

90-08-09-100-018.000-004

Castlegate Associates III-Bluffto

1203 S MAIN

420, Small Detached Retail of Less Tha

BLUFFTON COM/IND SOU

1/2

**General Information****Parcel Number**

90-08-09-100-018.000-004

**Local Parcel Number**

0100692800

**Tax ID:****Routing Number**

M05.07 R59

**Property Class 420**

Small Detached Retail of Less Than

**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 203343-004**

BLUFFTON COM/IND SOUTH

**Section/Plat**

09

**Location Address (1)**

1203 S MAIN

BLUFFTON, In 46714

**Zoning****Subdivision****Lot****Market Model**

C &amp; I MARKET 1.00

**Characteristics****Topography** Flood Hazard

Level

**Public Utilities** ERA

All

**Streets or Roads** TIF

Paved

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

**Review Group** 2023**Ownership**Castlegate Associates III-Bluffton, LLC  
% Altus Group US PO Box 1610CVS Health Corp  
Cockeysville, MD 21030**Legal**  
(9-C) 1.081A NE COR NWNE/(4-P) S PT SW SE PT  
SE NE**1203 S MAIN****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/24/2019	Castlegate Associates	20191260	WR	/	\$2,925,000	I
10/24/2013	Pitzel, Dominic	191675	WR	153/100	\$3,100,000	I
09/05/2000	Adosik, LLC		WD	/	\$2,250,000	I
04/22/1999	BLUFFTON DEVELOP	0	WD	135/566		I
01/01/1900	COLONIAL OIL CO IN		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
	WIP	Reason For Change					
02/19/2025		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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
<b>\$837,800</b>		<b>Land</b>	<b>\$837,800</b>	<b>\$837,800</b>	<b>\$837,800</b>	<b>\$1,020,000</b>	<b>\$1,020,000</b>
\$0		Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$837,800		Land Non Res (3)	\$837,800	\$837,800	\$837,800	\$1,020,000	\$1,020,000
<b>\$524,000</b>		<b>Improvement</b>	<b>\$524,000</b>	<b>\$514,900</b>	<b>\$510,600</b>	<b>\$326,700</b>	<b>\$330,000</b>
\$0		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$524,000		Imp Non Res (3)	\$524,000	\$514,900	\$510,600	\$326,700	\$330,000
<b>\$1,361,800</b>		<b>Total</b>	<b>\$1,361,800</b>	<b>\$1,352,700</b>	<b>\$1,348,400</b>	<b>\$1,346,700</b>	<b>\$1,350,000</b>
\$0		Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,361,800		Total Non Res (3)	\$1,361,800	\$1,352,700	\$1,348,400	\$1,346,700	\$1,350,000

**Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')**

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
11	A		0	1.081	1.00	\$310,000	\$310,000	\$335,110	150%	1.0000	0.00	0.00	100.00	\$837,780

**Land Computations**

Calculated Acreage	1.08
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.08
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	1.08
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	\$837,800
<b>Total Value</b>	<b>\$837,800</b>

Data Source External Only

Collector 11/01/2023

Nexus

Appraiser

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Castlegate Associates III-Bluffto 1203 S MAIN

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### General Information

Occupancy	C/I Building	Pre. Use	Discount Store
Description	C/I Building	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(424')

Heating 10336 sqft

A/C 10336 sqft

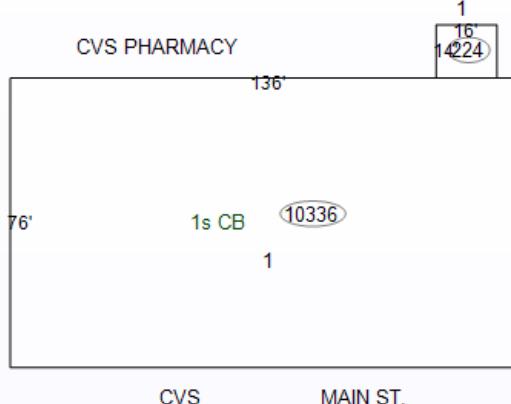
Sprinkler

### Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			<b>GCK Adjustments</b>
Add Fixtures	0	0	8	8	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	8	8	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

### Exterior Features

Description	Area	Value



### Floor/Use Computations

Pricing Key GCM

Use DISCOUNT

Use Area 10336 sqft

Area Not in Use 0 sqft

Use % 100.0%

Eff Perimeter 424'

PAR 4

# of Units / AC 0

Avg Unit sz|dpth 0

Floor 1

Wall Height 17'

**Base Rate** \$87.15

Frame Adj \$0.00

Wall Height Adj \$3.36

Dock Floor \$0.00

Roof Deck \$0.00

**Adj Base Rate** \$90.51

BPA Factor 1.00

**Sub Total (rate)** \$90.51

Interior Finish (\$3.94)

Partitions \$0.00

Heating \$0.00

A/C \$0.00

Sprinkler \$0.00

Lighting \$0.00

**Sub-Total (all floors)** \$894,788

Garages \$0

Racquetball/Squash \$0

Fireplaces \$0

Theater Balcony \$0

**Sub-Total (building)** \$915,828**S.F. Price** \$86.57**Sub-Total**

Plumbing \$12,800

Quality (Grade) \$1

Other Plumbing \$1,300

Location Multiplier 0.96

Special Features \$6,940

**Repl. Cost New** \$1,055,033

Elevated Floor \$0.00

**Total (Use)** \$894,788

### Building Computations

### Special Features

### Other Plumbing

### 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	Concrete	B	2000	2000	25 A		0.96		10,336 sqft	\$1,055,033	52%	\$506,420	0%	100%	1,000	1,000	0.00	0.00	100.00	\$506,400
2: Fencing 1	1	9 Gauge	C	2000	2000	25 A	\$17.71	0.96	\$20.83	44' x 8'	\$917	80%	\$180	0%	100%	1,000	1,000	0.00	0.00	100.00	\$200
3: Fencing 2	1	9 Gauge	C	2000	2000	25 A	\$17.71	0.96	\$20.83	62' x 8'	\$1,292	80%	\$260	0%	100%	1,000	1,000	0.00	0.00	100.00	\$300
4: Paving 1	1	Asphalt	C	2000	2000	25 A	\$2.57	0.96	\$2.47	33,000 sqft	\$81,418	80%	\$16,280	0%	100%	1,000	1,000	0.00	0.00	100.00	\$16,300
5: Paving 2	1	Concrete	C	2000	2000	25 A	\$4.22	0.96	\$4.05	975 sqft	\$3,950	80%	\$790	0%	100%	1,000	1,000	0.00	0.00	100.00	\$800

Total all pages

\$524,000

Total this page

\$524,000