

90-08-04-539-038.000-004

JETTINGHOFF REAL ESTATE G

113 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-539-038.000-004

Local Parcel Number

0100678201

Tax ID:

Routing Number

M04.14 R65

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

004.030

Location Address (1)

113 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

Data Source External Only

113 N MAIN

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BLUFFTON COMMERCIAL

Notes

Ownership

JETTINGHOFF REAL ESTATE GROU

113 N MAIN

BLUFFTON, IN 46714

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------|--------|------|-----------|----------------|-----|
| 11/18/2009 | JETTINGHOFF REAL | 169959 | WD | 148/747 | \$170,000 | I |
| 05/15/1998 | CRAWFORD, DAVID | 0 | WD | 134/201 | | I |
| 01/01/1900 | MESSMAN, WILLIAM | | WD | / | | I |

Legal

ORIG PT 35-36 00-26-12

N 42" OF W 17.5" N 42"

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 |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input type="checkbox"/> |
| | Land | \$7,200 | \$7,200 | \$7,200 | \$7,000 | \$7,000 |
| | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Land Non Res (3) | \$7,200 | \$7,200 | \$7,200 | \$7,000 | \$7,000 |
| | Improvement | \$114,700 | \$99,600 | \$82,000 | \$71,800 | \$67,300 |
| | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Imp Non Res (3) | \$114,700 | \$99,600 | \$82,000 | \$71,800 | \$67,300 |
| | Total | \$121,900 | \$106,800 | \$89,200 | \$78,800 | \$74,300 |
| | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Total Non Res (3) | \$121,900 | \$106,800 | \$89,200 | \$78,800 | \$74,300 |

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 | | 42 | 42x87 | 0.76 | \$225 | \$171 | \$7,182 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$7,180 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.08 |
| Actual Frontage | 42 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.08 |
| 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 | 0.08 |
| 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 | \$7,200 |
| Total Value | \$7,200 |

Collector 09/11/2024 Nexus

Appraiser

90-08-04-539-038.000-004

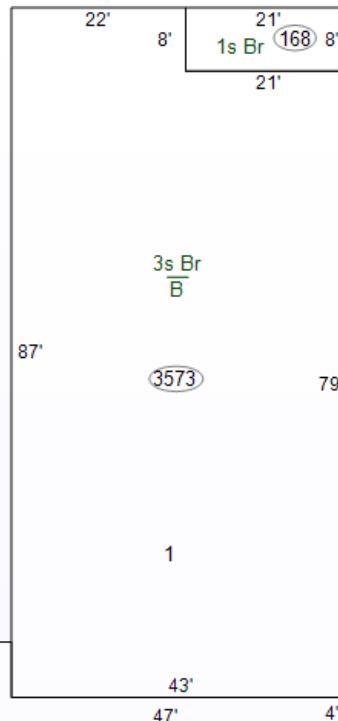
JETTINGHOFF REAL ESTATE G 113 N MAIN

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BLUFFTON COMMERCIAL

2/2

| General Information | | | | | | | | | |
|---------------------|--------------|--------------|-------------------|-------|-----------------------------------|----------------------------------|--------------------------------|--|--|
| Occupancy | C/I Building | Pre. Use | Utility / Storage | | | | | | |
| Description | C/I Building | Pre. Framing | Wood Joist | | | | | | |
| Story Height | 3 | Pre. Finish | Unfinished | | | | | | |
| Type | N/A | # of Units | 0 | | | | | | |
| SB | B | 1 | U | | | | | | |
| Wall Type | B: 2(260') | 1: 2(208') | U: 2(452') | | | | | | |
| Heating | | | 3741 sqft | | | | | | |
| A/C | | | | | | | | | |
| Sprinkler | | | | | | | | | |
| Plumbing RES/CI | | | Roofing | | | | | | |
| Full Bath | 0 | TF | # | TF | <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile | <input type="checkbox"/> Metal | | |
| Half Bath | 0 | 0 | 3 | 6 | <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | | |
| Kitchen Sinks | 0 | 0 | | | <input type="checkbox"/> Other | | | | |
| Water Heaters | 0 | 0 | | | | | | | |
| Add Fixtures | 0 | 0 | 4 | 4 | | | | | |
| Total | 0 | 0 | 7 | 10 | | | | | |
| Exterior Features | | | | | | | | | |
| Description | | Area | | Value | | | | | |



| Special Features | | Other Plumbing | | Building Computations | | | | | | | | | |
|------------------|---------|--------------------|----------|------------------------|-----------|----------------|-----------|----------------|-----------|---------|--------|--------|--------|
| Description | Value | Description | Value | Sub-Total (all floors) | \$831,220 | Garages | \$0 | Unit Finish/SR | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Can, CT 216sqft | \$6,060 | Racquetball/Squash | \$0 | Fireplaces | \$0 | GCK Adj. | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | Theater Balcony | \$0 | Sub-Total (building) | \$853,280 | S.F. Price | \$32.68 | \$103.13 | \$38.90 | \$53.08 | | | |
| | | Plumbing | \$16,000 | Quality (Grade) | \$1 | Sub-Total | | | | | | | |
| | | Other Plumbing | \$0 | Location Multiplier | 0.96 | Unit Cost | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | | Special Features | \$6,060 | Repl. Cost New | \$819,148 | Elevated Floor | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | | |
| | | Exterior Features | \$0 | Total (Use) | \$116,766 | Total (Use) | \$385,809 | \$138,990 | \$189,655 | | | | |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--------------|-------------|-------|------------|----------|---------------|-----------|----------|-------------|-----------|----------|---------------|---------|------|-------|-------|-------|-------|--------|--------------|
| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Co Age nd | Base Rate | 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 | 3 | Brick | C | 1900 | 1980 | 45 A | 0.96 | | 14,460 sqft | \$819,148 | 80% | \$163,830 | 0% | 100% | 1,000 | 0.700 | 0.00 | 0.00 | 100.00 | \$114,700 |