

90-08-04-539-361.000-004

WT Land LLC

107 W MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

## General Information

Parcel Number  
90-08-04-539-361.000-004  
Local Parcel Number  
0100933600  
Tax ID:  
Routing Number  
M04.14 R62

## Ownership

WT Land LLC  
11569 S 700 W-90  
Montpelier, IN 47359

## Legal

ORIG PT 37-38 (4-C) S 80'W PT S 80'E PT

## Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/03/2023	WT Land LLC	20231352	WR	/	\$130,000	I
11/25/2014	Taylor Group, LLC	196687	WR	154/401	\$35,000	I
01/10/2008	BCK Real Estate Holdi	159847	TD	146/777		I
01/09/1995	PLASSMAN, MARK W	0	WD	130/273		I
04/01/1993	PLASSMAN, RONALD	0	WD	128/80		I
01/01/1900	VORE, ROLLAND		WD	/		I

Property Class 429  
Other Retail Structures



## Commercial

Year: 2025

## Location Information

	2025	Assessment Year	2025	2024	2023	2022	2021
County	WIP	Reason For Change	AA	AA	AA	AA	AA
Wells	03/03/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Township	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
HARRISON TOWNSHIP	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
District 004 (Local 004 )	\$2,900	Notice Required	<input type="checkbox"/>				
BLUFFTON CITY-HARRISON TOW	\$0	Land	\$2,900	\$2,900	\$2,900	\$2,800	\$2,800
School Corp 8445	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
M.S.D. BLUFFTON-HARRISON	\$2,900	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Neighborhood 203543-004	\$198,100	Land Non Res (3)	\$2,900	\$2,900	\$2,900	\$2,800	\$2,800
BLUFFTON COMMERCIAL DOWN	\$0	Improvement	\$198,100	\$60,600	\$49,900	\$43,700	\$51,000
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$198,100	Imp Non Res (3)	\$198,100	\$60,600	\$49,900	\$43,700	\$51,000
Section/Plat	\$201,000	Total	\$201,000	\$63,500	\$52,800	\$46,500	\$53,800
04	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
107 W MARKET	\$201,000	Total Non Res (3)	\$201,000	\$63,500	\$52,800	\$46,500	\$53,800

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

Zoning	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
Subdivision	Fci	F		18	18x80	0.72	\$225	\$162	\$2,916	0%	1.0000	0.00	0.00	100.00	\$2,920

Lot

Market Model  
C & I MARKET 0.70

## Characteristics

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>

## Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 09/11/2024

Nexus

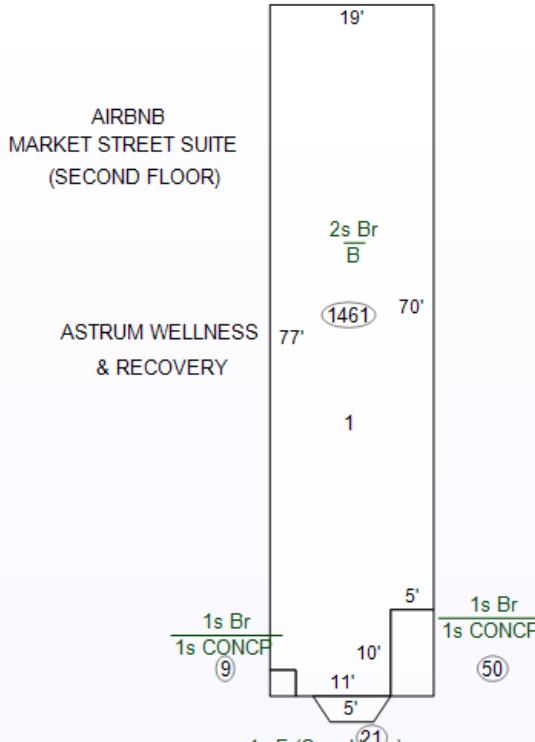
Appraiser

## Notes

## Land Computations

Calculated Acreage	0.03
Actual Frontage	18
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.03
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	0.03
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	\$2,900
<b>Total Value</b>	<b>\$2,900</b>

General Information					
<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	Apartment		
<b>Description</b>	C/I Building	<b>Pre. Framing</b>	Wood Joist		
<b>Story Height</b>	2	<b>Pre. Finish</b>	Finished Divided		
<b>Type</b>	N/A	<b># of Units</b>	1		
	SB	B	1	U	
<b>Wall Type</b>	B: 2(125')		1: 2(139')	U: 2(128')	
<b>Heating</b>	1461 sqft				1541 sqft
<b>A/C</b>	1461 sqft				
<b>Sprinkler</b>					
Plumbing RES/CI			Roofing		
	#	TF	#	TF	
<b>Full Bath</b>	1	3	0	0	<input type="checkbox"/> Built Up
<b>Half Bath</b>	0	0	1	2	<input type="checkbox"/> Tile
<b>Kitchen Sinks</b>	1	1	0	0	<input type="checkbox"/> Metal
<b>Water Heaters</b>	1	1	0	0	<input type="checkbox"/> Wood
<b>Add Fixtures</b>	0	0	1	1	<input type="checkbox"/> Asphalt
<b>Total</b>	3	5	2	3	<input type="checkbox"/> Slate
					<input type="checkbox"/> Other
GCK Adjustments					
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio			
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner			
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pln			



Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
<b>Sub-Total (all floors)</b>	<b>\$507,772</b>	Garages	
Acquetball/Squash	\$0	Fireplaces	
heater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$517,172</b>
Lumbering	\$8,800	Quality (Grade)	
Other Plumbing	\$0	Location Multiplier	0.0
pecial Features	\$0	<b>Repl. Cost New</b>	<b>\$496,400</b>
xterior Features	\$600		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	APART
Use Area	1461 sqft	1461 sqft	1541 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	125'	139'	128'
PAR	9	10	8
# of Units / AC	0	0	1 / Y
Avg Unit sz dpth	-1	0	1541
Floor	B	1	2
Wall Height	8'	14'	12'
<b>Base Rate</b>	<b>\$60.14</b>	<b>\$183.73</b>	<b>\$110.61</b>
Frame Adj	(\$12.95)	(\$8.72)	(\$11.70)
Wall Height Adj	(\$3.21)	\$10.06	\$8.26
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$43.98</b>	<b>\$185.07</b>	<b>\$107.17</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$43.98</b>	<b>\$185.07</b>	<b>\$107.17</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
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	\$6.44
GCK Adj.	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$42.65</b>	<b>\$185.07</b>	<b>\$113.61</b>
<b>Sub-Total</b>			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$62,312</b>	<b>\$270,387</b>	<b>\$175,073</b>

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	5/6 Maso	C	1900	2000	25 A		0.96		4,463 sqft	\$496,485	43%	\$283,000	0%	100%	1.000	0.700	0.00	0.00	100.00	\$198,100