

90-08-09-100-036.001-004

Moser, Brenda K/Shively, Cindy

1220 S MAIN

499, Other Commercial Structures

BLUFFTON COM/IND SOU

1/2

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

Ownership

Moser, Brenda K/Shively, Cindy A

P.O. Box 257

Bluffton, IN 46714

Legal

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

1220 S MAIN**499, Other Commercial Structures****BLUFFTON COM/IND SOU****Notes**

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**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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	Land	\$64,100	\$64,100	\$44,100	\$44,100	\$44,100	
	Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$64,100	\$64,100	\$44,100	\$44,100	\$44,100	\$44,100
	Improvement	\$41,900	\$40,700	\$40,700	\$41,500	\$28,500	
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$41,900	\$40,700	\$40,700	\$41,500	\$28,500	
	Total	\$106,000	\$104,800	\$84,800	\$85,600	\$72,600	
	Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	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

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

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

N/A

Characteristics**Topography** Flood HazardLevel

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

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BLUFFTON COM/IND SOU

2/2

General Information		Plumbing		Cost Ladder																	
Occupancy	Barn, Pole (T3)	#	TF	Floor	Constr	Base	Finish	Value	Totals												
Description	Barn, Pole (T3) 1	Full Bath		●	●																
Story Height	0	Half Bath																			
Style	N/A	Kitchen Sinks																			
Finished Area		Water Heaters		2		1															
Make		Add Fixtures																			
Floor Finish		Total																			
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations												Total Base							
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms												Row Type Adj.							
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms												Adjustments							
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms												Unfin Int (-)							
<input type="checkbox"/> Parquet		Family Rooms												Ex Liv Units (+)							
Wall Finish		Total Rooms												Rec Room (+)							
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type												Loft (+)							
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Roofing												Fireplace (+)							
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Built-Up <input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile											No Heating (-)							
Exterior Features		Exterior Features												A/C (+)							
Description	Area	Value		●	Specialty Plumbing																
			Description		Count	Value								Sub-Total, One Unit		\$0					
														Sub-Total, 1 Units							
														Exterior Features (+)		\$0					
														Garages (+) 0 sqft		\$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' x 100'	\$68,467	70%	\$20,540	0%	100%	1,000	1,000	0.00	0.00	100.00	\$20,500