

90-08-04-539-361.000-004

General Information

Parcel Number
90-08-04-539-361.000-004

Local Parcel Number
0100933600

Tax ID:

Routing Number
M04.14 R62

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
04

Location Address (1)
107 W MARKET
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

WT Land LLC

Ownership

WT Land LLC
11569 S 700 W-90
Montpelier, IN 47359

Legal

ORIG PT 37-38 (4-C) S 80' W PT S 80' E PT



107 W MARKET

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/03/2023	WT Land LLC	20231352	WR	/	\$130,000	I
11/25/2014	Taylor Group, LLC	196687	WR	154/401	\$35,000	I
01/10/2008	BCK Real Estate Holdi	159847	TD	146/777		I
01/09/1995	PLASSMAN, MARK W	0	WD	130/273		I
04/01/1993	PLASSMAN, RONALD	0	WD	128/80		I
01/01/1900	VORE, ROLLAND		WD	/		I

429, Other Retail Structures

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
03/03/2025	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"/>
\$2,900	Land	\$2,900	\$2,900	\$2,900	\$2,800	\$2,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,900	Land Non Res (3)	\$2,900	\$2,900	\$2,900	\$2,800	\$2,800
\$198,100	Improvement	\$198,100	\$60,600	\$49,900	\$43,700	\$51,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$198,100	Imp Non Res (3)	\$198,100	\$60,600	\$49,900	\$43,700	\$51,000
\$201,000	Total	\$201,000	\$63,500	\$52,800	\$46,500	\$53,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$201,000	Total Non Res (3)	\$201,000	\$63,500	\$52,800	\$46,500	\$53,800

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		18	18x80	0.72	\$225	\$162	\$2,916	0%	1.0000	0.00	0.00	100.00	\$2,920

BLUFFTON COMMERCIAL 1/2

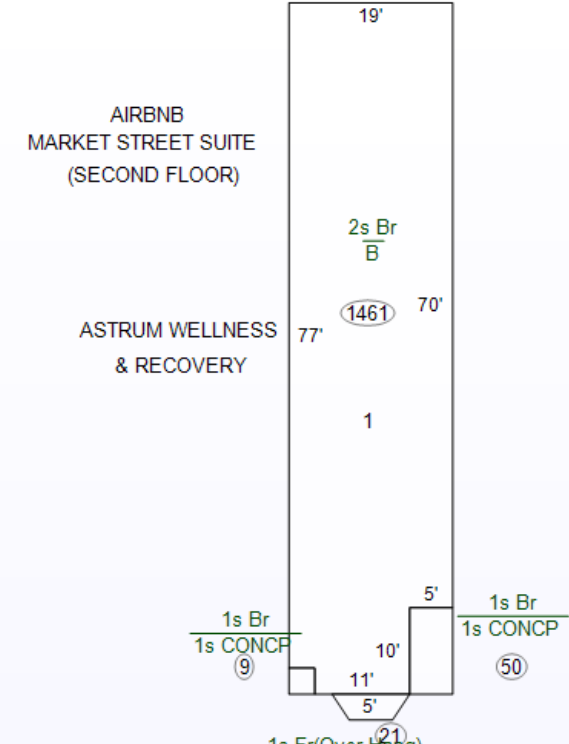
Notes

Land Computations

Calculated Acreage	0.03
Actual Frontage	18
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	\$2,900
Total Value	\$2,900

General Information				
Occupancy	C/I Building	Pre. Use	Apartment	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	2	Pre. Finish	Finished Divided	
Type	N/A	# of Units	1	
SB		B	1	U
Wall Type	B: 2(125')		1: 2(139')	U: 2(128')
Heating			1461 sqft	1541 sqft
A/C			1461 sqft	
Sprinkler				
Plumbing RES/CI				Roofing
	#	TF	#	TF
Full Bath	1	3	0	0
Half Bath	0	0	1	2
Kitchen Sinks	1	1	0	
Water Heaters	1	1	0	
Add Fixtures	0	0	1	1
Total	3	5	2	3
GCK Adjustments				
			<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
			<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
			<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
Exterior Features				
Description			Area	Value
Patio, Concrete			9	\$200
Patio, Concrete			50	\$400

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$507,772	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$517,172
Plumbing	\$8,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$496,485
Exterior Features	\$600		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	APART
Use Area	1461 sqft	1461 sqft	1541 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	125'	139'	128'
PAR	9	10	8
# of Units / AC	0	0	1 / Y
Avg Unit sz dpth	-1	0	1541
Floor	B	1	2
Wall Height	8'	14'	12'
Base Rate	\$60.14	\$183.73	\$110.61
Frame Adj	(\$12.95)	(\$8.72)	(\$11.70)
Wall Height Adj	(\$3.21)	\$10.06	\$8.26
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$43.98	\$185.07	\$107.17
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$43.98	\$185.07	\$107.17
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$6.44
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$42.65	\$185.07	\$113.61
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$62,312	\$270,387	\$175,073

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	5/6 Maso	C	1900	2000	25	A		0.96		4,463 sqft	\$496,485	43%	\$283,000	0%	100%	1.000	0.700	0.00	0.00	100.00	\$198,100