

90-08-04-539-025.000-004

1 ST SOURCE BANK

124 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information

Ownership

Parcel Number
90-08-04-539-025.000-004

Local Parcel Number
0100666001

Tax ID:

Legal

Routing Number
M04.14 R124

Property Class 456
Parking Lot or Structure

Year: 2025

Location Information

2025

Assessment Year

2025

2024

2023

2022

2021

WIP

Reason For Change

AA

AA

AA

AA

AA

County

Wells

03/05/2025

Indiana Cost Mod

Township

HARRISON TOWNSHIP

1.0000

District 004 (Local 004)

BLUFFTON CITY-HARRISON TOW

\$5,900

School Corp 8445

M.S.D. BLUFFTON-HARRISON

\$0

\$0

\$5,900

\$1,800

Neighborhood 203543-004

BLUFFTON COMMERCIAL DOWN

\$0

\$0

\$1,800

Section/Plat

004.030

\$7,700

\$0

Location Address (1)

124 S MAIN

\$0

BLUFFTON, In 46714

\$7,700

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 2024

Data Source External Only

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/19/2001	1 ST SOURCE BANK	117132	CD	138/990	/	I
06/03/1985	STANDARD FEDERA	0	WD	/	/	I
01/01/1900	HOWARD D RICH		WD	/	/	I

Notes

Commercial

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

	2025	Assessment Year	2025	2024	2023	2022	2021
Reason For Change		WIP	AA	AA	AA	AA	AA
As Of Date			04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Valuation Method		Indiana Cost Mod					
Equalization Factor		1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required		<input type="checkbox"/>					
Land	\$5,900	\$5,900	\$5,900	\$5,900	\$5,800	\$5,800	\$5,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$5,900	\$5,900	\$5,900	\$5,900	\$5,800	\$5,800	\$5,800
Improvement	\$1,800	\$1,700	\$1,700	\$1,700	\$1,700	\$1,600	\$1,600
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,800	\$1,700	\$1,700	\$1,700	\$1,700	\$1,600	\$1,600
Total	\$7,700	\$7,600	\$7,600	\$7,600	\$7,500	\$7,400	\$7,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$7,700	\$7,600	\$7,600	\$7,600	\$7,500	\$7,400	\$7,400

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		28	27x140	0.97	\$225	\$218	\$5,886	0%	1.0000	0.00	0.00	100.00	\$5,890

Land Computations

Calculated Acreage	0.09
Actual Frontage	28
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$5,900
Total Value	\$5,900

Collector 09/11/2024 Nexus

Appraiser

90-08-04-539-025.000-004

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124 S MAIN

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2/2

General Information

Paving # TF

Paving Full Bath

0 Half Bath

N/A Kitchen Sinks

Water Heaters

Add Fixtures

Total

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description Area Value



Specialty Plumbing

Description Count Value

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.96

Replacement Cost \$8,740

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	1972	1972	53 A	\$2.81	0.96	\$2.70	3,240 sqft	\$8,740	80%	\$1,750	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800

Total all pages

\$1,800

Total this page

\$1,800