

90-08-04-539-195.000-004

BLUFFTON HEALTH SYSTEM LL

325 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-195.000-004

Local Parcel Number

0100795700

Tax ID:**Routing Number**

M04.14 R163

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)

325 S MAIN

BLUFFTON, In 46714

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

N/A

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**Bluffton Health System,Llc
%EASLEY, MCCALEB & ASSOCIATEPO Box 8040
Fort Wayne, IN 46898-8040**Legal**

ORIGINAL PT 181 (4-G)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/07/1999	Bluffton Health System	0	WD	136/509		I
02/24/1997	CAYLOR-NICKEL ME	0	WD	132/629		I
02/24/1997	CUPP - TROXEL,	0	WD	132/627		I
01/01/1900	LAUTZENHEISER/MY		WD	/		I

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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	\$6,700	Land	\$6,700	\$6,700	\$6,700	\$6,500	\$6,500
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$6,700	Land Non Res (3)	\$6,700	\$6,700	\$6,700	\$6,500	\$6,500
	\$1,800	Improvement	\$1,800	\$1,700	\$1,700	\$1,800	\$1,600
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$1,800	Imp Non Res (3)	\$1,800	\$1,700	\$1,700	\$1,800	\$1,600
	\$8,500	Total	\$8,500	\$8,400	\$8,400	\$8,300	\$8,100
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$8,500	Total Non Res (3)	\$8,500	\$8,400	\$8,400	\$8,300	\$8,100

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		36	36x100	0.82	\$225	\$185	\$6,660	0%	1.0000	0.00	0.00	100.00	\$6,660

Land Computations

Calculated Acreage	0.08
Actual Frontage	36
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$6,700
Total Value	\$6,700

Collector 09/11/2024

Nexus

Appraiser

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BLUFFTON HEALTH SYSTEM LL 325 S MAIN

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2/2

General Information		Plumbing		Cost Ladder																				
Occupancy	Paving	#	TF	Floor	Constr	Base	Finish	Value	Totals															
Description	Paving	Full Bath		1																				
Story Height	0	Half Bath		2																				
Style	N/A	Kitchen Sinks		3																				
Finished Area		Water Heaters		4																				
Make		Add Fixtures		1/4																				
Floor Finish		Total		1/2																				
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations		3/4																				
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms		Attic																				
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms		Bsmt																				
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms		Crawl																				
<input type="checkbox"/> Parquet		Family Rooms		Slab																				
Wall Finish		Total Rooms		Total Base																				
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Adjustments		Row Type Adj.																				
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Unfin Int (-)																						
<input type="checkbox"/> Fiberboard		Ex Liv Units (+)																						
Roofing		Rec Room (+)																						
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	Loft (+)																			
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	Fireplace (+)																					
Exterior Features		No Heating (-)																						
Description	Area	Value	A/C (+)																					
Specialty Plumbing														Sub-Total, One Unit		\$0								
														Sub-Total, 1 Units										
														Exterior Features (+)		\$0	\$0							
														Garages (+) 0 sqft		\$0	\$0							
														Quality and Design Factor (Grade)		1.00								
														Location Multiplier		0.96								
														Replacement Cost		\$8,902								
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	1998	1998	27 A	\$2.81	0.96	\$2.70	3,300 sqft	\$8,902	80%	\$1,780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800			