

90-08-04-511-026.000-004

General Information

Parcel Number  
90-08-04-511-026.000-004

Local Parcel Number  
0100775301

Tax ID:

Routing Number  
M04.01 R54

Property Class 410  
Motel & Tourist Cabins

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 203643-004  
BLUFFTON COMMERCIAL

Section/Plat  
04

Location Address (1)  
703 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
C & I MARKET 0.80

Characteristics

Topography Flood Hazard  
Level, High ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2025

Kmita, Andrzej

Ownership

Kmita, Andrzej  
28622 Vista Madera  
Rancho Palos Verdes, CA 90275

Legal

TOWNLEY SOUTH 26-26-12



703 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/06/2006	Kmita, Andrzej	152729	WD	145/250	\$90,000	I
04/18/2005	MARQUEZ, ANTONIO	144057	WD	144057/143360	\$90,000	I
04/18/2005	HOPE, INC ETAL	144056	CD	143/359		I
05/17/2004	LINGER INN DEVELO	138478	CT	65/19		I
07/05/1995	LINGER INN DEVELO	0	WD	130/780		I
01/01/1900	HUFFMAN, ROGER		WD	/		I

410, Motel & Tourist Cabins

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
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"/>
\$20,900	Land	\$20,900	\$20,900	\$14,800	\$6,600	\$6,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$10,500	Land Non Res (2)	\$10,500	\$10,500	\$7,400	\$3,300	\$3,300
\$10,400	Land Non Res (3)	\$10,400	\$10,400	\$7,400	\$3,300	\$3,300
\$179,800	Improvement	\$179,800	\$173,000	\$170,300	\$173,300	\$158,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$143,900	Imp Non Res (2)	\$143,900	\$136,600	\$133,900	\$136,800	\$124,800
\$35,900	Imp Non Res (3)	\$35,900	\$36,400	\$36,400	\$36,500	\$33,600
\$200,700	Total	\$200,700	\$193,900	\$185,100	\$179,900	\$165,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$154,400	Total Non Res (2)	\$154,400	\$147,100	\$141,300	\$140,100	\$128,100
\$46,300	Total Non Res (3)	\$46,300	\$46,800	\$43,800	\$39,800	\$36,900

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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	50.00	50.00	\$20,890

Land Computations

Calculated Acreage	0.24
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$10,500
CAP 3 Value	\$10,400
Total Value	\$20,900

BLUFFTON COMMERCIAL/ 1/4

Notes

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	2961 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	98	\$9,400
Stoop, Masonry	84	\$2,700
Canopy, Shed Type	84	\$800
Stoop, Masonry	60	\$2,300
Porch, Enclosed Frame	28	\$4,800

Plumbing

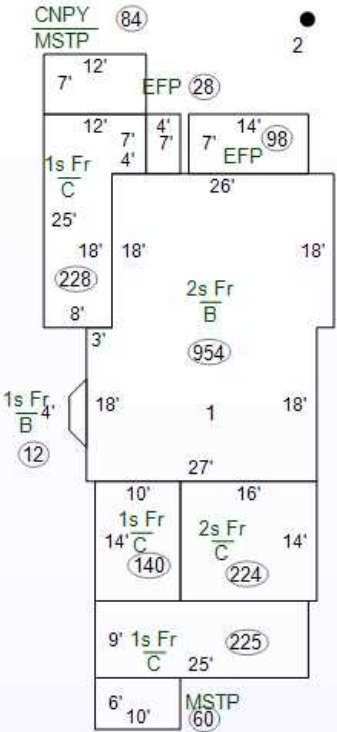
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	7	12

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1783	1783	\$152,600	
2	1Fr	1178	1178	\$57,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		966	0	\$34,100	
Crawl		817	0	\$6,900	
Slab					

Total Base \$251,400

Adjustments 1 Row Type Adj. x 1.00 \$251,400

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 12 - 10 = 2 x \$800 \$1,600

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$261,800

Sub-Total, 1 Units \$281,800

Exterior Features (+) \$20,000 \$281,800

Garages (+) 0 sqft \$0 \$281,800

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.96

Replacement Cost \$257,002

Summary of Improvements

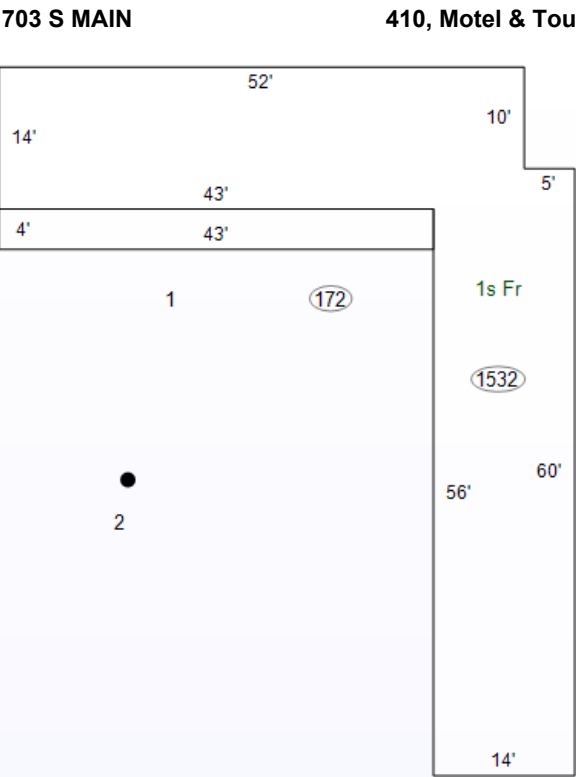
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	2	Wood Fr	C-1	1900	1980	45 A		0.96		3,927 sqft	\$257,002	30%	\$179,900	0%	100%	1.000	0.800	0.00	100.00	0.00	\$143,900
2: Utility Shed	1	SV	C	2018	2018	7 A		0.96		8'x12'		25%		0%	100%	1.000	0.800	0.00	0.00	100.00	\$400

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Kmita, Andrzej

General Information							
Occupancy	C/I Building	Pre. Use	Hotel/Motel Unit				
Description	C/I Building	Pre. Framing	Wood Joist				
Story Height	1	Pre. Finish	Finished Divided				
Type	N/A	# of Units	8				
SB		B	1	U			
Wall Type			1: 1(254')				
Heating			1532 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	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	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	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
Can, CT 172sqft	\$4,830		



BLUFFTON COMMERCIAL/ 3/4

Floor/Use Computations																					
Pricing Key		GCR																			
Use		HOUNIT																			
Use Area		1532 sqft																			
Area Not in Use		0 sqft																			
Use %		100.0%																			
Eff Perimeter		254'																			
PAR		17																			
# of Units / AC		8 / N																			
Avg Unit sz dpth		190																			
Floor		1																			
Wall Height		8'																			
Base Rate		\$162.26																			
Frame Adj		\$0.00																			
Wall Height Adj		\$0.00																			
Dock Floor		\$0.00																			
Roof Deck		\$0.00																			
Adj Base Rate		\$162.26																			
BPA Factor		1.00																			
Sub Total (rate)		\$162.26																			
Interior Finish		\$0.00																			
Partitions		\$0.00																			
Heating		\$0.00																			
A/C		\$0.00																			
Sprinkler		\$0.00																			
Lighting		\$0.00																			
Unit Finish/SR		\$11.35																			
GCK Adj.		\$0.00																			
S.F. Price		\$173.61																			
Sub-Total																					
Unit Cost		\$0.00																			
Elevated Floor		\$0.00																			
Total (Use)		\$265,971																			

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	Wood Fr	D	1953	1990	35 A		0.96		1,532 sqft	\$207,975	80%	\$41,590	0%	100%	1.000	0.800	0.00	0.00	100.00	\$33,300
2: Paving	1	Concrete	C	1953	1953	72 A	\$4.22	0.96	\$4.05	3,400 sqft	\$13,774	80%	\$2,750	0%	100%	1.000	0.800	0.00	0.00	100.00	\$2,200

