

90-08-09-100-035.000-004

General Information

Parcel Number
90-08-09-100-035.000-004

Local Parcel Number
0100807402

Tax ID:

Routing Number
M05.07 R47

Property Class 430
Restaurant, Cafeteria or Bar

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)
1415 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.60

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

Dominion Real Estate, LLC

Ownership

Dominion Real Estate, LLC
1212 Summit Ave
Bluffton, IN 46714

Legal

0.572A N 157.39' OF S 933.09' OF 190' E OF HWY
1 NE (9-H)



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
03/18/2025	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	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$33,500	Land	\$33,500	\$33,500	\$23,100	\$23,100	\$23,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$33,500	Land Non Res (3)	\$33,500	\$33,500	\$23,100	\$23,100	\$23,100
\$190,700	Improvement	\$190,700	\$131,500	\$77,500	\$77,000	\$74,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$190,700	Imp Non Res (3)	\$190,700	\$131,500	\$77,500	\$77,000	\$74,300
\$224,200	Total	\$224,200	\$165,000	\$100,600	\$100,100	\$97,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$224,200	Total Non Res (3)	\$224,200	\$165,000	\$100,600	\$100,100	\$97,400

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	0.572	1.43	\$41,000	\$58,630	\$33,536	0%	1.0000	0.00	0.00	100.00	\$33,540

1415 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/10/2025	Dominion Real Estate,	20250128	WR	/	\$230,000	I
02/20/1991	Bryant, Tim H	0	WD	125/868		I
01/01/1900	CAPTIOL INVESTORS		WD	/		I

Commercial

430, Restaurant, Cafeteria or Bar

BLUFFTON COM/IND SOU

Notes

Land Computations

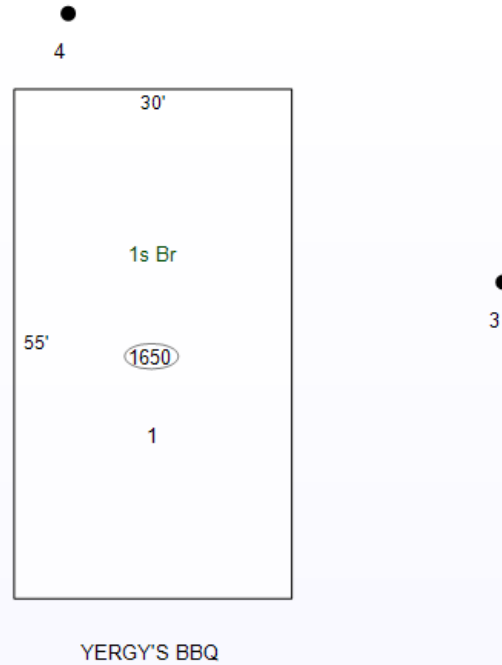
Calculated Acreage	0.57
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.57
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.57
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
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	\$33,500
Total Value	\$33,500

General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building 1	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0
SB		B	1 U

Wall Type	1: 2(170')
Heating	1650 sqft
A/C	1650 sqft
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	5	5	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	5	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value



Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$224,466	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$232,466
Plumbing	\$8,000	Quality (Grade)	\$
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$0	Repl. Cost New	\$223,166
Exterior Features	\$0		

Floor/Use Computations	
Pricing Key	GCM
Use	GENRET
Use Area	1650 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	170'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	8'
Base Rate	\$176.36
Frame Adj	(\$14.82)
Wall Height Adj	(\$25.50)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$136.04
BPA Factor	1.00
Sub Total (rate)	\$136.04
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$136.04
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$224,466

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	Brick	C	1968	1990	35	A		0.96		1,650 sqft	\$223,167	72%	\$62,490	0%	100%	1.000	1.600	0.00	0.00	100.00	\$100,000
2: Paving 1	1	Concrete	C	2016	2016	9	A	\$3.51	0.96	\$3.37	600 sqft	\$2,022	42%	\$1,170	0%	100%	1.000	1.600	0.00	0.00	100.00	\$1,900
3: Paving 2	1	Asphalt	C	1968	1995	30	A	\$2.81	0.96	\$2.70	17,600 sqft	\$47,478	80%	\$9,500	0%	100%	1.000	1.600	0.00	0.00	100.00	\$15,200
4: Utility Shed	1	SV	C	2018	2018	7	A		0.96		8'x12'		25%		0%	100%	1.000	1.600	0.00	0.00	100.00	\$400

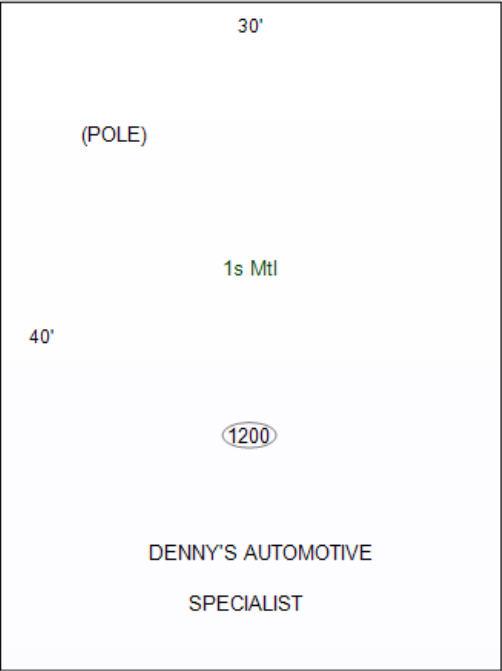
General Information				
Occupancy	C/I Building	Pre. Use	Auto Service	
Description	C/I Building 2	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Semi-Finished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(140')			
Heating	1200 sqft			
A/C	1200 sqft			
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	2	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	2	2	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$155,557	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$158,757
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$152,407
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCM	GCM	
Use	AUTOSER	GENOFF	
Use Area	1104 sqft	96 sqft	
Area Not in Use	0 sqft	0 sqft	
Use %	92.0%	8.0%	
Eff Perimeter	140'	140'	
PAR	12	12	
# of Units / AC	0	0	
Avg Unit sz dpth	0	0	
Floor	1	1	
Wall Height	12'	12'	
Base Rate	\$144.46	\$181.53	
Frame Adj	(\$18.26)	(\$9.80)	
Wall Height Adj	(\$4.46)	\$0.00	
Dock Floor	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	
Adj Base Rate	\$121.74	\$171.73	
BPA Factor	1.00	1.00	
Sub Total (rate)	\$121.74	\$171.73	
Interior Finish	\$0.00	\$0.00	
Partitions	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	
A/C	\$4.23	\$0.00	
Sprinkler	\$0.00	\$0.00	
Lighting	\$0.00	\$0.00	
Unit Finish/SR	\$0.00	\$0.00	
GCK Adj.	\$0.00	\$0.00	
S.F. Price	\$125.97	\$171.73	
Sub-Total			
Unit Cost	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	
Total (Use)	\$139,071	\$16,486	

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	1997	1997	28	A		0.96		1,200 sqft	\$152,407	70%	\$45,720	0%	100%	1.000	1.600	0.00	0.00	100.00	\$73,200

