

90-08-04-539-308.000-004

General Information

Parcel Number
90-08-04-539-308.000-004

Local Parcel Number
0100888100

Tax ID:

Routing Number
M04.14 R32

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)
116 N MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

LG Rentals, LLC

Ownership

LG Rentals, LLC
118 N Main
Bluffton, IN 46714

Legal

ORIG PT 18 (4-C) S 20'

116 N MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/12/2014	LG Rentals, LLC	196885	QC	154/443	\$5,000	I
12/11/2012	Kaehr etal, Amy J	186556	QC	152/28		I
06/26/2012	Kaehr, Amy J	183654	QC	151/460		I
08/17/1989	RINGGER, ALVIN L/C	0	WD	124/331		I
01/01/1900	RINGGER, A.		WD	/		I

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

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	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"/>
\$4,400	Land	\$4,400	\$4,400	\$4,400	\$4,300	\$4,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,400	Land Non Res (3)	\$4,400	\$4,400	\$4,400	\$4,300	\$4,300
\$1,300	Improvement	\$1,300	\$2,600	\$2,600	\$2,600	\$3,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,300	Imp Non Res (3)	\$1,300	\$2,600	\$2,600	\$2,600	\$3,600
\$5,700	Total	\$5,700	\$7,000	\$7,000	\$6,900	\$7,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,700	Total Non Res (3)	\$5,700	\$7,000	\$7,000	\$6,900	\$7,900

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		20	20x140	0.97	\$225	\$218	\$4,360	0%	1.0000	0.00	0.00	100.00	\$4,360

Land Computations

Calculated Acreage	0.06
Actual Frontage	20
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$4,400
Total Value	\$4,400

General Information

OccupancyPaving

DescriptionPaving

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder									
Floor	Constr	Base	Finish	Value	Totals				
1									
2									
3									
4									
1/4									
1/2									
3/4									
Attic									
Bsmt									
Crawl									
Slab									
					Total Base				
Adjustments					Row Type Adj.				
Unfin Int (-)									
Ex Liv Units (+)									
Rec Room (+)									
Loft (+)									
Fireplace (+)									
No Heating (-)									
A/C (+)									
No Elec (-)									
Plumbing (+ / -)									
Spec Plumb (+)									
Elevator (+)									
					Sub-Total, One Unit				
					\$0				
					Sub-Total, 1 Units				
Exterior Features (+)					\$0				
Garages (+) 0 sqft					\$0				
Quality and Design Factor (Grade)					1.00				
Location Multiplier					0.96				
					Replacement Cost				
					\$6,582				

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	2015	2015	10	A	\$2.81	0.96	\$2.70	2,440 sqft	\$6,582	80%	\$1,320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300