

90-08-04-539-401.000-004

FLACK, GERALD C

101 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/4

General Information

Parcel Number

90-08-04-539-401.000-004

Local Parcel Number

0100715100

Tax ID:

Routing Number

M04.14 R68

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)

101 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

Ownership

FLACK, GERALD C

101 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

Notes

FLACK, GERALD C

BOX 377

BLUFFTON, IN 46714

Date

Owner

Transfer of Ownership

Doc ID

Code

Book/Page

Adj Sale Price

V/I

09/10/1990

FLACK, GERALD C

0 WD

125/425

I

01/01/1900

ELEY, JACK/PATRICIA

WD

/

I

Legal

ORIG PT 36-26-12

S 46' EX E 6"



Commercial

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

2025

Assessment Year

2025

AA

2024

AA

2023

AA

2022

AA

2021

AA

WIP

02/19/2025

Indiana Cost Mod

1.0000

Notice Required

AA

04/13/2025

Indiana Cost Mod

1.0000

AA

03/14/2023

Indiana Cost Mod

1.0000

AA

04/07/2022

Indiana Cost Mod

1.0000

AA

03/01/2021

Indiana Cost Mod

1.0000

Land

\$6,900

\$6,900

\$6,900

\$6,800

\$6,800

\$6,800

\$6,800

Land Res (1)

\$1,900

\$1,900

\$1,900

\$1,900

\$1,900

\$1,900

\$1,900

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$5,000

\$5,000

\$5,000

\$5,000

\$4,900

\$4,900

\$4,900

Improvement

\$144,000

\$117,900

\$97,100

\$99,800

\$94,100

\$94,100

\$26,300

Imp Res (1)

\$40,300

\$33,000

\$27,200

\$27,900

\$28,200

\$28,200

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$103,700

\$84,900

\$69,900

\$71,900

\$67,800

\$67,800

\$0

Total

\$150,900

\$124,800

\$104,000

\$106,600

\$100,900

\$100,900

\$0

Total Res (1)

\$42,200

\$34,900

\$29,100

\$29,800

\$28,200

\$28,200

\$0

Total Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Total Non Res (3)

\$108,700

\$89,900

\$74,900

\$76,800

\$72,700

\$72,700

\$0

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

Front.

Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

45

45x70

0.68

\$225

\$153

\$6,885

0%

1.0000

28.00

0.00

72.00

\$6,890

Land Computations

Calculated Acreage 0.07

Actual Frontage 45

Developer Discount

Parcel Acreage 0.07

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 0.07

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 \$0

CAP 1 Value \$1,900

CAP 2 Value \$0

CAP 3 Value \$5,000

Total Value \$6,900

Collector

09/11/2024

Nexus

Appraiser

90-08-04-539-401.000-004

FLACK, GERALD C

101 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

2/4

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	2
		SB	B
		1	U

Wall Type	B: 2(195')	1: 2(206')	U: 2(421')
Heating		3170 sqft	3220 sqft

A/C

Sprinkler

Plumbing RES/CI

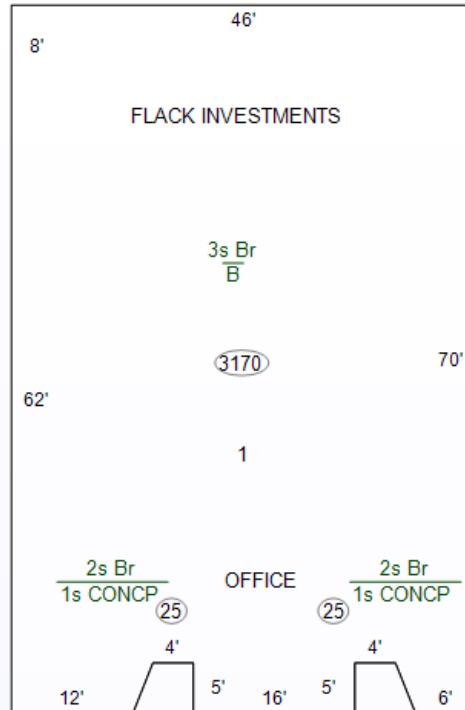
	#	TF	#	TF	Roofing
Full Bath	2	6	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	1	2	1	2	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	0	<input type="checkbox"/> Other
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Add Fixtures	2	2	0	0	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	5	10	1	2	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Patio, Concrete	25	\$200
Patio, Concrete	25	\$200

Special Features

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$871,660
Mezz 1656sqft	\$48,421	Racquetball/Squash	\$0	Garages	\$0
		Theater Balcony	\$0	Fireplaces	\$0
		Plumbing	\$11,200	Sub-Total (building)	\$931,681
		Other Plumbing	\$0	Quality (Grade)	\$1
		Special Features	\$48,421	Location Multiplier	0.96
		Exterior Features	\$400	Repl. Cost New	\$894,414



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	GENOFF	APART
Use Area	3170 sqft	1613 sqft	1557 sqft	3220 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	50.9%	49.1%	100.0%
Eff Perimeter	195'	206'	206'	189'
PAR	6	6	6	6
# of Units / AC	0	0	0	1 / Y
Avg Unit sz dpth	-1	-1	0	3220
Floor	B	1	1	2
Wall Height	8'	14'	14'	12'
Base Rate	\$44.66	\$78.59	\$135.40	\$92.45
Frame Adj	(\$12.95)	(\$18.42)	(\$8.72)	(\$11.70)
Wall Height Adj	(\$1.90)	\$0.00	\$6.30	\$6.30
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$29.81	\$60.17	\$132.98	\$87.05
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$29.81	\$60.17	\$132.98	\$87.05
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	(\$7.30)	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$4.67
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$28.48	\$60.17	\$125.68	\$91.72
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$90,282	\$97,054	\$195,684	\$295,338

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	3	Brick	C	1882	1980	45 A	0.96			12,780 sqft	\$894,414	77%	\$205,720	0%	100%	1,000	0.700	28.00	0.00	72.00	\$144,000

90-08-04-539-401.000-004

FLACK, GERALD C

101 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

3/4

Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	APART
Use Area	2820 sqft	400 sqft
Area Not in Use	0 sqft	0 sqft
Use %	87.6%	12.4%
Eff Perimeter	232'	232'
PAR	7	7
# of Units / AC	0	1 / N
Avg Unit sz dpth	-1	400
Floor	3	3
Wall Height	12'	12'
Base Rate	\$67.12	\$100.25
Frame Adj	(\$12.71)	(\$11.70)
Wall Height Adj	\$0.00	\$7.20
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$54.41	\$95.75
BPA Factor	1.00	1.00
Sub Total (rate)	\$54.41	\$95.75
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	(\$1.33)	(\$4.96)
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$18.25
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$53.08	\$109.04
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$149,686	\$43,616

Special Features

Description	Value	Description	Area	Value
Other Plumbing				
Description	Value			

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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

