

General Information

Parcel Number  
90-08-04-539-137.000-004

Local Parcel Number  
0100736000

Tax ID:

Routing Number  
M04.14 R162

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  
04

Location Address (1)  
321 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

BLUFFTON HEALTH SYSTEM

Ownership

Bluffton Health System, Llc  
%EASLEY, MCCAULEB & ASSOCIATA  
PO Box 8040  
Fort Wayne, IN 46898-8040

Legal

ORIG PT 181 (4-G) N 34' 48 X 41.25' S ST 321 W  
MAIN PAVING



321 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/07/1999	Bluffton Health System	0	WD	136/509		I
08/22/1986	CAYLOR-NICKEL ME	0	WD	/		I
09/15/1981	EDINGTON	0	WD	/		I
01/01/1900	TO EDINGTON		WD	/		I

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

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	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"/>
\$6,500	Land	\$6,500	\$6,500	\$6,500	\$6,300	\$6,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,500	Land Non Res (3)	\$6,500	\$6,500	\$6,500	\$6,300	\$6,300
\$1,800	Improvement	\$1,800	\$1,700	\$1,700	\$1,800	\$1,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,800	Imp Non Res (3)	\$1,800	\$1,700	\$1,700	\$1,800	\$1,600
\$8,300	Total	\$8,300	\$8,200	\$8,200	\$8,100	\$7,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$8,300	Total Non Res (3)	\$8,300	\$8,200	\$8,200	\$8,100	\$7,900

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		6	6x140	0.97	\$225	\$218	\$1,308	0%	1.0000	0.00	0.00	100.00	\$1,310
Fci	F		28	28x100	0.82	\$225	\$185	\$5,180	0%	1.0000	0.00	0.00	100.00	\$5,180

Land Computations

Calculated Acreage	0.08
Actual Frontage	34
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$6,500
Total Value	\$6,500

General Information

Occupancy

Description

Story Height

Style

Finished Area

Make

Paving

Paving

0

N/A

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Wood Shingle

☐ Asphalt

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor

Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type

Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)

Garages (+) 0 sqft

Quality and Design Factor (Grade)

Location Multiplier

Replacement Cost

\$0

\$0

\$0

1.00

0.96

\$8,902

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	1986	1986	39	A	\$2.81	0.96	\$2.70	3,300 sqft	\$8,902	80%	\$1,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800