

90-08-09-100-024.000-004

Gilgen, Melinda M

1225 S SCOTT

420, Small Detached Retail or Less Tha

BLUFFTON COM/IND SOU

1/2

**General Information****Parcel Number**

90-08-09-100-024.000-004

**Local Parcel Number**

0100733800

**Tax ID:****Routing Number**

M05.07 R58

**Property Class 420**

Small Detached Retail or Less Than

**Ownership**

Gilgen, Melinda M

1225 S Scott St

Bluffton, IN 46714

**Legal**

1.4840A (130' X 518.5') 1/2 NENE (9-D)

**1225 S SCOTT****420, Small Detached Retail or Less Tha****BLUFFTON COM/IND SOU****Notes**

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/23/2017	Gilgen, Melinda M	20171607	WR	/	\$209,000	I
10/10/2017	Gilgen, Melinda M	20171438	WR	/	\$209,000	I
11/10/2014	Moser, Edna L	196469	CS	72/291	\$209,000	I
01/22/2014	Moser, Edna L	192934	WR	153/427	\$132,500	I
11/20/1985	PENCE, JANET E	0	WD	/	/	I
01/01/1900	TO HEYERLEYS' MKT		WD	/	/	I

**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)**

1225 S SCOTT

BLUFFTON, In 46714

**Commercial****Valuation Records (Work In Progress values are not certified values and are subject to change)**

WIP	2025	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	AA	AA	AA	AA	AA	AA
03/22/2025	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"/>					
	<b>Land</b>	<b>\$47,500</b>	<b>\$47,500</b>	<b>\$29,500</b>	<b>\$29,500</b>	<b>\$29,500</b>	
	Land Res (1)	\$0	\$0	\$0	\$0	\$0	
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Land Non Res (3)	\$47,500	\$47,500	\$29,500	\$29,500	\$29,500	
	<b>Improvement</b>	<b>\$200,300</b>	<b>\$166,100</b>	<b>\$182,900</b>	<b>\$182,900</b>	<b>\$179,500</b>	
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Imp Non Res (3)	\$200,300	\$166,100	\$182,900	\$182,900	\$179,500	
	<b>Total</b>	<b>\$247,800</b>	<b>\$213,600</b>	<b>\$212,400</b>	<b>\$212,400</b>	<b>\$209,000</b>	
	Total Res (1)	\$0	\$0	\$0	\$0	\$0	
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Total Non Res (3)	\$247,800	\$213,600	\$212,400	\$212,400	\$209,000	

**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	0.5	1.50	\$41,000	\$61,500	\$30,750	0%	1.0000	0.00	0.00	100.00	\$30,750
13	A		0	0.984	1.00	\$17,000	\$17,000	\$16,728	0%	1.0000	0.00	0.00	100.00	\$16,730

**Lot****Land Computations**

Calculated Acreage	1.48
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.48
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	1.48
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	\$47,500
<b>Total Value</b>	<b>\$47,500</b>

**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

Data Source External Only

Collector 11/01/2023

Nexus

Appraiser

90-08-09-100-024.000-004

Gilgen, Melinda M

1225 S SCOTT

420, Small Detached Retail of Less Tha

BLUFFTON COM/IND SOU

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## General Information

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

SB      B      1      U

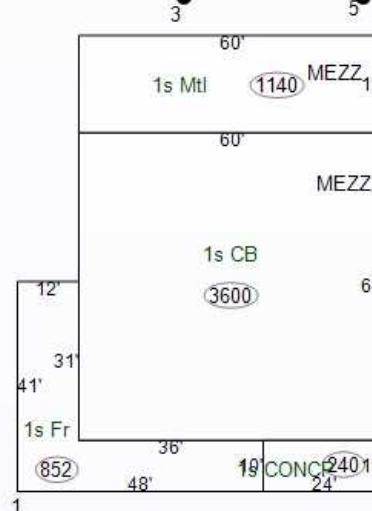
Wall Type	1: 1(322')
Heating	5592 sqft
A/C	5592 sqft
Sprinkler	

## Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	1	2	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			<b>GCK Adjustments</b>
Add Fixtures	0	0	2	2	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	3	4	<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 Pnl

## Exterior Features

Description	Area	Value
Patio, Concrete	240	\$1,900



## Special Features

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 400sqft	\$5,000	Racquetball/Squash	\$0
Mezz 760sqft	\$9,500	Theater Balcony	\$0

Building Computations					
Sub-Total (all floors)	\$363,327	Garages	\$0	Unit Finish/SR	\$0.00
Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00
Theater Balcony	\$0	Sub-Total (building)	\$386,127	S.F. Price	\$96.08
Plumbing	\$6,400	Quality (Grade)	\$1	Sub-Total	
Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost	\$0.00
Special Features	\$14,500	Repl. Cost New	\$370,682	Elevated Floor	\$0.00
Exterior Features	\$1,900			Total (Use)	\$172,944
					\$93,330
					\$57,239
					\$39,814

## 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	1920	2005	20 A		0.96		5,592 sqft	\$370,682	71%	\$107,500	0%	100%	1.000	1.750	0.00	0.00	100.00	\$188,100
2: Paving 1	1	Asphalt	C	1970	1970	55 A	\$2.81	0.96	\$2.70	7,400 sqft	\$19,962	80%	\$3,990	0%	100%	1.000	1.750	0.00	0.00	100.00	\$7,000
3: Paving 2	1	Concrete	C	2017	2017	8 A	\$3.51	0.96	\$3.37	1,200 sqft	\$4,044	42%	\$2,350	0%	100%	1.000	1.750	0.00	0.00	100.00	\$4,100
4: Utility Shed 1	1	SV	D	1975	1975	50 A		0.96		8'x10'		65%		0%	100%	1.000	1.750	0.00	0.00	100.00	\$100
5: Utility Shed 2	1	SV	C	2017	2017	8 A		0.96		10'x20'		25%		0%	100%	1.000	1.750	0.00	0.00	100.00	\$1,000

Total all pages

\$200,300

Total this page

\$200,300