

90-08-04-539-135.000-004

General Information

Parcel Number
90-08-04-539-135.000-004

Local Parcel Number
0100735801

Tax ID:

Routing Number
M04.14 R73

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)
110 E PERRY
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

BEER, KENT W/TRACY J

Ownership

Beer, Kent W / Tracy J
1305 Clark Ave
Bluffton, IN 46714-9687

Legal

ORIGINAL PT LOT 35 (4-C) N 67.25' OF E/2



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
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	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"/>
\$5,200	Land	\$5,200	\$5,200	\$5,200	\$5,100	\$5,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,600	Land Non Res (2)	\$2,600	\$2,600	\$2,600	\$2,500	\$2,500
\$2,600	Land Non Res (3)	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
\$29,300	Improvement	\$29,300	\$26,700	\$22,100	\$22,700	\$21,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$14,200	Imp Non Res (2)	\$14,200	\$12,900	\$10,600	\$10,900	\$10,200
\$15,100	Imp Non Res (3)	\$15,100	\$13,800	\$11,500	\$11,800	\$11,100
\$34,500	Total	\$34,500	\$31,900	\$27,300	\$27,800	\$26,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$16,800	Total Non Res (2)	\$16,800	\$15,500	\$13,200	\$13,400	\$12,700
\$17,700	Total Non Res (3)	\$17,700	\$16,400	\$14,100	\$14,400	\$13,700

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		35	35x67	0.66	<u>\$225</u>	\$149	\$5,215	0%	1.0000	0.00	49.00	51.00	\$5,220

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/12/1999	Beer, Kent W / Tracy J	0	WD	136/325	\$37,500	I
01/01/1900	LAKES LEASING CO.		WD	/		I

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.05
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.05
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	0.05
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	\$2,600
CAP 3 Value	\$2,600
Total Value	\$5,200

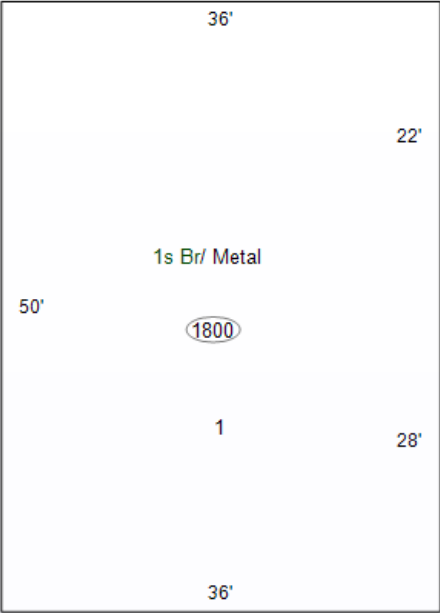
General Information				
Occupancy	C/I Building	Pre. Use	Apartment	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	1	
SB		B	1	U

Wall Type	1: 2(132')			
Heating	1800 sqft			
A/C				
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	1	3	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	1	1		0	GCK Adjustments		
Water Heaters	1	1		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	3	5	0	0	<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



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	UTLSTOR	APART
Use Area	792 sqft	1008 sqft
Area Not in Use	0 sqft	0 sqft
Use %	44.0%	56.0%
Eff Perimeter	132'	132'
PAR	7	7
# of Units / AC	0	1 / N
Avg Unit sz dpth	-1	900
Floor	1	1
Wall Height	14'	14'
Base Rate	\$88.76	\$115.01
Frame Adj	(\$18.42)	(\$10.33)
Wall Height Adj	\$0.00	\$14.40
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$70.34	\$119.08
BPA Factor	1.00	1.00
Sub Total (rate)	\$70.34	\$119.08
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	\$7.62
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$70.34	\$126.70
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$55,709	\$127,714

Building Computations			
Sub-Total (all floors)	\$183,423	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$187,423
Plumbing	\$4,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$179,926
Exterior Features	\$0		

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	Brick	C	1920	1980	45 A		0.96		1,800 sqft	\$179,926	77%	\$41,380	0%	100%	1.000	0.700	0.00	49.00	51.00	\$29,000
2: Paving	1	Concrete	C	1970	1970	55 A	\$3.51	0.96	\$3.37	612 sqft	\$2,062	80%	\$410	0%	100%	1.000	0.700	0.00	0.00	100.00	\$300