

90-08-04-539-367.000-004

General Information

Parcel Number
90-08-04-539-367.000-004

Local Parcel Number
0100941300

Tax ID:

Routing Number
M04.14 R144

Property Class 447
Office Bldg (1 or 2 Story)

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)
105 W CHERRY
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.90

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

Renovate Counseling Services,

Ownership

Renovate Counseling Services, LLC
c/o Lane G Sander
105 West Cherry
Bluffton, IN 46714

Legal

ORIG PT LOT 134 4-G



105 W CHERRY

447, Office Bldg (1 or 2 Story)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/07/2023	Renovate Counseling	20230389	LC	/		I
10/04/2021	Renovate Counseling	20214491	WR	/	\$135,000	I
12/07/1999	Bluffton Health System	0	WD	136/509		I
11/17/1984	CAYLOR-NICKEL ME	0	WD	/		I
07/23/1981	CAYLOR NICKEL ME	0	WD	/		I
12/11/1978	EMMA CLAUSS	0	WD	/		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	AA
03/04/2025	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"/>
\$11,600	Land	\$11,600	\$11,600	\$12,900	\$12,600	\$12,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$11,600	Land Non Res (3)	\$11,600	\$11,600	\$12,900	\$12,600	\$12,600
\$361,100	Improvement	\$361,100	\$303,100	\$123,300	\$123,400	\$118,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$361,100	Imp Non Res (3)	\$361,100	\$303,100	\$123,300	\$123,400	\$118,400
\$372,700	Total	\$372,700	\$314,700	\$136,200	\$136,000	\$131,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$372,700	Total Non Res (3)	\$372,700	\$314,700	\$136,200	\$136,000	\$131,000

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		140	140x70	0.68	<u>\$121.43</u>	\$83	\$11,620	0%	1.0000	0.00	0.00	100.00	\$11,620

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.22
Actual Frontage	140
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	\$0
CAP 3 Value	\$11,600
Total Value	\$11,600

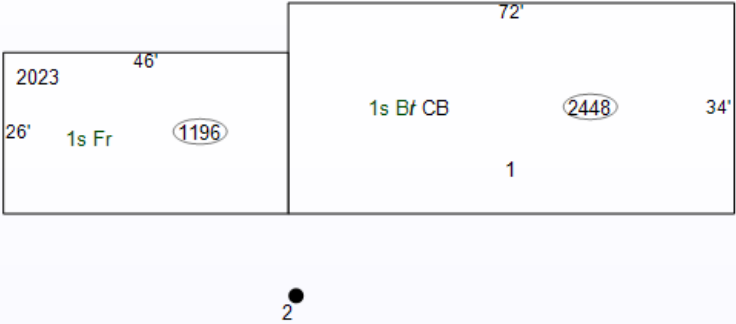
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(198'),2(106')			
Heating			
3644 sqft			
A/C			
3644 sqft			
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	<input type="checkbox"/> Slate
Half Bath	0	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	<input type="checkbox"/> Insulatio	
Add Fixtures	0	0	8	8	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	8	8	<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)	\$499,273	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$512,073
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$491,590
Exterior Features	\$0		

Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENOFF	GENOFF
Use Area	2448 sqft	1196 sqft
Area Not in Use	0 sqft	0 sqft
Use %	67.2%	32.8%
Eff Perimeter	304'	304'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	0
Floor	1	1
Wall Height	12'	8'
Base Rate	\$150.42	\$150.42
Frame Adj	(\$9.42)	(\$9.42)
Wall Height Adj	\$0.00	(\$12.14)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$141.00	\$128.86
BPA Factor	1.00	1.00
Sub Total (rate)	\$141.00	\$128.86
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
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	\$141.00	\$128.86
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$345,160	\$154,113

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	4/6 Maso	C	1960	2010	15	A		0.96		3,644 sqft	\$491,590	19%	\$398,190	0%	100%	1.000	0.900	0.00	0.00	100.00	\$358,400
2: Paving	1	Asphalt	C	1960	1960	65	A	\$2.81	0.96	\$2.70	5,500 sqft	\$14,837	80%	\$2,970	0%	100%	1.000	0.900	0.00	0.00	100.00	\$2,700