

90-08-09-100-015.000-004

General Information

Parcel Number
90-08-09-100-015.000-004

Local Parcel Number
0100669900

Tax ID:

Routing Number
M05.07 R20

Property Class 455
Commercial Garage

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
009.070

Location Address (1)
1308 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.70

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

BLUFFTON TIRE INC

Ownership

BLUFFTON TIRE INC
1308 S MAIN ST
BLUFFTON, IN 46714

Legal

PT NE (9-C) 1.37A SE PT NW NE W OF HWY



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 |
| 03/22/2025 | 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"/> |
| \$46,300 | Land | \$46,300 | \$46,300 | \$31,900 | \$31,900 | \$31,900 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$46,300 | Land Non Res (3) | \$46,300 | \$46,300 | \$31,900 | \$31,900 | \$31,900 |
| \$181,900 | Improvement | \$181,900 | \$113,400 | \$127,500 | \$103,300 | \$97,400 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$181,900 | Imp Non Res (3) | \$181,900 | \$113,400 | \$127,500 | \$103,300 | \$97,400 |
| \$228,200 | Total | \$228,200 | \$159,700 | \$159,400 | \$135,200 | \$129,300 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$228,200 | Total Non Res (3) | \$228,200 | \$159,700 | \$159,400 | \$135,200 | \$129,300 |

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 | 1.13 | 1.00 | \$41,000 | \$41,000 | \$46,330 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$46,330 |

BLUFFTON COM/IND SOU 1/2

Notes

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 1.13 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 1.13 |
| 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 | 1.13 |
| 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 | \$46,300 |
| Total Value | \$46,300 |

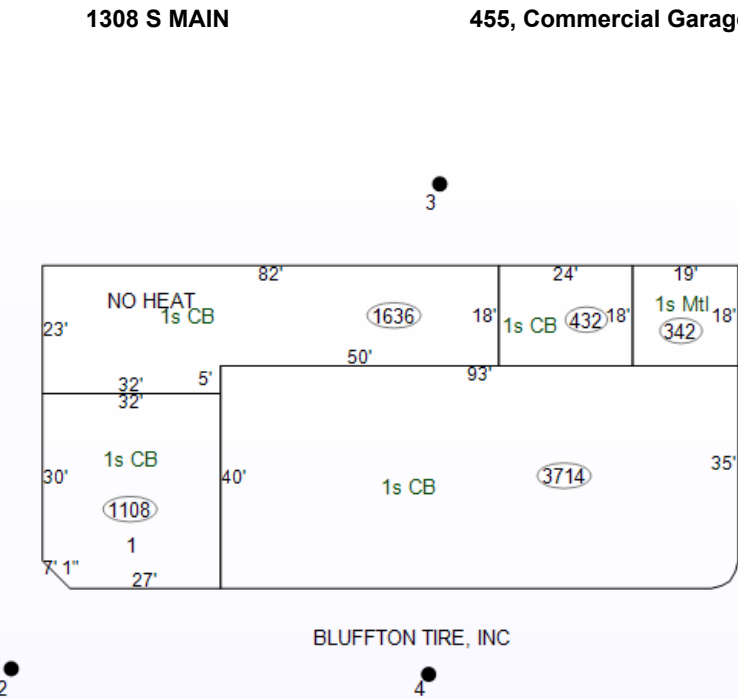
| 90-08-09-100-015.000-004 | | BLUFFTON TIRE INC | |
|--------------------------|--------------|-------------------|---------------|
| General Information | | | |
| Occupancy | C/I Building | Pre. Use | Auto Service |
| Description | C/I Building | Pre. Framing | Wood Joist |
| Story Height | 1 | Pre. Finish | Semi-Finished |
| Type | N/A | # of Units | 0 |
| SB | | B | 1 U |

| | | | | | | | |
|-----------|------------|--|--|--|--|--|--|
| Wall Type | 1: 1(361') | | | | | | |
| Heating | 5596 sqft | | | | | | |
| A/C | 1108 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 | <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | |
| Half Bath | 0 | 0 | 2 | <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 | 1 | <input type="checkbox"/> SteelGP | <input type="checkbox"/> AluSR | <input type="checkbox"/> Int Liner | |
| Total | 0 | 0 | 3 | <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 |
| | | | |



| Floor/Use Computations | | | | |
|------------------------|-----------|-----------|-----------|-----------|
| Pricing Key | GCM | GCM | GCM | GCM |
| Use | GENOFF | UTLSTOR | UTLSTOR | AUTOSER |
| Use Area | 1108 sqft | 2068 sqft | 342 sqft | 3714 sqft |
| Area Not in Use | 0 sqft | 0 sqft | 0 sqft | 0 sqft |
| Use % | 15.3% | 28.6% | 4.7% | 51.4% |
| Eff Perimeter | 361' | 361' | 361' | 361' |
| PAR | 5 | 5 | 5 | 5 |
| # of Units / AC | 0 | 0 | 0 | 0 |
| Avg Unit sz dpth | -1 | -1 | -1 | -1 |
| Floor | 1 | 1 | 1 | 1 |
| Wall Height | 10' | 10' | 10' | 10' |
| Base Rate | \$115.60 | \$57.61 | \$57.61 | \$82.98 |
| Frame Adj | (\$9.80) | (\$16.93) | (\$16.93) | (\$18.26) |
| Wall Height Adj | (\$3.60) | (\$2.60) | (\$2.60) | (\$3.80) |
| Dock Floor | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Roof Deck | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Adj Base Rate | \$102.20 | \$38.08 | \$38.08 | \$60.92 |
| BPA Factor | 1.00 | 1.00 | 1.00 | 1.00 |
| Sub Total (rate) | \$102.20 | \$38.08 | \$38.08 | \$60.92 |
| Interior Finish | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Partitions | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Heating | \$0.00 | (\$1.05) | \$0.00 | \$0.00 |
| A/C | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Sprinkler | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Unit Finish/SR | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| GCK Adj. | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| S.F. Price | \$102.20 | \$37.03 | \$38.08 | \$60.92 |
| Sub-Total | | | | |
| Unit Cost | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Elevated Floor | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total (Use) | \$113,238 | \$76,574 | \$13,023 | \$226,257 |

| 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 | Concrete | C | 1945 | 1990 | 35 | A | | 0.96 | | 7,232 sqft | \$419,608 | 78% | \$92,310 | 0% | 100% | 1.000 | 1.700 | 0.00 | 0.00 | 100.00 | \$156,900 |
| 2: Fencing | 1 | 9 Gauge | C | 1990 | 1990 | 35 | A | \$15.94 | 0.96 | \$19.13 | 840' x 6' | \$16,072 | 80% | \$3,210 | 0% | 100% | 1.000 | 1.700 | 0.00 | 0.00 | 100.00 | \$5,500 |
| 3: Paving 1 | 1 | Concrete | C | 1975 | 1975 | 50 | A | \$3.51 | 0.96 | \$3.37 | 4,216 sqft | \$14,206 | 80% | \$2,840 | 0% | 100% | 1.000 | 1.700 | 0.00 | 0.00 | 100.00 | \$4,800 |
| 4: Paving 2 | 1 | Asphalt | C | 1975 | 1975 | 50 | A | \$2.81 | 0.96 | \$2.70 | 16,000 sqft | \$43,162 | 80% | \$8,630 | 0% | 100% | 1.000 | 1.700 | 0.00 | 0.00 | 100.00 | \$14,700 |