

90-08-04-539-122.000-004

JDW REAL ESTATE, LLC

127 S MAIN

452, Service Station

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-122.000-004

Local Parcel Number

0100726800

Tax ID:**Routing Number**

M04.14 R129

Property Class 452

Service Station

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)

127 S MAIN

BLUFFTON, In 46714

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

C & I MARKET 1.20

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**Owner****Collector**

09/11/2024

Nexus

Appraiser

Ownership

JDW Real Estate LLC

127 S Main St

Bluffton, IN 46714-2047

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I

01/04/2008 JDW Real Estate LLC 159761 CW 146/766 |

09/01/1993 GARRETT'S AUTO S 0 WD 128/593 |

01/01/1900 W.D. WD / |

Legal

ORIG 81-82 00-26-12

S 24.6"

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
County	03/23/2025	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)	\$18,600	Land	\$18,600	\$18,600	\$18,600	\$18,200	\$18,200
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$18,600	Land Non Res (3)	\$18,600	\$18,600	\$18,600	\$18,200	\$18,200
School Corp 8445	\$153,300	Improvement	\$153,300	\$135,700	\$133,700	\$134,000	\$123,700
M.S.D. BLUFFTON-HARRISON	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$153,300	Imp Non Res (3)	\$153,300	\$135,700	\$133,700	\$134,000	\$123,700
Neighborhood 203543-004	\$153,300	Total	\$171,900	\$154,300	\$152,300	\$152,200	\$141,900
BLUFFTON COMMERCIAL DOWN	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$171,900	Total Non Res (3)	\$171,900	\$154,300	\$152,300	\$152,200	\$141,900

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		25	25x145	0.99	\$225	\$223	\$5,575	0%	1.0000	0.00	0.00	100.00	\$5,580
Fci	F		70	70x142	0.98	\$189.29	\$186	\$13,020	0%	1.0000	0.00	0.00	100.00	\$13,020

Notes

Calculated Acreage 0.31

Actual Frontage 95

Developer Discount

Parcel Acreage 0.31

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 0.31

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 \$0

CAP 1 Value \$0

CAP 2 Value \$0

CAP 3 Value \$18,600

Total Value \$18,600

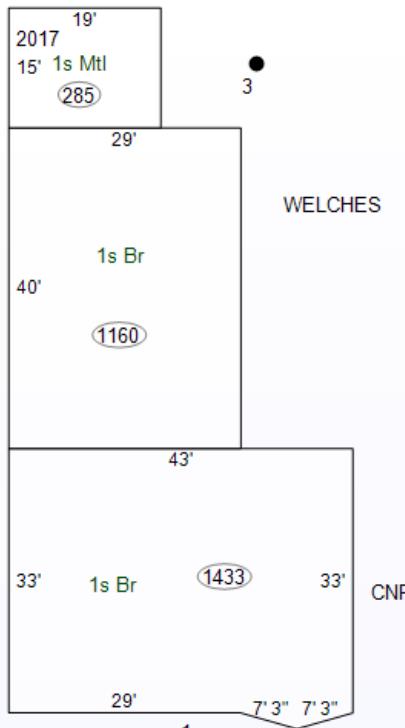
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JDW REAL ESTATE, LLC

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General Information									
Occupancy	C/I Building	Pre. Use	Auto Service						
Description	C/I Building	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(29'), 2(234')							
Heating		2593 sqft							
A/C		2593 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			<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate		
Half Bath	0	2	4		<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 checked="" type="checkbox"/> Insulatio		
Add Fixtures	0	1	1		<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner		
Total	0	0	3	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		
Exterior Features									
Description		Area		Value					

127 S MAIN



452, Service Station

BLUFFTON COMMERCIAL

Floor/Use Computations		
Pricing Key	GCM	GCK
Use	AUTOSER	GCK
Use Area	2593 sqft	285 sqft
Area Not in Use	0 sqft	0 sqft
Use %	90.1%	9.9%
Eff Perimeter	263'	263'
PAR	9	9
# of Units / AC	0	0 / N
Avg Unit sz dpth	0	
Floor	1	1
Wall Height	14'	8'
Base Rate	\$137.16	\$22.95
Frame Adj	(\$19.84)	\$0.00
Wall Height Adj	\$0.00	(\$2.25)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$117.32	\$22.95
BPA Factor	1.00	1.00
Sub Total (rate)	\$117.32	\$22.95
Interior Finish	\$0.00	\$4.45
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.60)
A/C	\$4.23	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Building Computations		
Sub-Total (all floors)	\$322,557	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$8,000	Quality (Grade)
Other Plumbing	\$800	Location Multiplier
Special Features	\$3,700	0.96
Repl. Cost New		Unit Cost
Exterior Features	\$0	\$0.00
		Elevated Floor
		\$0.00
		Total (Use)
		\$315,176
		\$7,381

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	5/6 Maso	C	1986	2000	25 A		0.96		2,878 sqft	\$321,655	62%	\$122,230	0%	100%	1.000	1.200	0.00	0.00	100.00	\$146,700
2: Paving 1	1	Asphalt	C	1960	1960	65 A	\$2.81	0.96	\$2.70	9,300 sqft	\$25,088	80%	\$5,020	0%	100%	1.000	1.200	0.00	0.00	100.00	\$6,000
3: Paving 2	1	Concrete	C	2017	2017	8 A	\$3.51	0.96	\$3.37	266 sqft	\$896	42%	\$520	0%	100%	1.000	1.200	0.00	0.00	100.00	\$600