

90-08-09-100-020.000-004

General Information

Parcel Number
90-08-09-100-020.000-004

Local Parcel Number
0100706100

Tax ID:

Routing Number
M05.07 R21

Property Class 480
Commercial Warehouse

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)
1414 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.80

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

SKILES, ROBERT M FAMILY TR

Ownership

Skiles Family Trust, Robert M
C/O RICHARD R SKILES
1414 S Main St
Bluffton, IN 46714-3907

Legal

(9-G) 2.189A OT S W NE W OF SR 1



1414 S MAIN

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------------|--------|------|-----------|----------------|-----|
| 01/23/2008 | Skiles Family Trust, Ro | 160013 | CW | 146/814 | | I |
| 01/01/1900 | DEE-BOB CORP | | WD | / | | I |

480, Commercial Warehouse

BLUFFTON COM/IND SOU 1/4

Notes

Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

| 2025 | Assessment Year | 2025 | 2024 | 2023 | 2022 | 2022 |
|------------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | AA | AA | AA | Misc | AA |
| 03/04/2025 | As Of Date | 04/13/2025 | 03/30/2024 | 03/14/2023 | 06/10/2022 | 04/07/2022 |
| 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"/> |
| \$89,800 | Land | \$89,800 | \$89,800 | \$61,700 | \$61,700 | \$61,700 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$89,800 | Land Non Res (3) | \$89,800 | \$89,800 | \$61,700 | \$61,700 | \$61,700 |
| \$54,600 | Improvement | \$54,600 | \$53,800 | \$53,800 | \$55,000 | \$91,200 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$54,600 | Imp Non Res (3) | \$54,600 | \$53,800 | \$53,800 | \$55,000 | \$91,200 |
| \$144,400 | Total | \$144,400 | \$143,600 | \$115,500 | \$116,700 | \$152,900 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$144,400 | Total Non Res (3) | \$144,400 | \$143,600 | \$115,500 | \$116,700 | \$152,900 |

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 | 2.189 | 1.00 | \$41,000 | \$41,000 | \$89,749 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$89,750 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 2.19 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 2.19 |
| 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 | 2.19 |
| 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 | \$89,800 |
| Total Value | \$89,800 |

\$54,600

Floor/Use Computations

| | |
|------------------|----------|
| Pricing Key | GCI |
| Use | LUTLSTOR |
| Use Area | 512 sqft |
| Area Not in Use | 0 sqft |
| Use % | 1.5% |
| Eff Perimeter | 872' |
| PAR | 3 |
| # of Units / AC | 0 / N |
| Avg Unit sz dpth | |
| Floor | 1 |
| Wall Height | 10' |
| Base Rate | \$48.77 |
| Frame Adj | \$0.00 |
| Wall Height Adj | (\$2.28) |
| Dock Floor | \$0.00 |
| Roof Deck | \$0.00 |
| Adj Base Rate | \$46.49 |
| BPA Factor | 1.00 |
| Sub Total (rate) | \$46.49 |
| Interior Finish | \$0.00 |
| Partitions | \$0.00 |
| Heating | (\$1.60) |
| A/C | \$0.00 |
| Sprinkler | \$0.00 |
| Lighting | \$0.00 |
| Unit Finish/SR | \$0.00 |
| GCK Adj. | \$0.00 |
| S.F. Price | \$44.89 |
| Sub-Total | |
| Unit Cost | \$0.00 |
| Elevated Floor | \$0.00 |
| Total (Use) | \$22,984 |

| Special Features | | Exterior Features | | | | | | | | | |
|------------------|-------|-------------------|------|-------|--|--|--|--|--|--|--|
| Description | Value | Description | Area | Value | | | | | | | |

| Other Plumbing | |
|----------------|-------|
| Description | Value |

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 |
|-------------|--------------|-------------|-------|------------|----------|---------------|-----------|-----|----------|------|-----|----------|---------------|---------|----|------|------|-------|-------|-------|--------------|
|-------------|--------------|-------------|-------|------------|----------|---------------|-----------|-----|----------|------|-----|----------|---------------|---------|----|------|------|-------|-------|-------|--------------|

