

90-08-04-539-121.000-004

General Information

Parcel Number  
90-08-04-539-121.000-004  
  
Local Parcel Number  
0100726200

Tax ID:

Routing Number  
M04.14 R123

Property Class 444  
Full Service Bank

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)  
124 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
C & I MARKET 1.50

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

1 ST SOURCE BANK

Ownership

1 ST SOURCE BANK  
PROPERTY MANAGEMENT  
PO BOX 1602  
SOUTH BEND, IN 46634

Legal

ORIG PT 84-26-12



124 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/19/2001	1 ST SOURCE BANK	117132	CD	138/990		I
01/01/1900	STANDARD FEDERA		WD	/		I

444, Full Service Bank

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	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"/>
\$12,100	Land	\$12,100	\$12,100	\$12,100	\$11,800	\$11,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$12,100	Land Non Res (3)	\$12,100	\$12,100	\$12,100	\$11,800	\$11,800
\$564,000	Improvement	\$564,000	\$539,900	\$539,900	\$538,200	\$549,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$564,000	Imp Non Res (3)	\$564,000	\$539,900	\$539,900	\$538,200	\$549,200
\$576,100	Total	\$576,100	\$552,000	\$552,000	\$550,000	\$561,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$576,100	Total Non Res (3)	\$576,100	\$552,000	\$552,000	\$550,000	\$561,000

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		62	62x140	0.97	\$200.81	\$195	\$12,090	0%	1.0000	0.00	0.00	100.00	\$12,090

Land Computations

Calculated Acreage	0.20
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$12,100
Total Value	\$12,100

BLUFFTON COMMERCIAL

Notes

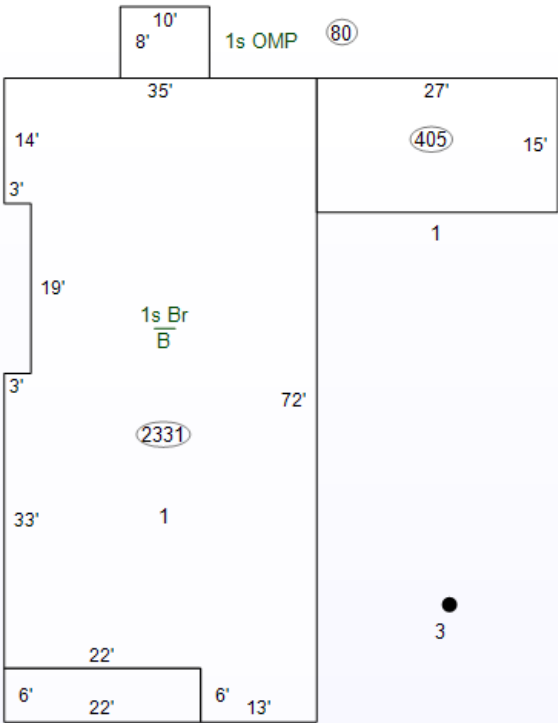
General Information			
Occupancy	C/I Building	Pre. Use	Bank
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0
SB	B	1	U

Wall Type	B: 2(220')	1: 2(220')
Heating	2331 sqft	2331 sqft
A/C	2331 sqft	2331 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
Half Bath	0	0	2	4	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0			GCK Adjustments	
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	4	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	6	8	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Open Masonry	80	\$5,700
Porch, Open Masonry	132	\$8,000

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 405sqft	\$11,360	2 x Ref Wat Cooler	\$2600
BF, MV/D 56sqft	\$30,690		
BF, DWU TW x1	\$12,100		
BF, ND x1	\$14,800		
BF, RS/D 120sqft	\$12,490		



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	BANK
Use Area	1926 sqft	405 sqft	2331 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	82.6%	17.4%	100.0%
Eff Perimeter	220'	220'	220'
PAR	9	9	9
# of Units / AC	0	0	0
Avg Unit sz dpth	0	0	-1
Floor	B	B	1
Wall Height	10'	10'	12'
Base Rate	\$60.14	\$60.14	\$182.96
Frame Adj	(\$12.95)	(\$12.95)	(\$12.83)
Wall Height Adj	\$3.78	\$3.21	(\$9.10)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$50.97	\$50.40	\$161.03
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$50.97	\$50.40	\$161.03
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$4.23	\$4.23	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$55.20	\$54.63	\$161.03
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$106,315	\$22,125	\$375,361

Building Computations			
Sub-Total (all floors)	\$503,801	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$614,341
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$2,600	Location Multiplier	0.96
Special Features	\$81,440	Repl. Cost New	\$648,744
Exterior Features	\$13,700		

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+2	1972	2000	25 A		0.96		4,662 sqft	\$648,744	43%	\$369,780	0%	100%	1.000	1.500	0.00	0.00	100.00	\$554,700	
2: ATM Enclosure	1		C	1990	1990	35 A		0.96		24sqft	\$18,202	80%	\$3,640	0%	100%	1.000	1.500	0.00	0.00	100.00	\$5,500	
3: Paving	1	Asphalt	C	1972	1972	53 A	\$2.81	0.96	\$2.70	4,700 sqft	\$12,679	80%	\$2,540	0%	100%	1.000	1.500	0.00	0.00	100.00	\$3,800	