

90-08-04-539-103.000-004

ACS Commercial Properties, LL

115 E MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-539-103.000-004

Local Parcel Number

0100717700

Tax ID:

Routing Number

M04.14 R72

Property Class 429

Other Retail Structures

Year: 2025

Ownership

ACS Commercial Properties, LLC

PO Box 257

Bluffton, IN 46714

Legal

ORIGINAL LOT 35 (4-C) E 17.5' OF S 72.75' (115 E Market)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
02/17/2021	ACS Commercial Prop	20210787	WR	/		\$46,000	I
03/31/2017	Swindell, Farrell D/Bro	208141	WR	157/169		\$42,000	I
01/22/2002	Ringger, Jameson L/S		WD	139/212		\$30,000	I
07/02/1997	CUPP-TROXEL		0	WD	133/59		I
07/02/1997	TROXEL,R/COVINGT		0	WD	133/58		I
07/02/1997	BRM PARTNERSHIP		0	WD	133/60		I

Notes



Commercial

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

	2025	Assessment Year	2025	2024	2023	2022	2021
Location Information	WIP	Reason For Change	AA	AA	AA	AA	AA
County	03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP		Notice Required	<input type="checkbox"/>				
District 004 (Local 004)	\$2,600	Land	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
School Corp 8445	\$1,300	Land Non Res (2)	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
M.S.D. BLUFFTON-HARRISON	\$1,300	Land Non Res (3)	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Neighborhood 203543-004	\$124,700	Improvement	\$124,700	\$115,200	\$97,300	\$52,900	\$49,300
BLUFFTON COMMERCIAL DOWN	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$62,400	Imp Non Res (2)	\$62,400	\$57,600	\$48,700	\$26,500	\$24,700
	\$62,300	Imp Non Res (3)	\$62,300	\$57,600	\$48,600	\$26,400	\$24,600
Section/Plat	\$127,300	Total	\$127,300	\$117,800	\$99,900	\$55,500	\$51,900
04	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$63,700	Total Non Res (2)	\$63,700	\$58,900	\$50,000	\$27,800	\$26,000
115 E MARKET	\$63,600	Total Non Res (3)	\$63,600	\$58,900	\$49,900	\$27,700	\$25,900

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		17	17x73	0.69	\$225	\$155	\$2,635	0%	1.0000	0.00	50.00	50.00	\$2,640

Land Computations

Calculated Acreage	0.03
Actual Frontage	17
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.03
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	0.03
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	\$1,300
CAP 3 Value	\$1,300
Total Value	\$2,600

Subdivision

