

General Information

Parcel Number  
90-08-09-100-011.000-004

Local Parcel Number  
0100652300

Tax ID:

Routing Number  
M05.07 R53

Property Class 481  
Commercial Mini-Warehouse

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 203343-004  
BLUFFTON COM/IND SOUTH

Section/Plat  
09

Location Address (1)  
1247 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
MINI-WAREHOUSE

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2023

Ownership

Brick And Mortar Properties LLC  
c/o Harnish, Randy  
225 Harrison Rd  
Bluffton, IN 46714

Legal

2.903A W PT MID PT NENE (9-D)



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/14/2022	Brick And Mortar Prop	20222645	WR	/		I
12/29/2021	Brick And Mortar Prop	20215990	WR	/		I
11/01/2016	Harnish, Randy J	206233	QC	156/696		I
05/01/2014	Harnish, Randy J/Cynt	193987	WR	153/694	\$110,000	I
05/23/2006	DOJO IV LLC	150513	TD	144/774		I
09/06/2000	MOORE, JOSEPH K T		QC	137/541		I

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	Det/115
04/11/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	02/14/2022
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 checked="" type="checkbox"/>
\$110,800	Land	\$110,800	\$105,700	\$70,200	\$70,200	\$70,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$110,800	Land Non Res (3)	\$110,800	\$105,700	\$70,200	\$70,200	\$70,200
\$481,900	Improvement	\$481,900	\$477,100	\$511,400	\$522,400	\$537,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$481,900	Imp Non Res (3)	\$481,900	\$477,100	\$511,400	\$522,400	\$537,600
\$592,700	Total	\$592,700	\$582,800	\$581,600	\$592,600	\$607,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$592,700	Total Non Res (3)	\$592,700	\$582,800	\$581,600	\$592,600	\$607,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	2.38	1.00	\$41,000	\$41,000	\$97,580	0%	1.0000	0.00	0.00	100.00	\$97,580
13	A		0	0.78	1.00	\$17,000	\$17,000	\$13,260	0%	1.0000	0.00	0.00	100.00	\$13,260
82	A		0	.05	1.00	\$2,390	\$2,390	\$120	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

Land Computations

Calculated Acreage	3.21
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.21
81 Legal Drain NV	0.00
82 Public Roads NV	0.05
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	3.16
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	\$110,800
Total Value	\$110,800

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 1	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(331'),2(29')			
Heating	4500 sqft			
A/C				
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	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0		GCK Adjustments	
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$101,306	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$101,306
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$97,254
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK		
Use	GCK		
Use Area	4500 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	360'		
PAR	8		
# of Units / AC	0 / N		
Avg Unit sz dpth			
Floor	1		
Wall Height	8'		
Base Rate	\$20.02		
Frame Adj	\$0.00		
Wall Height Adj	(\$1.96)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$20.02		
BPA Factor	1.00		
Sub Total (rate)	\$20.02		
Interior Finish	\$4.45		
Partitions	\$0.00		
Heating	\$0.00		
A/C	\$0.00		
Sprinkler	\$0.00		
Lighting	\$0.00		
Unit Finish/SR	\$0.00		
GCK Adj.	\$0.00		
S.F. Price	\$22.51		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$101,306		

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	1	Metal	C	2014	2014	11	A		0.96		4,500 sqft	\$97,254	28%	\$70,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$70,000

General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 2	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(331'),2(29')			
Heating				
A/C				
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	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0	0	<input type="checkbox"/> Other			
Kitchen Sinks	0		0				
Water Heaters	0		0				
Add Fixtures	0	0	0	0	<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Total	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

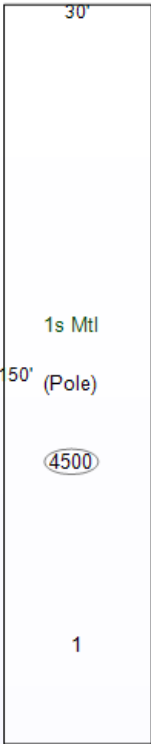
Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$100,271	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$100,271
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$96,260
Exterior Features	\$0	Total (Use)	\$100,271

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 2	1	Metal	C	2014	2014	11	A		0.96		4,500 sqft	\$96,260	28%	\$69,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$69,300

BUILDING 1000  
28 UNITS - 10 X 15  
6 UNITS - 5 X 10



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	4500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	360'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$20.02
Frame Adj	\$0.00
Wall Height Adj	(\$1.94)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$20.02
BPA Factor	1.00
Sub Total (rate)	\$20.02
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$1.35
S.F. Price	\$22.28
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$100,271

General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 3	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0
SB	B	1	U

Wall Type	1: 1(331'),2(29')
Heating	
A/C	
Sprinkler	

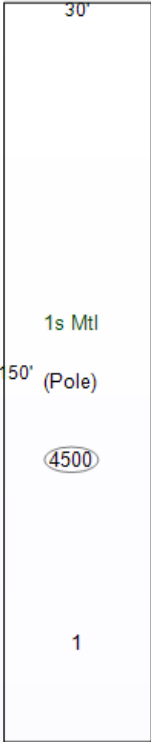
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$100,271	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$100,271
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$96,260
Exterior Features	\$0		

Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	4500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	360'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$20.02
Frame Adj	\$0.00
Wall Height Adj	(\$1.94)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$20.02
BPA Factor	1.00
Sub Total (rate)	\$20.02
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$1.35
S.F. Price	\$22.28
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$100,271



BUILDING 1100  
28 UNITS - 10 X 15  
6 UNITS - 5 X 10

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	1	Metal	C	2014	2014	11	A		0.96		4,500 sqft	\$96,260	28%	\$69,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$69,300



General Information				
Occupancy	C/I Building	Pre. Use	GCK	
Description	C/I Building 5	Pre. Framing	Pole Frame	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB	B	1	U	

Wall Type	1: 1(500')			
Heating				
A/C				
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath		0		0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath		0		0	<input type="checkbox"/> Other		
Kitchen Sinks		0		0	GCK Adjustments		
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures		0		0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$147,064	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$147,064
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$141,181
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK		
Use	GCK		
Use Area	6600 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	500'		
PAR	8		
# of Units / AC	0 / N		
Avg Unit sz dpth			
Floor	1		
Wall Height	8'		
Base Rate	\$20.02		
Frame Adj	\$0.00		
Wall Height Adj	(\$1.94)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$20.02		
BPA Factor	1.00		
Sub Total (rate)	\$20.02		
Interior Finish	\$4.45		
Partitions	\$0.00		
Heating	(\$1.60)		
A/C	\$0.00		
Sprinkler	\$0.00		
Lighting	\$0.00		
Unit Finish/SR	\$0.00		
GCK Adj.	\$1.35		
S.F. Price	\$22.28		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$147,064		

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 5	1	Metal	C	2017	2017	8	A		0.96		6,600 sqft	\$141,181	19%	\$114,360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$114,400

General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building 6	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

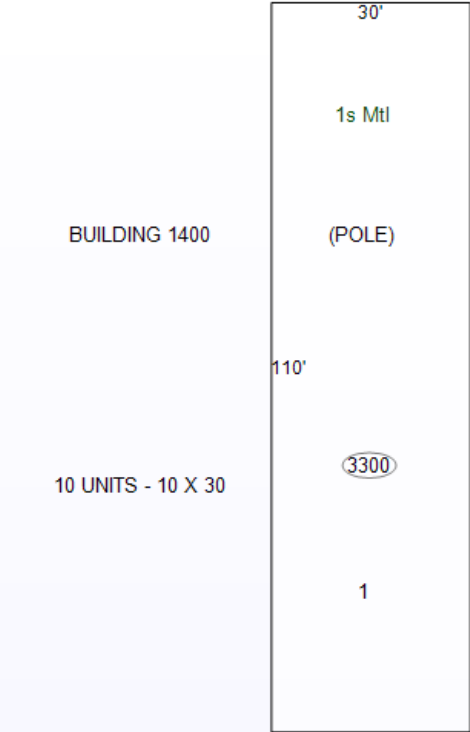
SB	B	1	U
----	---	---	---

Wall Type	1: 1(280')
Heating	
A/C	
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0		0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0		0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0		0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$73,532	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$73,532
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$70,591
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCK		
Use	GCK		
Use Area	3300 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	280'		
PAR	8		
# of Units / AC	0 / N		
Avg Unit sz dpth			
Floor	1		
Wall Height	8'		
Base Rate	\$20.02		
Frame Adj	\$0.00		
Wall Height Adj	(\$1.94)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$20.02		
BPA Factor	1.00		
Sub Total (rate)	\$20.02		
Interior Finish	\$4.45		
Partitions	\$0.00		
Heating	(\$1.60)		
A/C	\$0.00		
Sprinkler	\$0.00		
Lighting	\$0.00		
Unit Finish/SR	\$0.00		
GCK Adj.	\$1.35		
S.F. Price	\$22.28		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$73,532		

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 6	1	Metal	C	2018	2018	7	A		0.96		3,300 sqft	\$70,591	19%	\$57,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$57,200

