

90-08-04-100-008.000-004

Valentine, Marlin L

MAIN

400, Vacant Land

BLUFFTON COMMERCIAL

1/2

## General Information

Parcel Number

90-08-04-100-008.000-004

Local Parcel Number

0100708800

Tax ID:

Routing Number

M04.14 R12

Property Class 400

Vacant Land

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)

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

Valentine, Marlin L  
 Carol E Carl Karcher Enterprises  
 Attn: Tax Dept  
 6700 Tower Cir, Ste 1000  
 Franklin, TN 37067

Date

12/23/1993  
 01/01/1900

Owner

Valentine, Marlin L  
 DOTTERER, PAUL/PJ

Transfer of Ownership

Doc ID	Code	Book/Page	Adj Sale Price	V/I
0	WD	128/975	/	I
	WD	/	/	I

Notes

Legal

N 106' OF S 176' OF W 140'



Commercial Master Parcel of 1

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
	02/16/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
County	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
Wells	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	Land	\$14,800	\$14,800	\$14,800	\$14,600	\$14,600
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$14,800	\$14,800	\$14,800	\$14,600	\$14,600
District 004 (Local 004)	\$14,800	Improvement	\$0	\$0	\$0	\$0	\$0
BLUFFTON CITY-HARRISON TOW	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$14,800	Total	\$14,800	\$14,800	\$14,800	\$14,600	\$14,600
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$14,800	\$14,800	\$14,800	\$14,600	\$14,600

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		106	106x140	0.97	\$144.34	\$140	\$14,840	0%	1.0000	0.00	0.00	100.00	\$14,840

## Land Computations

Calculated Acreage	0.34
Actual Frontage	106
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.34
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	0.34
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	\$14,800
<b>Total Value</b>	<b>\$14,800</b>

Collector 09/11/2024 Nexus

Appraiser

