

90-08-04-539-404.000-004

## City Of Bluffton

## WATER

## 640, Exempt, Municipality

## BLUFFTON COMMERCIAL

1/2

## General Information

## Ownership

## Transfer of Ownership

## Notes

Parcel Number

90-08-04-539-404.000-004

Local Parcel Number

0100969010

Tax ID:

## Legal

ORIGINAL LOT 248 90 X 140 218 N MAIN ST (4-C)

Routing Number

M04.14 R03

Property Class 640

Exempt, Municipality

Year: 2025



## Exempt

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

## Location Information

2025

## Assessment Year

2025

2024

2023

2022

2021

County

Wells

WIP

03/05/2025

AA

AA

AA

AA

Township

HARRISON TOWNSHIP

1.0000

Indiana Cost Mod

District 004 (Local 004 )

BLUFFTON CITY-HARRISON TOW

\$14,500

\$0

\$14,500

\$14,500

\$14,300

\$14,300

School Corp 8445

M.S.D. BLUFFTON-HARRISON

\$14,500

\$0

\$14,500

\$14,500

\$14,300

\$14,300

Neighborhood 203543-004

BLUFFTON COMMERCIAL DOWN

\$2,300

\$0

\$2,300

\$2,200

\$2,200

\$2,100

Section/Plat

04

\$16,800

\$0

\$16,800

\$16,700

\$16,700

\$16,400

Location Address (1)

WATER

\$16,800

\$0

\$16,800

\$16,700

\$16,700

\$16,500

BLUFFTON, IN 46714

\$16,400

## Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

## Zoning

Fci

Subdivision

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

105

105x133

0.95

\$145.24

\$138

\$14,490

0%

1.0000

0.00

0.00

100.00

## Land Computations

Calculated Acreage 0.32

Actual Frontage 105

Developer Discount 

Parcel Acreage 0.32

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 0.32

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 \$14,500

Total Value \$14,500

Lot

Market Model

N/A

## Characteristics

Topography Flood Hazard

Level

Public Utilities ERA

All

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-404.000-004

## City Of Bluffton

## WATER

640, Exempt, Municipality

## BLUFFTON COMMERCIAL

2/2

## General Information

		Plumbing	#	TF
Occupancy	Paving			
Description	Paving	Full Bath		
Story Height	0	Half Bath		
Style	N/A	Kitchen Sinks		
Finished Area		Water Heaters		
Make		Add Fixtures		
		Total		

## Floor Finish

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

## Wall Finish

<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"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

## Exterior Features

Description	Area	Value

## Specialty Plumbing

Description	Count	Value

Sub-Total, One Unit \$0

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 \$11,330

## 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	2003	2003	22 A	\$2.81	0.96	\$2.70	4,200 sqft	\$11,330	80%	\$2,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,300

Total all pages

\$2,300

Total this page

\$2,300