

90-08-04-539-067.000-004

BLUFFTON HEALTH SYSTEM LL

MAIN AND ELM

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-067.000-004

Local Parcel Number

0100687100

Tax ID:**Routing Number**

M04.14 R147

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)

MAIN AND ELM

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

Data Source External Only

OwnershipBluffton Health System, Llc
%EASLEY, MCCALEB & ASSOCIATA
PO Box 8040
Fort Wayne, IN 46898-8040**Date****Owner****Transfer of Ownership**12/07/1999 Bluffton Health System
01/01/1900 CAYLOR-NICKEL ME**Doc ID****Code****Book/Page****Adj Sale Price****V/I****Legal**ORIG PT 131-132 EX S 45'(4-G) MAIN-ELM
PAVING**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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	\$12,900	Land	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$12,900	Land Non Res (3)	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
	\$3,900	Improvement	\$3,900	\$3,800	\$3,800	\$3,900	\$3,600
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$3,900	Imp Non Res (3)	\$3,900	\$3,800	\$3,800	\$3,900	\$3,600
	\$16,800	Total	\$16,800	\$16,700	\$16,700	\$16,500	\$16,200
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$16,800	Total Non Res (3)	\$16,800	\$16,700	\$16,700	\$16,500	\$16,200

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		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$12,900
Total Value	\$12,900

Collector 09/11/2024 Nexus

Appraiser

90-08-04-539-067.000-004

BLUFFTON HEALTH SYSTEM LLC MAIN AND ELM

456. Parking Lot or Structure

BLUFFTON COMMERCIAL

2/2

General Information		Plumbing	
		#	TF
Occupancy	Paving		
Description	Paving		
Story Height	0		
Style	N/A		
Finished Area			
Make			
Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	
Wall Finish		Heat Type	
<input 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 type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			
Description	Area	Value	

Specialty Plumbing			Spec Plumb (+)
Description	Count	Value	Elevator (+)
			Sub-Total, One Unit
			Sub-Total, 1 Units
Exterior Features (+)		\$0	\$0
Garages (+) 0 sqft		\$0	\$0
		Quality and Design Factor (Grade)	1.00
		Location Multiplier	0.96
		Replacement Cost	\$19,692

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: Paving	1	Asphalt	C	1978	1978	47 A	\$2.81	0.96	\$2.70	7,300 sqft	\$19,692	80%	\$3,940	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,900