

90-08-04-539-135.000-004

BEER, KENT W/TRACY J

110 E PERRY

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-135.000-004

Local Parcel Number

0100735801

Tax ID:**Routing Number**

M04.14 R73

Property Class 429

Other Retail Structures

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)

110 E PERRY

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

C & I MARKET 0.70

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**Ownership**

Beer, Kent W / Tracy J

1305 Clark Ave
Bluffton, IN 46714-9687**110 E PERRY****429, Other Retail Structures****Transfer of Ownership****Date****Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I****Notes**

10/12/1999

Beer, Kent W / Tracy J

0

WD

136/325

\$37,500

I

01/01/1900

LAKES LEASING CO.

WD

/

I

Legal

ORIGINAL PT LOT 35 (4-C) N 67.25' OF E/2

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

2025

WIP

02/19/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

AA

04/13/2025

Indiana Cost Mod

1.0000

2025

AA

03/30/2024

Indiana Cost Mod

1.0000

2023

AA

03/14/2023

Indiana Cost Mod

1.0000

2022

AA

04/07/2022

Indiana Cost Mod

1.0000

2021

AA

03/01/2021

Indiana Cost Mod

1.0000

Land

\$5,200

\$5,200

\$5,200

\$5,100

\$5,100

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BEER, KENT W/TRACY J

110 E PERRY

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BLUFFTON COMMERCIAL

2/2

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	1
		SB	B
		1	U

Wall Type 1: 2(132')

Heating 1800 sqft

A/C

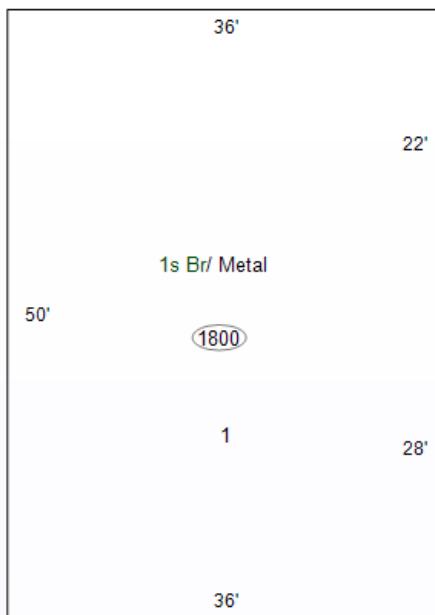
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	1	3	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	1	1	0	0	<input type="checkbox"/> Other
Water Heaters	1	1	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	3	5	0	0	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value



Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	APART
Use Area	792 sqft	1008 sqft
Area Not in Use	0 sqft	0 sqft
Use %	44.0%	56.0%
Eff Perimeter	132'	132'
PAR	7	7
# of Units / AC	0	1 / N
Avg Unit sz dpth	-1	900
Floor	1	1
Wall Height	14'	14'
Base Rate	\$88.76	\$115.01
Frame Adj	(\$18.42)	(\$10.33)
Wall Height Adj	\$0.00	\$14.40
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$70.34	\$119.08
BPA Factor	1.00	1.00
Sub Total (rate)	\$70.34	\$119.08
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Building Computations		
Sub-Total (all floors)	\$183,423	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$187,423
Plumbing	\$4,000	S.F. Price \$70.34
Other Plumbing	\$0	Sub-Total \$126.70
Special Features	\$0	Repl. Cost New \$179,926
Exterior Features	\$0	Elevated Floor \$0.00
		Total (Use) \$55,709
		\$127,714

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	Brick	C	1920	1980	45 A		0.96		1,800 sqft	\$179,926	77%	\$41,380	0%	100%	1.000	0.700	0.00	49.00	51.00	\$29,000
2: Paving	1	Concrete	C	1970	1970	55 A	\$3.51	0.96	\$3.37	612 sqft	\$2,062	80%	\$410	0%	100%	1.000	0.700	0.00	0.00	100.00	\$300