

90-08-04-400-019.000-004

BLUFFTON HEALTH SYSTEM LL

1016 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL/ 1/2

**General Information****Parcel Number**

90-08-04-400-019.000-004

**Local Parcel Number**

0100781000

**Tax ID:****Routing Number**

M04.01 R07

**Property Class 456**

Parking Lot or Structure

**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 203643-004**

BLUFFTON COMMERCIAL

**Section/Plat**

04

**Location Address (1)**

1016 S MAIN

BLUFFTON, In 46714

**Zoning****Subdivision****Lot****Market Model**

N/A

**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** 2025**Ownership**Bluffton Health System LLC  
C/O EASLEY, MCCALEB & ASSOC  
PO Box 8040  
Fort Wayne, IN 46898-8040**1016 S MAIN****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/03/2000	Bluffton Health System	WD		137/295		I
06/19/1991	WELLS COMMUNITY	0	WD	126/191		I
01/01/1900	ZAUGG, DAVID/TINA	WD		/		I

**Legal**(04-P) SILVER & TOWNLEY PT SW SE W OF LOT  
169**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
	02/16/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
<b>Indiana Cost Mod</b>		<b>Indiana Cost Mod</b>		<b>Indiana Cost Mod</b>		<b>Indiana Cost Mod</b>	
1.0000		1.0000		1.0000		1.0000	
<b>Notice Required</b>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<b>Land</b>	<b>\$18,400</b>	<b>\$18,400</b>	<b>\$18,400</b>	<b>\$12,000</b>	<b>\$5,300</b>	<b>\$5,300</b>	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$18,400	\$18,400	\$12,000	\$5,300	\$5,300		
<b>Improvement</b>	<b>\$2,900</b>	<b>\$2,800</b>	<b>\$2,800</b>	<b>\$2,800</b>	<b>\$2,600</b>	<b>\$2,600</b>	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$2,900	\$2,800	\$2,800	\$2,800	\$2,600		
<b>Total</b>	<b>\$21,300</b>	<b>\$21,200</b>	<b>\$14,800</b>	<b>\$8,100</b>	<b>\$7,900</b>		
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$21,300	\$21,200	\$14,800	\$8,100	\$7,900		

**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		55	55x140	0.97	\$345.45		\$335	18,425	0%	1.0000	0.00	0.00	100.00

**Land Computations**

Calculated Acreage	0.18
Actual Frontage	55
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.18
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	0.18
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	\$18,400
<b>Total Value</b>	<b>\$18,400</b>

Data Source External Only

Collector 07/29/2020

Nexus

Appraiser

90-08-04-400-019.000-004

BLUFFTON HEALTH SYSTEM LL 1016 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL/ 2/2

General Information		Plumbing		Cost Ladder																	
Occupancy	Paving	#	TF	Floor	Constr	Base	Finish	Value	Totals												
Description	Paving	Full Bath		1																	
Story Height	0	Half Bath		2																	
Style	N/A	Kitchen Sinks		3																	
Finished Area		Water Heaters		4																	
Make		Add Fixtures		1/4																	
Floor Finish		Total		1/2																	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations										Total Base									
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms										Row Type Adj.									
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms										Adjustments									
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms										Unfin Int (-)									
<input type="checkbox"/> Parquet		Family Rooms										Ex Liv Units (+)									
Wall Finish		Total Rooms										Rec Room (+)									
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type										Loft (+)									
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Roofing										Fireplace (+)									
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	No Heating (-)														
Wood Shingle														A/C (+)							
Other														No Elec (-)							
Exterior Features														Plumbing (+ / -)							
Description														Spec Plumb (+)							
														Elevator (+)							
														Sub-Total, One Unit							
														Sub-Total, 1 Units							
														Exterior Features (+)							
														\$0							
														Garages (+) 0 sqft							
														\$0							
														Quality and Design Factor (Grade)							
														1.00							
														Location Multiplier							
														0.96							
														Replacement Cost							
														\$14,297							
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: Paving	1	Asphalt	C	1995	1995	30 A	\$2.81	0.96	\$2.70	5,300 sqft	\$14,297	80%	\$2,860	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900