

General Information

Parcel Number  
90-08-04-400-016.000-004

Local Parcel Number  
0100766200

Tax ID:

Routing Number  
M04.01 R21

Property Class 499  
Other Commercial 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 203643-004  
BLUFFTON COMMERCIAL

Section/Plat  
004.120

Location Address (1)  
728 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
C & I MARKET 0.80

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 2025

Greir, Inc

Ownership

Greir, Inc  
929 Compromise Lane  
Bluffton, IN 46714

Legal

04-26-12. 720  
MID PT NW SE N OF ARNLOLD



728 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/03/2017	Greir, Inc	207827	CD	157/85	\$75,000	I
11/08/2005	SCI, INC	147531	CD	144/123	\$100,000	I
06/28/1991	HEYERLYS MARKET	0	WD	126/215		I
01/01/1900	HEYERLY, RAYMON		WD	/		I

499, Other Commercial 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"/>
\$25,300	Land	\$25,300	\$25,300	\$24,600	\$10,900	\$10,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,300	Land Non Res (3)	\$25,300	\$25,300	\$24,600	\$10,900	\$10,900
\$55,100	Improvement	\$55,100	\$50,400	\$50,400	\$60,900	\$54,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$55,100	Imp Non Res (3)	\$55,100	\$50,400	\$50,400	\$60,900	\$54,700
\$80,400	Total	\$80,400	\$75,700	\$75,000	\$71,800	\$65,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$80,400	Total Non Res (3)	\$80,400	\$75,700	\$75,000	\$71,800	\$65,600

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		95	95x295	1.15	<u>\$231.58</u>	\$266	\$25,270	0%	1.0000	0.00	0.00	100.00	\$25,270

Land Computations

Calculated Acreage	0.64
Actual Frontage	95
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.72
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	0.72
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	\$25,300
Total Value	\$25,300

Notes

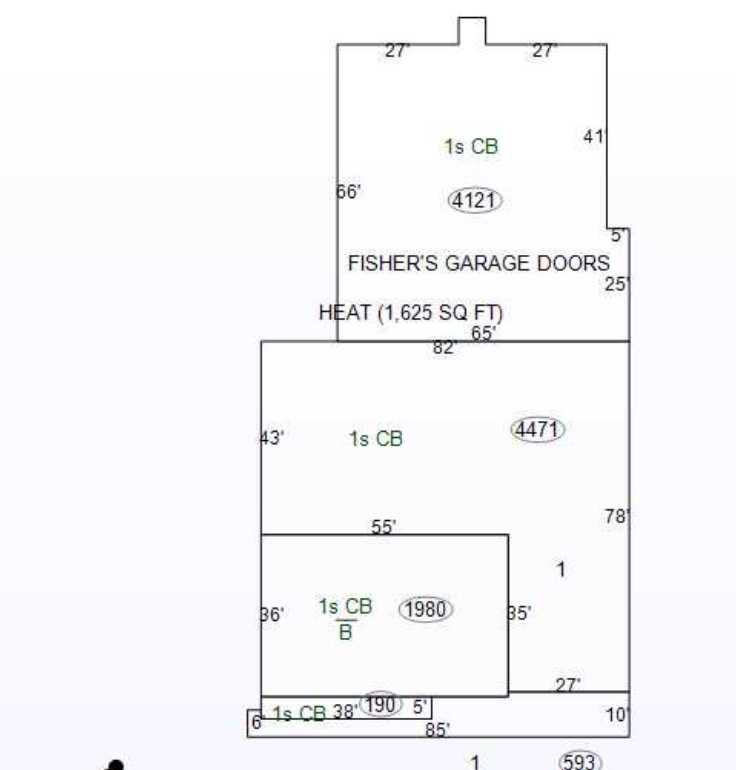
General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 1(182')		1: 1(476')
Heating	1625 sqft		
A/C			
Sprinkler			

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

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 593sqft	\$16,640		



Building Computations			
Sub-Total (all floors)	\$407,263	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$427,103
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$16,640	Repl. Cost New	\$410,019
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	UTLSTOR
Use Area	1980 sqft	6641 sqft	4121 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	61.7%	38.3%
Eff Perimeter	182'	476'	476'
PAR	9	4	4
# of Units / AC	0	0	0
Avg Unit sz dpth	0	-1	0
Floor	B	1	1
Wall Height	9'	12'	10'
Base Rate	\$46.68	\$50.93	\$50.93
Frame Adj	(\$10.96)	(\$16.93)	(\$16.93)
Wall Height Adj	\$0.00	(\$0.98)	(\$1.96)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$35.72	\$33.02	\$32.04
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$35.72	\$33.02	\$32.04
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	(\$1.33)	(\$0.81)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$34.39	\$31.69	\$31.23
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$68,092	\$210,453	\$128,717

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	Concrete	C	1935	1950	75 F		0.96		12,742 sqft	\$410,019	80%	\$82,000	26%	100%	1.000	0.800	0.00	0.00	100.00	\$48,500
2: Paving	1	Asphalt	C	1960	1960	65 A	\$2.81	0.96	\$2.70	15,200 sqft	\$41,004	80%	\$8,200	0%	100%	1.000	0.800	0.00	0.00	100.00	\$6,600