

90-08-04-539-191.000-004

General Information

Parcel Number
90-08-04-539-191.000-004

Local Parcel Number
0100788500

Tax ID:

Routing Number
M04.14 R63

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)
101 W MARKET
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

SKAGGS, DWAYNE J

Ownership

Skaggs, Dwayne J
101 W Market
Bluffton, IN 46714-0395

Legal

ORIG PT 37-26-12
S 100.46' OF E 63.76'
103-104 W MARKET ST



101 W MARKET

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/16/1985	Skaggs, Dwayne J	0	WD	/		I
01/22/1982	TOOK OFF LAVINA J	0	WD	/		I
01/01/1900	TO SALLACH		WD	/		I

429, Other Retail Structures

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
02/19/2025	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	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"/>
\$10,400	Land	\$10,400	\$10,400	\$10,400	\$10,200	\$10,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,400	Land Non Res (3)	\$10,400	\$10,400	\$10,400	\$10,200	\$10,200
\$127,100	Improvement	\$127,100	\$109,300	\$90,000	\$78,800	\$73,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$127,100	Imp Non Res (3)	\$127,100	\$109,300	\$90,000	\$78,800	\$73,800
\$137,500	Total	\$137,500	\$119,700	\$100,400	\$89,000	\$84,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$137,500	Total Non Res (3)	\$137,500	\$119,700	\$100,400	\$89,000	\$84,000

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		64	64x100	0.82	<u>\$197.66</u>	\$162	\$10,368	0%	1.0000	0.00	0.00	100.00	\$10,370

Land Computations

Calculated Acreage	0.15
Actual Frontage	64
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$10,400
Total Value	\$10,400

BLUFFTON COMMERCIAL

Notes

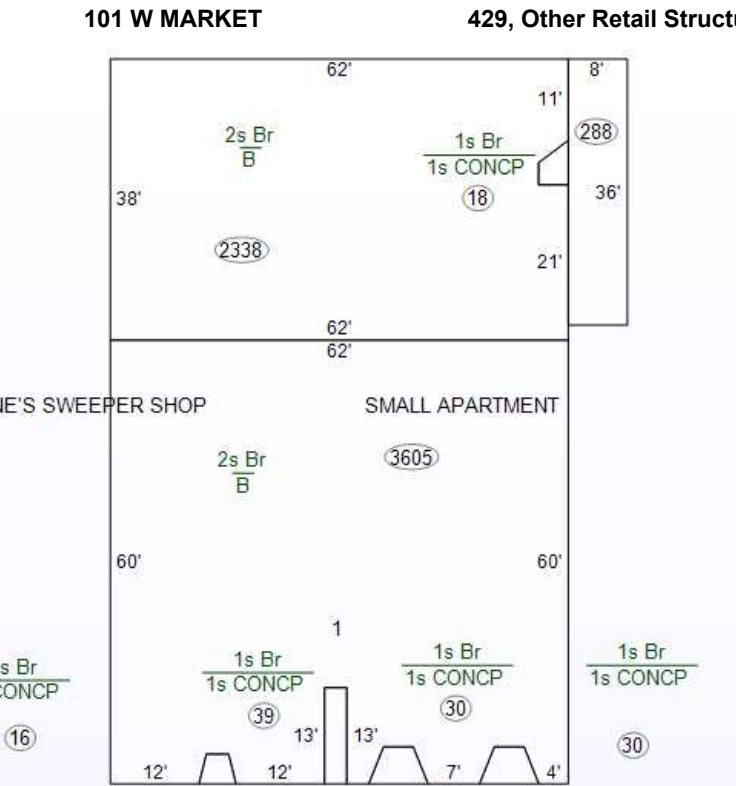
90-08-04-539-191.000-004		SKAGGS, DWAYNE J	
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type	B: 2(292')	1: 2(308')	U: 2(240')	
Heating	5943 sqft			
A/C	5943 sqft			
Sprinkler				

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	1	3	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	2	4	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	1	1		0	GCK Adjustments	
Water Heaters	1	1		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	3	5	3	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Patio, Concrete	18	\$200
Patio, Concrete	16	\$200
Patio, Concrete	39	\$400
Patio, Concrete	30	\$200
Patio, Concrete	30	\$200

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 288sqft	\$8,080		



BLUFFTON COMMERCIAL					2/2
Floor/Use Computations					
Pricing Key	GCM	GCM	GCM	GCM	
Use	UTLSTOR	GENRET	UTLSTOR	APART	
Use Area	5943 sqft	5943 sqft	5500 sqft	576 sqft	
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	
Use %	100.0%	100.0%	90.5%	9.5%	
Eff Perimeter	292'	308'	240'	240'	
PAR	5	5	4	4	
# of Units / AC	0	0	0	0 / N	
Avg Unit sz dpth	-1	-1	-1		
Floor	B	1	2	2	
Wall Height	8'	12'	12'	12'	
Base Rate	\$40.91	\$111.46	\$47.77	\$80.22	
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)	(\$11.70)	
Wall Height Adj	(\$1.50)	(\$4.08)	\$0.00	\$4.68	
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	
Adj Base Rate	\$26.46	\$92.56	\$35.06	\$73.20	
BPA Factor	1.00	1.00	1.00	1.00	
Sub Total (rate)	\$26.46	\$92.56	\$35.06	\$73.20	
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	
Heating	(\$1.33)	\$0.00	(\$1.33)	(\$4.96)	
A/C	\$0.00	\$0.00	\$0.00	\$0.00	
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	
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	\$25.13	\$92.56	\$33.73	\$68.24	
Sub-Total					
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	
Total (Use)	\$149,348	\$550,084	\$185,515	\$39,306	

Building Computations		
Sub-Total (all floors)	\$924,253	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$12,000	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$8,080	Repl. Cost New
Exterior Features	\$1,200	

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	2	Brick	C	1900	1970	55 A		0.96		17,962 sqft	\$907,712	80%	\$181,540	0%	100%	1.000	0.700	0.00	0.00	100.00	\$127,100