

90-08-09-100-036.001-004

General Information

Parcel Number
90-08-09-100-036.001-004

Local Parcel Number
0100844901

Tax ID:

Routing Number
M05.07 R16

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 203343-004
BLUFFTON COM/IND SOUTH

Section/Plat
09

Location Address (1)
1220 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 ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025
Review Group 2023

Moser, Brenda K/Shively, Cindy

Ownership

Moser, Brenda K/Shively, Cindy A
P.O. Box 257
Bluffton, IN 46714

Legal

09-26-12 1.563A (9-C)



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
02/28/2025	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"/>
\$64,100	Land	\$64,100	\$64,100	\$44,100	\$44,100	\$44,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$64,100	Land Non Res (3)	\$64,100	\$64,100	\$44,100	\$44,100	\$44,100
\$41,900	Improvement	\$41,900	\$40,700	\$40,700	\$41,500	\$28,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$41,900	Imp Non Res (3)	\$41,900	\$40,700	\$40,700	\$41,500	\$28,500
\$106,000	Total	\$106,000	\$104,800	\$84,800	\$85,600	\$72,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$106,000	Total Non Res (3)	\$106,000	\$104,800	\$84,800	\$85,600	\$72,600

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	1.563	1.00	\$41,000	\$41,000	\$64,083	0%	1.0000	0.00	0.00	100.00	\$64,080

1220 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/01/2015	Moser, Brenda K/Shive	198704	AF	72/657		I
07/17/2014	Moser, Brenda K/ Shiv	194997	QC	153/957		I
01/22/2014	Sunset Holdings, LLC	189136	QC	152/506		I
03/14/2007	Brenda Moser Etal	155310	QC	145/824	\$35,000	I
01/02/1997	MOSER, BRENDA K	0	CD	132/488		I
04/24/1996	MOSER ENTERPRIS	0	AF	131/617		I

Commercial

499, Other Commercial Structures

BLUFFTON COM/IND SOU 1/2

Notes

Land Computations

Calculated Acreage	1.56
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.56
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	1.56
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	\$64,100
Total Value	\$64,100

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole (T3) 1

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

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

Description

Area

Value

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

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.96

Replacement Cost

\$35,425

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: Barn, Pole (T3) 1	1	T31SO	C	1975	1975	50	F	\$12.58	0.96		30' x 135' x 13'	\$35,425	70%	\$10,630	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,600
2: Barn, Pole (T3) 2	1	T31SO	C	1968	1968	57	F	\$12.64	0.96		36' x 110' x 16'	\$35,959	70%	\$10,790	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,800
3: Quonset	1		C	1945	1945	80	F	\$13.65	0.96		40' x100'	\$68,467	70%	\$20,540	0%	100%	1.000	1.000	0.00	0.00	100.00	\$20,500