

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

Ownership

JETTINGHOFF REAL ESTATE GROU
113 N MAIN
BLUFFTON, IN 46714

Legal

ORIG PT 35-36 00-26-12
N 42" OF W 17.5" N 42"



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"/>
\$7,200	Land	\$7,200	\$7,200	\$7,200	\$7,000	\$7,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,200	Land Non Res (3)	\$7,200	\$7,200	\$7,200	\$7,000	\$7,000
\$114,700	Improvement	\$114,700	\$99,600	\$82,000	\$71,800	\$67,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$114,700	Imp Non Res (3)	\$114,700	\$99,600	\$82,000	\$71,800	\$67,300
\$121,900	Total	\$121,900	\$106,800	\$89,200	\$78,800	\$74,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$121,900	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	<u>\$225</u>	\$171	\$7,182	0%	1.0000	0.00	0.00	100.00	\$7,180

Data Source External Only

Collector 09/11/2024 Nexus

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

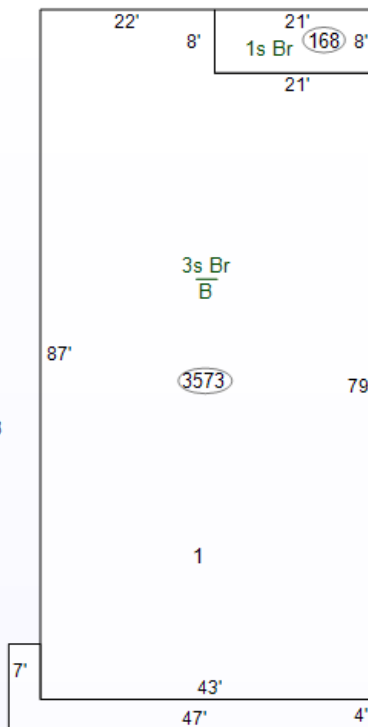
Commercial

Notes

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

Exterior Features		
Description	Area	Value



ANNS SUPPER PUB

Building Computations			
Sub-Total (all floors)	\$831,220	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$853,280
Plumbing	\$16,000	Quality (Grade)	\$
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$6,060	Repl. Cost New	\$819,140
Exterior Features	\$0		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	UTLSTOR
Use Area	3573 sqft	3741 sqft	3573 sqft	3573 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%	100.0%
Eff Perimeter	260'	208'	192'	260'
PAR	7	6	5	7
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	1	2	3
Wall Height	8'	14'	12'	12'
Base Rate	\$49.27	\$122.95	\$52.94	\$67.12
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)	(\$12.71)
Wall Height Adj	(\$2.31)	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$34.01	\$108.13	\$40.23	\$54.41
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$34.01	\$108.13	\$40.23	\$54.41
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)	(\$1.33)
A/C	\$0.00	(\$5.00)	\$0.00	\$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	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$32.68	\$103.13	\$38.90	\$53.08
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$116,766	\$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	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	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