

90-08-04-539-109.000-004

Flagstar Bank, FSB

101 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-109.000-004

Local Parcel Number

0100721400

Tax ID:**Routing Number**

M04.14 R86

Property Class 456

Parking Lot or Structure

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)

101 S MAIN

BLUFFTON, In 46714

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

N/A

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

Data Source External Only

Ownership

Transfer of Ownership

Notes

Flagstar Bank, FSB

5151 Corporate Dr

T-100-BRET

Troy, MI 48098

Legal

ORIG PT 54 00-26-12

Date Owner

Doc ID

Code

Book/Page

Adj

Sale Price

V/I

01/02/2019	Flagstar Bank, FSB	20190007	QC	/	/	I
01/02/2019	Flagstar Bank, FSB	20190006	SW	/	\$340,272	I
04/30/1993	NORWEST BANK OF	0	WD	/	/	I
01/01/1900	FARMERS & MERCH		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
03/05/2025		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"/>				
		Land	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
		Improvement	\$3,600	\$3,500	\$3,500	\$3,500	\$3,200
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$3,600	\$3,500	\$3,500	\$3,500	\$3,200
		Total	\$16,500	\$16,400	\$16,400	\$16,100	\$15,800
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$16,500	\$16,400	\$16,400	\$16,100	\$15,800

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	0.00	100.00	\$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	\$0
CAP 3 Value	\$12,900
Total Value	\$12,900

Collector 09/11/2024 Nexus Appraiser

90-08-04-539-109.000-004

Flagstar Bank, FSB

101 S MAIN

BLUFFTON COMMERCIAL

2/2

General Information

Occupancy Paving # TF

Description Paving Full Bath

Story Height 0 Half Bath

Style N/A Kitchen Sinks

Finished Area Water Heaters

Make Add Fixtures

Floor Finish Total

 Earth Tile Slab Carpet Sub & Joist Unfinished Wood Other Parquet**Accommodations****Bedrooms**

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type Plaster/Drywall Unfinished Paneling Other Fiberboard**Roofing** Built-Up Metal Asphalt Slate Wood Shingle Other**Exterior Features**

Description Area Value

●

Specialty Plumbing

Description Count Value

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.96

Replacement Cost \$17,804**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: Paving	1	Asphalt	C	1966	1966	59 A	\$2.81	0.96	\$2.70	6,600 sqft	\$17,804	80%	\$3,560	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,600

Total all pages

\$3,600

Total this page

\$3,600