

90-08-04-505-202.000-004

BLUFFTON HEALTH SYSTEM LL

1115 S MAIN

442, Medical Clinic or Offices

BLUFFTON COMMERCIAL/ 1/2

General Information**Parcel Number**

90-08-04-505-202.000-004

Local Parcel Number

0100967007

Tax ID:**Routing Number**

M04.01 R75

Property Class 442

Medical Clinic or Offices

Year: 2025**Ownership**Bluffton Health System Llc
C/O EASLEY MCCALEB & ASSOC
PO Box 8040
Fort Wayne, IN 46898-8040**1115 S MAIN****442, Medical Clinic or Offices****BLUFFTON COMMERCIAL/ 1/2****Transfer of Ownership****Legal**

TOWNLEY S LOTS: 208-209 S/2 207 (4-P)

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

	2025	Assessment Year	2025	2024	2024	2023	2022
	WIP	Reason For Change	AA	Reval/134	AA	AA	AA
	02/19/2025	As Of Date	04/13/2025	09/16/2024	03/30/2024	03/14/2023	04/07/2022
County	Wells	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Township	HARRISON TOWNSHIP	1.0000		1.0000	1.0000	1.0000	1.0000
District 004 (Local 004)	BLUFFTON CITY-HARRISON TOW	\$53,900	\$53,900	\$53,900	\$37,100	\$16,400	
		\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0
School Corp 8445	M.S.D. BLUFFTON-HARRISON	\$53,900	\$53,900	\$53,900	\$37,100	\$16,400	
Neighborhood 203643-004	BLUFFTON COMMERCIAL	\$393,600	\$393,600	\$369,700	\$712,900	\$313,300	\$320,000
		\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0
Section/Plat	04	\$393,600	\$393,600	\$369,700	\$712,900	\$313,300	\$320,000
Location Address (1)	1115 S MAIN	\$447,500	\$447,500	\$423,600	\$766,800	\$350,400	\$336,400
	BLUFFTON, IN 46714	\$447,500	\$447,500	\$423,600	\$766,800	\$350,400	\$336,400

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		31	31x170	1.06	\$370	\$392	\$12,152	0%	1.0000	0.00	0.00	100.00	\$12,150
Fci	F		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	0.00	100.00	\$20,890
Fci	F		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	0.00	100.00	\$20,890

Land Computations

Calculated Acreage	0.60
Actual Frontage	155
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.61
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	0.61
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	\$53,900
Total Value	\$53,900

Characteristics**Topography****Flood Hazard**

Level

Public Utilities

All

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2025

Data Source

External Only

Collector

07/29/2020

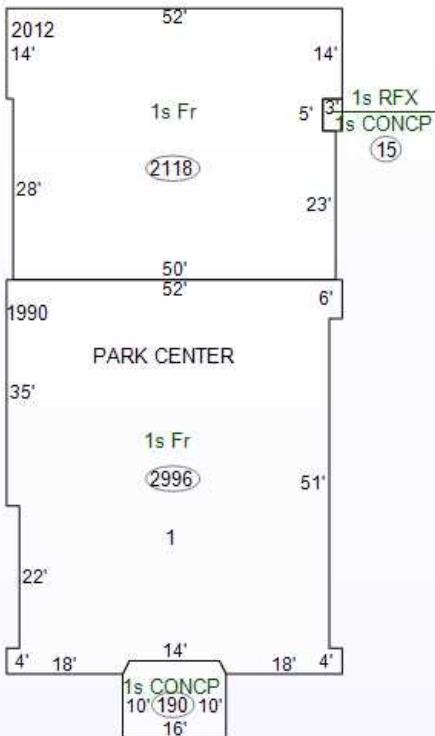
Nexus

Appraiser

General Information							
Occupancy	C/I Building	Pre. Use	General Office				
Description	C/I Building	Pre. Framing	Wood Joist				
Story Height	1	Pre. Finish	Finished Divided				
Type	N/A	# of Units	0	SB	B	1	U
Wall Type			1: 1(328')				
Heating			5114 sqft				
A/C			5114 sqft				
Sprinkler							
Plumbing RES/CI		Roofing					
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	4	8	<input type="checkbox"/> Other		
Kitchen Sinks	0	0			GCK Adjustments		
Water Heaters	0	0			<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	3	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	7	11	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features							
Description	Area	Value					
Patio, Concrete	190	\$1,500					
Patio, Concrete	15	\$200					
Canopy, Roof Extension	15	\$800					

Special Features		Other Plumbing		Building Computations							
Description	Value	Description	Value	Sub-Total (all floors)	\$545,664	Garages	\$0	Unit Finish/SR	\$0.00	\$0.00	
		1 x Ref Wat Cooler	\$1300	Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00	\$0.00	



Floor/Use Computations							
Pricing Key	GCR	GCR					
Use	GENOFF	GENOFF					
Use Area	2996 sqft	2118 sqft					
Area Not in Use	0 sqft	0 sqft					
Use %	58.6%	41.4%					
Eff Perimeter	328'	328'					
PAR	6	6					
# of Units / AC	0 / N	0 / N					
Avg Unit sz dpth							
Floor	1	1					
Wall Height	10'	9'					
Base Rate	\$106.70	\$106.70					
Frame Adj	\$0.00	\$0.00					
Wall Height Adj	\$0.00	\$0.00					
Dock Floor	\$0.00	\$0.00					
Roof Deck	\$0.00	\$0.00					
Adj Base Rate	\$106.70	\$106.70					
BPA Factor	1.00	1.00					
Sub Total (rate)	\$106.70	\$106.70					
Interior Finish	\$0.00	\$0.00					
Partitions	\$0.00	\$0.00					
Heating	\$0.00	\$0.00					
A/C	\$0.00	\$0.00					
Sprinkler	\$0.00	\$0.00					
Lighting	\$0.00	\$0.00					
Unit Finish/SR	\$0.00	\$0.00					
GCK Adj.	\$0.00	\$0.00					
Sub-Total (building)	\$567,064	S.F. Price	\$106.70	\$106.70			
Quality (Grade)	\$17,600	Location Multiplier	0.96	Unit Cost	\$0.00	\$0.00	
Other Plumbing	\$1,300	Repl. Cost New	\$598,819	Elevated Floor	\$0.00	\$0.00	
Special Features	\$0	Total (Use)	\$319,673	Total (Use)	\$319,673	\$225,991	

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	Wood Fr	C+2	1990	2010	15 A		0.96		5,114 sqft	\$598,819	19%	\$485,040	0%	100%	1,000	0.800	0.00	0.00	100.00	\$388,000
2: Paving	1	Asphalt	C	1990	1990	35 A	\$2.81	0.96	\$2.70	13,000 sqft	\$35,069	80%	\$7,010	0%	100%	1,000	0.800	0.00	0.00	100.00	\$5,600