

90-08-04-539-382.000-004

General Information

Parcel Number  
90-08-04-539-382.000-004

Local Parcel Number  
0100952800

Tax ID:

Routing Number  
M04.14 R10

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  
4C

Location Address (1)  
210 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

Smith, Ronald J/Marcella A

Ownership

Smith, Ronald J/Marcella A  
4974 N 100 E  
Bluffton, IN 46714

Legal

ORIG 01-26-12

210 N MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/28/2011	Smith, Ronald J/Marce	178393	WD	150/395	\$76,000	I
05/10/2004	LEPPER, RHONDA M	138304	WD	142/86	\$100,000	I
03/11/1977	WIETHOLTER, ROBE	0	WD	/		I
01/01/1900	TO WIETHOLTER		WD	/		I

429, Other Retail Structures

BLUFFTON COMMERCIAL 1/4

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
WIP	Reason For Change	AA	AA	AA	AA	AA
04/02/2025	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"/>
\$12,900	Land	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,200	Land Non Res (2)	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
\$9,700	Land Non Res (3)	\$9,700	\$9,700	\$9,700	\$9,400	\$9,400
\$131,700	Improvement	\$131,700	\$118,800	\$97,900	\$85,700	\$78,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$81,500	Imp Non Res (2)	\$81,500	\$73,200	\$60,300	\$52,800	\$48,300
\$50,200	Imp Non Res (3)	\$50,200	\$45,600	\$37,600	\$32,900	\$30,400
\$144,600	Total	\$144,600	\$131,700	\$110,800	\$98,300	\$91,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$84,700	Total Non Res (2)	\$84,700	\$76,400	\$63,500	\$56,000	\$51,500
\$59,900	Total Non Res (3)	\$59,900	\$55,300	\$47,300	\$42,300	\$39,800

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		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	25.00	75.00	\$12,880

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$3,200
CAP 3 Value	\$9,700
Total Value	\$12,900

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

53 Partial Story - Befor

Finished Area

2220 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

2

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	140	\$8,300
Porch, Enclosed Frame	168	\$12,800

7'24'168

7'37'30'1110

7'20'140

1

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1110	1110	\$111,500	
2					
3					
4					
1/4					
1/2	1Fr	1110	1110	\$43,300	
3/4					
Attic					
Bsmt		1110	0	\$36,900	
Crawl					
Slab					
				Total Base	\$191,700
Adjustments				1 Row Type Adj. x 1.00	\$191,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$191,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$21,100	\$212,800
Garages (+) 0 sqft				\$0	\$212,800
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.96	
				Replacement Cost	\$194,074

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: Single-Family	1 1/2	Wood Fr	C-1	1858	1970	55 A		0.96		3,330 sqft	\$194,074	40%	\$116,440	0%	100%	1.000	0.700	0.00	100.00	0.00	\$81,500

General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1: 2(152')	U: 2(152')	
Heating		1300 sqft	1300 sqft
A/C			
Sprinkler			

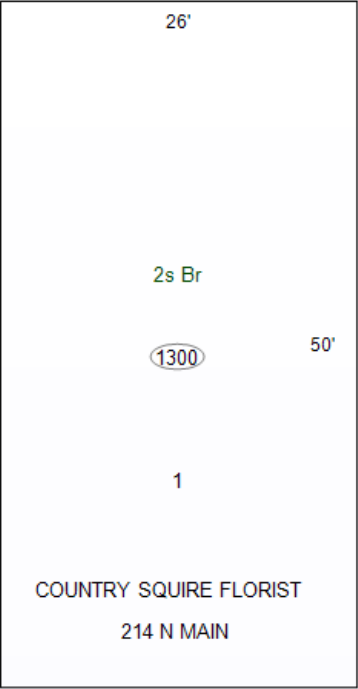
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	1	2	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks		0		0	GCK Adjustments	
Water Heaters		0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	2	3	<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)	\$368,849	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$373,649
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$358,703
Exterior Features	\$0		

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	Brick	C	1900	1970	55	A		0.96		2,600 sqft	\$358,703	80%	\$71,740	0%	100%	1.000	0.700	0.00	0.00	100.00	\$50,200



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	GENRET
Use Area	1300 sqft	1300 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	152'	152'
PAR	12	12
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	2
Wall Height	8'	10'
Base Rate	\$203.16	\$165.29
Frame Adj	(\$14.82)	(\$11.99)
Wall Height Adj	(\$30.78)	(\$10.26)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$157.56	\$143.04
BPA Factor	1.00	1.00
Sub Total (rate)	\$157.56	\$143.04
Interior Finish	\$0.00	\$0.00
Partitions	(\$3.68)	(\$3.19)
Heating	\$0.00	\$0.00
A/C	(\$5.00)	(\$5.00)
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$148.88	\$134.85
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$193,544	\$175,305

