

90-08-09-100-011.000-004

Brick And Mortar Properties LLC

1247 S MAIN

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

1/8

General Information**Parcel Number**

90-08-09-100-011.000-004

Local Parcel Number

0100652300

Tax ID:**Routing Number**

M05.07 R53

Property Class 481

Commercial Mini-Warehouse

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)

1247 S MAIN

BLUFFTON, IN 46714

Ownership

Brick And Mortar Properties LLC

c/o Harnish, Randy

225 Harrison Rd

Bluffton, IN 46714

Legal

2.903A W PT MID PT NENE (9-D)

Date**Owner****Transfer of Ownership**

06/14/2022

Brick And Mortar Prop

Doc ID

20222645

Code

WR

Book/Page

/

Adj Sale Price

/

V/I

12/29/2021

Brick And Mortar Prop

20215990

WR

/

/

11/01/2016

Harnish, Randy J

206233

QC

156/696

05/01/2014

Harnish, Randy J/Cynt

193987

WR

153/694

\$110,000

05/23/2006

DOJO IV LLC

150513

TD

144/774

09/06/2000

MOORE, JOSEPH K T

QC

/

137/541

/

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

2025

WIP

04/11/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

AA

04/13/2025

Indiana Cost Mod

1.0000

2024

AA

03/30/2024

Indiana Cost Mod

1.0000

2023

AA

03/14/2023

Indiana Cost Mod

1.0000

2022

AA

04/07/2022

Indiana Cost Mod

1.0000

2021

Det/115

02/14/2022

Land

\$110,800

Land Res (1)

\$0

Land Non Res (2)

\$0

Land Non Res (3)

\$110,800

Improvement

\$481,900

Imp Res (1)

\$0

Imp Non Res (2)

\$0

Imp Non Res (3)

\$481,900

Total

\$592,700

Total Res (1)

\$0

Total Non Res (2)

\$0

Total Non Res (3)

\$592,700

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

Ext. Value

Infl. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

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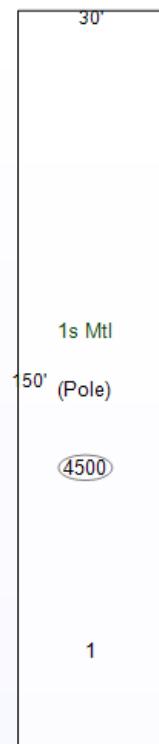
Brick And Mortar Properties LLC 1247 S MAIN

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

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General Information									
Occupancy	C/I Building	Pre. Use	GCK						
Description	C/I Building 1	Pre. Framing	Pole Frame						
Story Height	1	Pre. Finish	Unfinished						
Type	N/A	# of Units	0						
SB		B	1	U					
Wall Type	1: 1(331'),2(29')								
Heating	4500 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	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner			
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl			
Exterior Features									
Description		Area		Value					



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	4500 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	360'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$20.02
Frame Adj	\$0.00
Wall Height Adj	(\$1.96)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$20.02
BPA Factor	1.00
Sub Total (rate)	\$20.02
Interior Finish	\$4.45
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$101,306
Quality (Grade)	\$1
Location Multiplier	0.96
S.F. Price	\$22.51
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$101,306

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	1	Metal	C	2014	2014	11 A		0.96		4,500 sqft	\$97,254	28%	\$70,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$70,000

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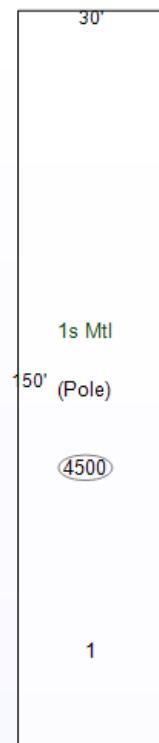
Brick And Mortar Properties LLC 1247 S MAIN

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

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General Information							
Occupancy	C/I Building	Pre. Use	GCK				
Description	C/I Building 2	Pre. Framing	Pole Frame				
Story Height	1	Pre. Finish	Unfinished				
Type	N/A	# of Units	0				
	SB	B	1	U			
Wall Type	1: 1(331'),2(29')						
Heating							
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	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0	0	<input type="checkbox"/> Other			
Kitchen Sinks	0	0		GCK Adjustments			
Water Heaters	0	0		<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
Add Fixtures	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	
Exterior Features							
Description	Area		Value				
Special Features		Other Plumbing		Building Computations			
Description	Value	Description	Value	Sub-Total (all floors)	\$100,271	Garages	\$0
				Racquetball/Squash	\$0	Fireplaces	\$0
				Theater Balcony	\$0	Sub-Total (building)	\$100,271
				Plumbing	\$0	Quality (Grade)	\$1
				Other Plumbing	\$0	Location Multiplier	0.96
				Special Features	\$0	Repl. Cost New	\$96,260
				Exterior Features	\$0	Elevated Floor	\$0.00
						Total (Use)	\$100,271



Floor/Use Computations							
Pricing Key	GCK						
Use	GCK						
Use Area	4500 sqft						
Area Not in Use	0 sqft						
Use %	100.0%						
Eff Perimeter	360'						
PAR	8						
# of Units / AC	0 / N						
Avg Unit sz dpth							
Floor	1						
Wall Height	8'						
Base Rate	\$20.02						
Frame Adj	\$0.00						
Wall Height Adj	(\$1.94)						
Dock Floor	\$0.00						
Roof Deck	\$0.00						
Adj Base Rate	\$20.02						
BPA Factor	1.00						
Sub Total (rate)	\$20.02						
Interior Finish	\$4.45						
Partitions	\$0.00						
Heating	(\$1.60)						
A/C	\$0.00						
Sprinkler	\$0.00						
Lighting	\$0.00						
Unit Finish/SR	\$0.00						
GCK Adj.	\$1.35						
S.F. Price	\$22.28						
Sub-Total							
Unit Cost	\$0.00						
Elevated Floor	\$0.00						
Total (Use)	\$100,271						

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	1	Metal	C	2014	2014	11 A		0.96		4,500 sqft	\$96,260	28%	\$69,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$69,300

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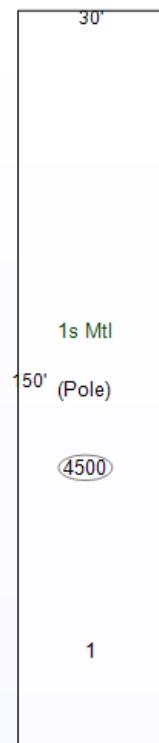
Brick And Mortar Properties LLC 1247 S MAIN

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

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General Information							
Occupancy	C/I Building	Pre. Use	GCK				
Description	C/I Building 3	Pre. Framing	Pole Frame				
Story Height	1	Pre. Finish	Unfinished				
Type	N/A	# of Units	0				
	SB	B	1	U			
Wall Type	1: 1(331'),2(29')						
Heating							
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	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0	0	<input type="checkbox"/> Other			
Kitchen Sinks	0	0		GCK Adjustments			
Water Heaters	0	0		<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
Add Fixtures	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	
Exterior Features							
Description	Area		Value				
Special Features		Other Plumbing		Building Computations			
Description	Value	Description	Value	Sub-Total (all floors)	\$100,271	Garages	\$0
				Racquetball/Squash	\$0	Fireplaces	\$0
				Theater Balcony	\$0	Sub-Total (building)	\$100,271
				Plumbing	\$0	Quality (Grade)	\$1
				Other Plumbing	\$0	Location Multiplier	0.96
				Special Features	\$0	Repl. Cost New	\$96,260
				Exterior Features	\$0	Elevated Floor	\$0.00
						Total (Use)	\$100,271



Floor/Use Computations							
Pricing Key	GCK						
Use	GCK						
Use Area	4500 sqft						
Area Not in Use	0 sqft						
Use %	100.0%						
Eff Perimeter	360'						
PAR	8						
# of Units / AC	0 / N						
Avg Unit sz dpth							
Floor	1						
Wall Height	8'						
Base Rate	\$20.02						
Frame Adj	\$0.00						
Wall Height Adj	(\$1.94)						
Dock Floor	\$0.00						
Roof Deck	\$0.00						
Adj Base Rate	\$20.02						
BPA Factor	1.00						
Sub Total (rate)	\$20.02						
Interior Finish	\$4.45						
Partitions	\$0.00						
Heating	(\$1.60)						
A/C	\$0.00						
Sprinkler	\$0.00						
Lighting	\$0.00						
Unit Finish/SR	\$0.00						
GCK Adj.	\$1.35						
S.F. Price	\$22.28						
Sub-Total							
Unit Cost	\$0.00						
Elevated Floor	\$0.00						
Total (Use)	\$100,271						

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 3	1	Metal	C	2014	2014	11 A	0.96			4,500 sqft	\$96,260	28%	\$69,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$69,300

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Brick And Mortar Properties LLC 1247 S MAIN

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

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General Information							
Occupancy	C/I Building	Pre. Use	GCK				
Description	C/I Building 4	Pre. Framing	Pole Frame				
Story Height	1	Pre. Finish	Unfinished				
Type	N/A	# of Units	0				
	SB	B	1	U			
Wall Type	1: 1(500')						
Heating							
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		<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0		<input type="checkbox"/> Other			
Kitchen Sinks	0	0		GCK Adjustments			
Water Heaters	0	0		<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
Add Fixtures	0	0		<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	
Exterior Features							
Description	Area		Value				

Building Computations							
Description	Value	Description	Value	Sub-Total (all floors)	\$147,064	Garages	\$0
				Racquetball/Squash	\$0	Fireplaces	\$0
				Theater Balcony	\$0	Sub-Total (building)	\$147,064
				Plumbing	\$0	Quality (Grade)	\$1
				Other Plumbing	\$0	Location Multiplier	0.96
				Special Features	\$0	Repl. Cost New	\$141,181
				Exterior Features	\$0	Elevated Floor	\$0.00
						Total (Use)	\$147,064

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 4	1	Metal	C	2015	2015	10 A		0.96		6,600 sqft	\$141,181	28%	\$101,650	0%	100%	1.000	1.000	0.00	0.00	100.00	\$101,700

90-08-09-100-011.000-004

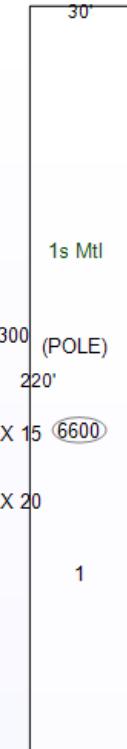
Brick And Mortar Properties LLC 1247 S MAIN

481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

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General Information																					
Occupancy	C/I Building	Pre. Use	GCK																		
Description	C/I Building 5	Pre. Framing	Pole Frame																		
Story Height	1	Pre. Finish	Unfinished																		
Type	N/A	# of Units	0																		
	SB	B	1	U																	
Wall Type	1: 1(500')																				
Heating																					
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		<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate															
Half Bath	0	0		<input type="checkbox"/> Other																	
Kitchen Sinks	0	0	GCK Adjustments																		
Water Heaters	0	0	<input type="checkbox"/> Low Prof <input checked="" type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio																		
Add Fixtures	0	0	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner																		
Total	0	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl														
Exterior Features																					
Description	Area		Value																		
Special Features			Building Computations																		
Description	Value	Description	Value	Sub-Total (all floors)		\$147,064	Garages	\$0	Unit Finish/SR	\$0.00											
				Racquetball/Squash		\$0	Fireplaces	\$0	GCK Adj.	\$1.35											
				Theater Balcony		\$0	Sub-Total (building)		\$147,064	S.F. Price	\$22.28										
				Plumbing		\$0	Quality (Grade)	\$1	Sub-Total												
				Other Plumbing		\$0	Location Multiplier	0.96	Unit Cost	\$0.00											
				Special Features		\$0	Repl. Cost New		\$141,181	Elevated Floor	\$0.00										
				Exterior Features		\$0	Total (Use)		\$147,064												
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 5	1	Metal	C	2017	2017	8 A		0.96		6,600 sqft	\$141,181	19%	\$114,360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$114,400



481, Commercial Mini-Warehouse

BLUFFTON COM/IND SOU

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Floor/Use Computations									
Pricing Key	GCK								
Use	GCK								
Use Area	6600 sqft								
Area Not in Use	0 sqft								
Use %	100.0%								
Eff Perimeter	500'								
PAR	8								
# of Units / AC	0 / N								
Avg Unit sz dpth									
Floor	1								
Wall Height	8'								
Base Rate	\$20.02								
Frame Adj	\$0.00								
Wall Height Adj	(\$1.94)								
Dock Floor	\$0.00								
Roof Deck	\$0.00								
Adj Base Rate	\$20.02								
BPA Factor	1.00								
Sub Total (rate)	\$20.02								
Interior Finish	\$4.45								
Partitions	\$0.00								
Heating	(\$1.60)								
A/C	\$0.00								
Sprinkler	\$0.00								
Lighting	\$0.00								

90-08-09-100-011.000-004

Brick And Mortar Properties LLC 1247 S MAIN

481, Commercial Mini-Warehouse

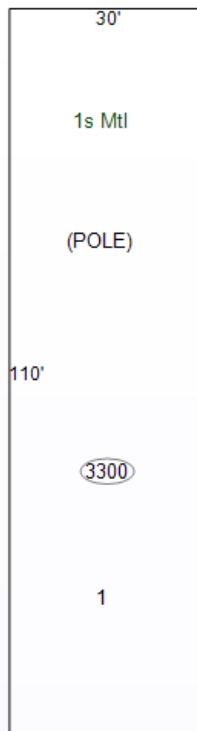
BLUFFTON COM/IND SOU

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General Information							
Occupancy	C/I Building	Pre. Use	GCK				
Description	C/I Building 6	Pre. Framing	Pole Frame				
Story Height	1	Pre. Finish	Unfinished				
Type	N/A	# of Units	0				
	SB	B	1	U			
Wall Type	1: 1(280')						
Heating							
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		<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0		<input type="checkbox"/> Other			
Kitchen Sinks	0	0		GCK Adjustments			
Water Heaters	0	0		<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
Add Fixtures	0	0		<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	
Exterior Features							
Description	Area		Value				
Special Features		Other Plumbing		Building Computations			
Description	Value	Description	Value	Sub-Total (all floors)	\$73,532	Garages	\$0
				Racquetball/Squash	\$0	Fireplaces	\$0
				Theater Balcony	\$0	Sub-Total (building)	\$73,532
				Plumbing	\$0	Quality (Grade)	\$1
				Other Plumbing	\$0	Location Multiplier	0.96
				Special Features	\$0	Repl. Cost New	\$70,591
				Exterior Features	\$0	Elevated Floor	\$0.00
						Total (Use)	\$73,532

BUILDING 1400

10 UNITS - 10 X 30



Floor/Use Computations	
Pricing Key	GCK
Use	GCK
Use Area	3300 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	280'
PAR	8
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$20.02
Frame Adj	\$0.00
Wall Height Adj	(\$1.94)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$20.02
BPA Factor	1.00
Sub Total (rate)	\$20.02
Interior Finish	\$4.45
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$1.35
S.F. Price	\$22.28
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$73,532

Summary of Improvements																				
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	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 6	1	Metal	C	2018	2018	7 A	0.96		3,300 sqft	\$70,591	19%	\$57,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$57,200

Total all pages

\$481,900

Total this page

\$57,200

