

90-08-04-539-231.000-004

The Hunt Club, LLC

218 S MAIN

430, Restaurant, Cafeteria or Bar

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-231.000-004

Local Parcel Number

0100825700

Tax ID:**Routing Number**

M04.14 R145

Property Class 430 RENTAL
Restaurant, Cafeteria or Bar**Ownership**

The Hunt Club, LLC

PO Box 43

c/o Hunt, Christine M

Craigville, IN 46731

Legal

ORIG PT 133 00-26-12

218 S MAIN**430, Restaurant, Cafeteria or Bar****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	Notes
09/01/2022	The Hunt Club, LLC	20223787	WR	/		I	
09/01/2022	Hunt, Daniel W/Christi	20223786	WR	/		I	
10/10/2019	Hunt, Daniel/Christine	20193506	CD	/	\$105,000	I	
04/27/2012	Sassafras Holdings LL	182817	WR	151/297	\$270,000	I	
05/27/2011	Rosewood on Main LL	178016	WD	150/302	\$252,000	I	
07/21/2005	RITTENHOUSE PROP	145554	QC	143/702		I	

Year: 2025**Commercial****Valuation Records (Work In Progress values are not certified values and are subject to change)****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)

218 S MAIN

BLUFFTON, IN 46714

2025

WIP

02/19/2025

Indiana Cost Mod

1.0000

HARRISON TOWNSHIP

\$12,900

\$0

\$1,200

\$11,700

\$296,400

\$0

\$0

\$11,700

\$12,900

\$243,200

\$243,200

\$196,000

\$243,000

\$0

\$0

\$85,100

\$85,100

\$158,100

\$158,100

\$208,600

\$255,600

\$0

\$0

\$86,300

\$86,300

\$169,800

\$169,800

\$138,900

\$169,400

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The Hunt Club, LLC

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General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 9626 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

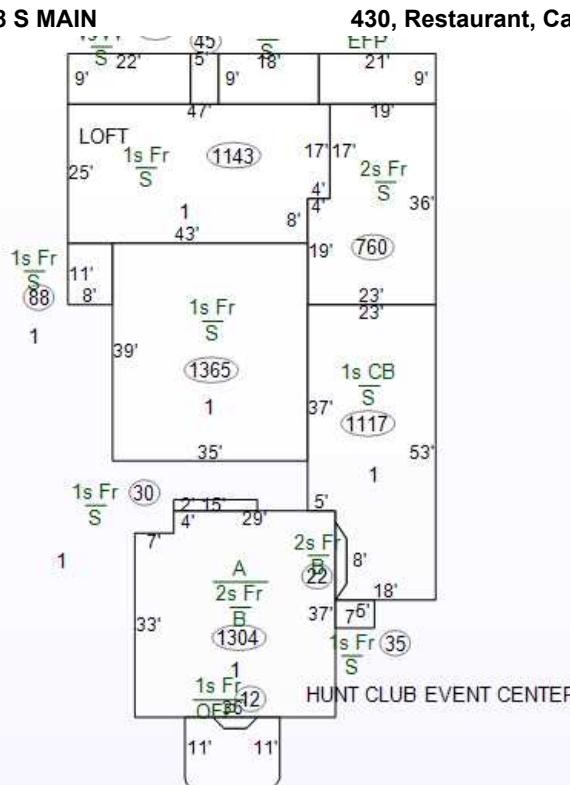
Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	189	\$13,800
Porch, Open Frame	189	\$5,600
Porch, Open Frame	162	\$4,600
Patio, Concrete	45	\$400
Porch, Open Frame	45	\$2,400
Porch, Open Frame	198	\$5,600
Porch, Open Frame	205	\$10,100
Porch, Open Frame	12	\$3,400

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: Single-Family	2	Wood Fr	C+2	1902	1980	45 A		0.96		10,952 sqft	\$758,842	30%	\$531,190	38%	100%	1.000	0.900	0.00	35.00	65.00	\$296,400

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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	6224	6224	\$436,300	
2	1Fr	2098	2098	\$89,300	
3					
4					
1/4					
1/2					
3/4					
Attic		1304	1304	\$26,600	
Bsmt		1326	0	\$41,900	
Crawl					
Slab		4898	0	\$0	
Total Base					\$594,100
Adjustments					1 Row Type Adj. x 1.00
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					1143 \$36,900
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:6224 2:2098 A:1304 \$22,500
No Elec (-)					\$0
Plumbing (+ / -)					29 – 5 = 24 x \$800 \$19,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$672,700
Sub-Total, 1 Units					
Exterior Features (+)					\$45,900 \$718,600
Garages (+) 0 sqft					\$0 \$718,600
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.96
Replacement Cost					\$758,842

Total all pages

\$296,400

Total this page

\$296,400