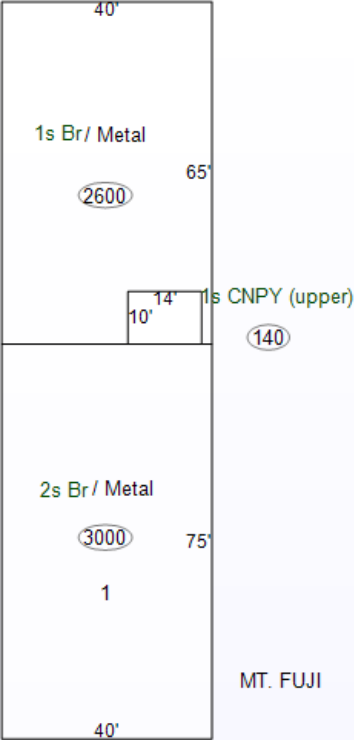
Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen 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	7	7	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	7	7	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Canopy, Shed Type	140	\$1,300

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 152sqft	\$3,290		

Building Computations			
Sub-Total (all floors)	\$581,926	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$597,716
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$3,290	Repl. Cost New	\$573,807
Exterior Features	\$1,300		

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	1900	1980	45	A		0.96		8,600 sqft	\$573,807	80%	\$114,760	0%	100%	1.000	0.700	0.00	0.00	100.00	\$80,300



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	GENRET	UTLSTOR	UTLSTOR
Use Area	3000 sqft	2600 sqft	3000 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	53.6%	46.4%	100.0%
Eff Perimeter	304'	304'	200'
PAR	5	5	7
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	0	-1
Floor	1	1	2
Wall Height	14'	14'	10'
Base Rate	\$111.46	\$69.08	\$67.12
Frame Adj	(\$14.82)	(\$18.42)	(\$12.71)
Wall Height Adj	\$0.00	\$0.00	(\$4.62)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$96.64	\$50.66	\$49.79
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$96.64	\$50.66	\$49.79
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$4.97	\$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
S.F. Price	\$101.61	\$50.66	\$48.46
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$304,830	\$131,716	\$145,380