

General Information

Parcel Number
90-08-04-539-060.000-004

Local Parcel Number
0100686400

Tax ID:

Routing Number
M04.14 R160

Property Class 412
Nursing Home & Private Hospital

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)
100 E CHERRY
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.75

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

Ownership

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

Legal

ORIG LOT 151-152 & 1/2 VAC ALLEY & PT VAC ST
(4-G) 100 E CHERRY



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
07/08/1984	CAYLOR-NICKEL ME	0	WD	/		I
01/01/1900	TO CAYLOR-NICKEL		WD	/		I

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	Reval/134
03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	11/08/2021
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 checked="" type="checkbox"/>
\$23,900	Land	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$23,900	Land Non Res (2)	\$23,900	\$23,900	\$23,900	\$23,900	\$23,900
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$8,050,300	Improvement	\$8,050,300	\$7,891,400	\$7,836,200	\$7,809,900	\$7,741,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$8,050,300	Imp Non Res (2)	\$8,050,300	\$7,891,400	\$7,836,200	\$7,809,900	\$7,741,000
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$8,074,200	Total	\$8,074,200	\$7,915,300	\$7,860,100	\$7,833,800	\$7,764,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$8,074,200	Total Non Res (2)	\$8,074,200	\$7,915,300	\$7,860,100	\$7,833,800	\$7,764,900
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		295	295x140	0.97	\$83.9	\$81	\$23,895	0%	1.0000	0.00	100.00	0.00	\$23,900

Notes

Land Computations

Calculated Acreage	0.95
Actual Frontage	295
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.95
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	0.95
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	\$23,900
CAP 3 Value	\$0
Total Value	\$23,900

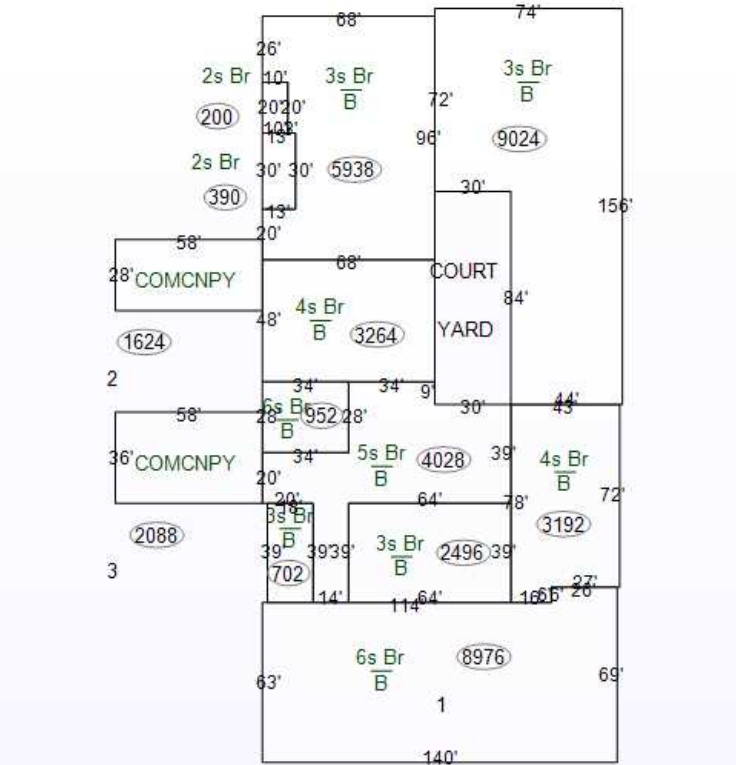
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Fireproof Steel
Story Height	6	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type	B: 2(1135')		1: 2(1135')	
Heating	38572 sqft		38572 sqft	
A/C	38572 sqft		38572 sqft	
Sprinkler	26205 sqft		38572 sqft	

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	300	300	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	300	300	<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
Penthse 60sqft	\$4,360		
Penthse 144sqft	\$4,870		
Penthse 240sqft	\$17,460		
Penthse 144sqft	\$10,470		
Penthse 224sqft	\$16,290		
Penthse 144sqft	\$10,470		



Building Computations		
Sub-Total (all floors)	\$23,930,181	
Racquetball/Squash	\$0	
Theater Balcony	\$0	
Plumbing	\$480,000	
Other Plumbing	\$0	
Special Features	\$866,670	
Exterior Features	\$0	

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	GENOFF	GENOFF	GENOFF
Use Area	12367 sqft	26205 sqft	38572 sqft	39162 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	32.1%	67.9%	100.0%	100.0%
Eff Perimeter	1135'	1135'	1135'	1109'
PAR	3	3	3	3
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	-1	-1	-1	-1
Floor	B	B	1	2
Wall Height	10'	10'	11'	11'
Base Rate	\$94.58	\$94.58	\$109.54	\$97.11
Frame Adj	\$12.52	\$12.52	\$18.13	\$14.41
Wall Height Adj	\$0.00	\$0.00	(\$2.48)	(\$2.48)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$107.10	\$107.10	\$125.19	\$109.04
BPA Factor	1.02	1.02	1.02	1.02
Sub Total (rate)	\$109.24	\$109.24	\$127.69	\$111.22
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$3.54	\$3.37	\$3.37
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$109.24	\$112.78	\$131.06	\$114.59
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$1,350,996	\$2,955,452	\$5,055,393	\$4,487,605

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
1: C/I Building	6	Brick	C+2	1963	1990	35 A		0.96		199,764 sqft	\$26,692,355	45%	\$14,680,800	27%	100%	1.000	0.750	0.00	100.00
2: Canopies - Commercial T	1		C	1964	1964	61 A		0.96		1624sqft	\$36,634	80%	\$7,330	0%	100%	1.000	0.750	0.00	100.00
3: Canopies - Commercial T	1		C	1964	1964	61 A		0.96		2088sqft	\$47,107	80%	\$9,420	0%	100%	1.000	0.750	0.00	100.00

Floor/Use Computations					
Pricing Key	GCM	GCM	GCM	GCM	GCM
Use	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF
Use Area	16350 sqft	22812 sqft	20412 sqft	13956 sqft	9928 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft
Use %	41.7%	58.3%	100.0%	100.0%	100.0%
Eff Perimeter	1109'	1109'	860'	696'	542'
PAR	3	3	4	5	5
# of Units / AC	0	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1	-1
Floor	3	3	4	5	6
Wall Height	10'	11'	11'	11'	11'
Base Rate	\$97.11	\$97.11	\$106.76	\$113.73	\$113.73
Frame Adj	\$14.41	\$14.41	\$14.41	\$14.41	\$14.41
Wall Height Adj	(\$4.96)	(\$2.48)	(\$2.89)	(\$3.29)	(\$3.29)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$106.56	\$109.04	\$118.28	\$124.85	\$124.85
BPA Factor	1.02	1.02	1.02	1.02	1.02
Sub Total (rate)	\$108.69	\$111.22	\$120.65	\$127.35	\$127.35
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$3.37	\$3.37	\$3.54	\$4.16	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$112.06	\$114.59	\$124.19	\$131.51	\$127.35
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$1,832,201	\$2,614,045	\$2,534,876	\$1,835,312	\$1,264,301

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

Special Features		Exterior Features		
Description	Value	Description	Area	Value
DF, LD 390sqft	\$6,810			
Penthse 1936sqft	\$63,640			
PE, PO	\$123,100			
PE, PO	\$123,100			
PE, PO	\$99,900			
PE, PO	\$138,400			
PE, PO	\$123,900			
PE, PO	\$123,900			

Other Plumbing	
Description	Value

