

90-08-04-539-402.000-004

## WELLS COUNTY REVITALIZATI

## 211 W WATER

## 680, Exempt, Charitable Organization

## BLUFFTON COMMERCIAL

1/2

## General Information

## Ownership

Parcel Number

90-08-04-539-402.000-004

Local Parcel Number

0100969008

Tax ID:

Routing Number

M04.14 R02

Property Class 680

Exempt, Charitable Organization

Year: 2025

2025

WIP

03/03/2025

Indiana Cost Mod

1.0000

HARRISON TOWNSHIP

District 004 (Local 004 )

BLUFFTON CITY-HARRISON TOW

\$25,500

\$0

\$0

\$25,500

\$1,230,500

School Corp 8445

M.S.D. BLUFFTON-HARRISON

Neighborhood 203543-004

BLUFFTON COMMERCIAL DOWN

Section/Plat

4C

Location Address (1)

211 W WATER

BLUFFTON, IN 46714

Zoning

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

Subdivision

Lot

Market Model

N/A

## Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Other

Printed

Tuesday, April 15, 2025

Review Group

2024

Data Source

External Only

Collector

09/11/2024

Nexus

Appraiser

## Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/04/2003	WELLS COUNTY REV	128979	QC	140/700		I
01/01/1900	CITY OF BLUFFTON		WD	/		I

## Notes

## Legal

PARKING LOT, WATER ST W OF MAIN ST  
ORIGINAL PLAT LOT 245, 246, 247, & W 32' OF  
248

## Exempt

## Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Valuation Method	Indiana Cost Mod				
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	✓	✓	✓	✓	✓
Land	\$25,500	\$25,500	\$25,500	\$25,200	\$25,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$25,500	\$25,500	\$25,500	\$25,200	\$25,200
Improvement	\$1,230,500	\$981,200	\$981,800	\$1,003,400	\$974,300
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,230,500	\$981,200	\$981,800	\$1,003,400	\$974,300
Total	\$1,256,000	\$1,006,700	\$1,007,300	\$1,028,600	\$999,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,256,000	\$1,006,700	\$1,007,300	\$1,028,600	\$999,500

## Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

## Land Computations

Calculated Acreage	1.05
Actual Frontage	327
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.05
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	1.05
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	\$25,500
Total Value	\$25,500

## General Information

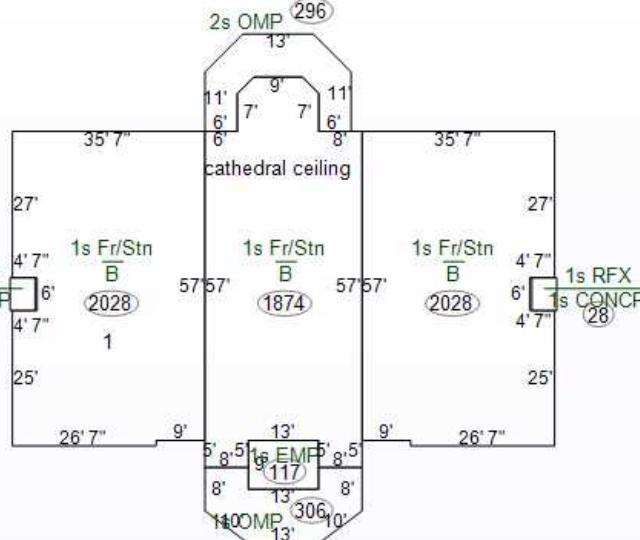
<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Office
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

	<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
<b>Wall Type</b>		B: 2(373')		1: 2(373')
<b>Heating</b>		5930 sqft	5930 sqft	
<b>A/C</b>		5138 sqft	5930 sqft	
<b>Sprinkler</b>		5930 sqft	5930 sqft	

Plumbing RES/CI				Roofing			
	#	TF	#	TF	Built Up	Tile	Metal
<b>Full Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Half Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchen Sinks</b>		0		0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Water Heaters</b>		0		0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Add Fixtures</b>	0	0	24	24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	0	0	24	24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>GCK Adjustments</b>							
		Low Prof		Ext Sheat		Insulatio	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		SteelIGP		AluSR		Int Liner	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
		HGSR		PPS		Sand Pr	
		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	117	\$11,600
Porch, Open Masonry	306	\$14,900
Porch, Open Masonry	296	\$14,900
Porch, Open Masonry	296	\$9,400
Patio, Concrete	28	\$200
Canopy, Roof Extension	28	\$800
Patio, Concrete	28	\$200
Canopy, Roof Extension	28	\$800

Special Features		Other Plumbing	
Description	Value	Description	Value
		1 x Ref Wat Cooler	\$1300



## Floor/Use Computations

Pricing Key	GCR	GCR	GCR
Use	GENOFF	UTLSTOR	GENOFF
Use Area	5138 sqft	792 sqft	5930 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	86.6%	13.4%	100.0%
Eff Perimeter	373'	373'	373'
PAR	6	6	6
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	B	B	1
Wall Height	14'	14'	11'
<b>Base Rate</b>	<b>\$86.59</b>	<b>\$32.67</b>	<b>\$123.47</b>
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$86.59</b>	<b>\$32.67</b>	<b>\$123.47</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$86.59</b>	<b>\$32.67</b>	<b>\$123.47</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	(\$2.12)
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$5.29	\$3.67	\$5.29
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$91.88</b>	<b>\$36.34</b>	<b>\$126.64</b>
<b>Sub-Total</b>			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$472,079</b>	<b>\$28,781</b>	<b>\$750,954</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	1	5/6 Maso	B+1	2003	2003	22 A		0.96		11,860 sqft	\$1,677,704	29%	\$1,191,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,191,200
2: BRP	1		C	2003	2003	22 A		0.96		2400 sqft	\$37,152	22%	\$28,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$29,000
3: Fencing	1	Plank	C	2003	2003	22 A	\$16.70	0.96	\$16.03	64' x 6'	\$1,026	80%	\$210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Paving	1	Asphalt	C	2003	2003	22 A	\$2.81	0.96	\$2.70	18,800 sqft	\$50,715	80%	\$10,140	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,100