

90-08-04-539-400.000-004

Edelweiss Acres, LLC

105 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

## General Information

**Parcel Number**  
90-08-04-539-400.000-004  
**Local Parcel Number**  
0100808700  
**Tax ID:**

**Routing Number**  
M04.14 R67

**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)**  
105 N MAIN  
BLUFFTON, In 46714

## Zoning

## Subdivision

## Lot

**Market Model**  
C & I MARKET 0.70

## Characteristics

**Topography**  
Level

**Public Utilities**  
All

**Streets or Roads**  
Paved, Sidewalk

## Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

## Ownership

Edelweiss Acres, LLC  
265 W Water St  
Berne, IN 46711

## Legal

ORIG PT 36-26-12  
N 19.5' S 65.5'

## 105 N MAIN

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## Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
10/20/2017	Edelweiss Acres, LLC	20171576	WR	/			I
09/29/2017	Edelweiss Acres, LLC	20171266	WR	/		\$38,500	I
09/11/2001	HARRIS, MATTHEW J		WD	138/755		\$45,000	I
08/13/1999	MURRAY, FRED W/T	0	PR	136/85			I
01/01/1900	LOCKWOOD, CECIL J		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
<b>WIP</b>		<b>Reason For Change</b>	AA	AA	AA	AA	AA
03/05/2025		<b>As Of Date</b>	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Indiana Cost Mod		<b>Valuation Method</b>	Indiana Cost Mod				
1.0000		<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
		<b>Notice Required</b>	<input type="checkbox"/>				
		<b>Land</b>	\$3,100	\$3,100	\$3,100	\$3,000	\$3,000
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$3,100	\$3,100	\$3,100	\$3,000	\$3,000
		<b>Improvement</b>	\$134,500	\$104,200	\$85,800	\$92,400	\$84,700
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$134,500	\$104,200	\$85,800	\$92,400	\$84,700
		<b>Total</b>	\$137,600	\$107,300	\$88,900	\$95,400	\$87,700
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$137,600	\$107,300	\$88,900	\$95,400	\$87,700

## 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		20	20x70	0.68	\$225	\$153	\$3,060	0%	1.0000	0.00	0.00	100.00	\$3,060

## Land Computations

Calculated Acreage	0.03
Actual Frontage	20
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.03
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	0.03
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	\$3,100
<b>Total Value</b>	<b>\$3,100</b>

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

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Edelweiss Acres, LLC

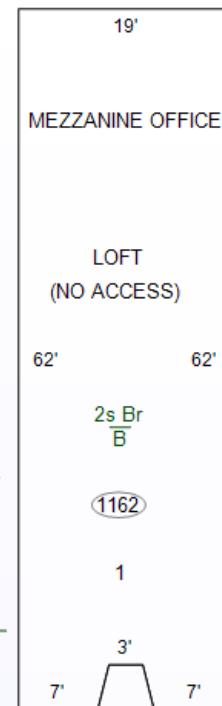
105 N MAIN

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General Information									
Occupancy	C/I Building	Pre. Use	Utility / Storage						
Description	C/I Building	Pre. Framing	Wood Joist						
Story Height	2	Pre. Finish	Unfinished						
Type	N/A	# of Units	0	SB	B	1	U		
Wall Type	B: 2(168')	1: 2(118')	U: 2(100')						
Heating			1162 sqft						
A/C			1162 sqft						
Sprinkler									
Plumbing RES/CI									
	#	TF	#	TF					
Full Bath	0	0	0	0					
Half Bath	0	0	1	2					
Kitchen Sinks	0	0							
Water Heaters	0	0							
Add Fixtures	0	0	1	1					
Total	0	0	2	3					
HGSR			PPS						
Sand Pnl									
Exterior Features									
Description		Area	Value						
Patio, Concrete		16	\$200						



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	UTLSTOR
Use Area	1162 sqft	1162 sqft	1178 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	168'	118'	100'
PAR	14	10	8
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	8'	12'	10'
<b>Base Rate</b>	<b>\$106.97</b>	<b>\$183.73</b>	<b>\$76.82</b>
Frame Adj	(\$12.95)	(\$8.72)	(\$12.71)
Wall Height Adj	(\$5.39)	\$0.00	(\$5.62)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$88.63</b>	<b>\$175.01</b>	<b>\$58.49</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$88.63</b>	<b>\$175.01</b>	<b>\$58.49</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	(\$4.85)	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
<b>Special Features</b>		<b>Building Computations</b>	
Description	Value	Description	Value
Mezz 375sqft	\$13,530	Sub-Total (all floors)	\$366,502
		Racquetball/Squash	\$0
		Theater Balcony	\$0
		Sub-Total (building)	\$385,032
		Plumbing	\$4,800
		Other Plumbing	\$0
		Quality (Grade)	\$1
		Special Features	\$13,530
		Repl. Cost New	\$369,631
		Exterior Features	\$200
		Total (Use)	\$101,443
			\$197,725
			\$67,334

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	2010	15 A		0.96		3,502 sqft	\$369,631	48%	\$192,210	0%	100%	1,000	0.700	0.00	0.00	100.00	\$134,500