

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 & 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 1610
CVS Health Corp
Cockeysville, MD 21030

Legal

(9-C) 1.081A NE COR NWNE(4-P) S PT SW SE PT
SE NE



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"/> |
| \$837,800 | Land | \$837,800 | \$837,800 | \$837,800 | \$1,020,000 | \$1,020,000 |
| \$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 |
| \$524,000 | Improvement | \$524,000 | \$514,900 | \$510,600 | \$326,700 | \$330,000 |
| \$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 |
| \$1,361,800 | Total | \$1,361,800 | \$1,352,700 | \$1,348,400 | \$1,346,700 | \$1,350,000 |
| \$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 |

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 |

Commercial

Notes

Land Computations

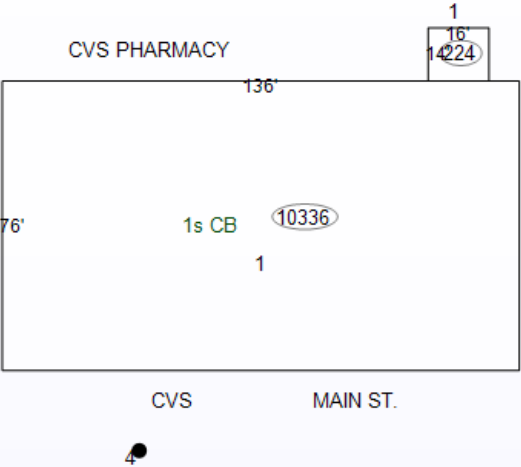
| | |
|-------------------------|--------------------------|
| Calculated Acreage | 1.08 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 1.08 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 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 |
| Total Value | \$837,800 |

| 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 |
|------------|---|---|---|
| Wall Type | | | |
| 1: 1(424') | | | |
| Heating | | | |
| 10336 sqft | | | |
| A/C | | | |
| 10336 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 |



| 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 |
| Unit Finish/SR | \$0.00 |
| GCK Adj. | \$0.00 |
| S.F. Price | \$86.57 |
| Sub-Total | |
| Unit Cost | \$0.00 |
| Elevated Floor | \$0.00 |
| Total (Use) | \$894,788 |

| Special Features | | Other Plumbing | |
|------------------|---------|--------------------|--------|
| Description | Value | Description | Value |
| Can, CT 224sqft | \$6,940 | 1 x Ref Wat Cooler | \$1300 |

| Building Computations | | | |
|------------------------|-----------|----------------------|-------------|
| Sub-Total (all floors) | \$894,788 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$915,828 |
| Plumbing | \$12,800 | Quality (Grade) | \$1 |
| Other Plumbing | \$1,300 | Location Multiplier | 0.96 |
| Special Features | \$6,940 | Repl. Cost New | \$1,055,033 |
| 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 | 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 |