

90-08-04-100-008.001-004

Hardee's Restaurants LLC

213 N MAIN

431, Franchise-type Restaurant

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-100-008.001-004

Local Parcel Number

0100758801

Tax ID:**Routing Number**

M04.14 R11

Property Class 431
Franchise-type Restaurant**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)

213 N MAIN

BLUFFTON, In 46714

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

431/435 - FAST FOOD

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

OwnershipHardee's Restaurants LLC
Attn: Tax Dept
6700 Tower Circle, Ste 1000
Franklin, TN 37067**213 N MAIN**

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
05/01/2013 Hardee's Restaurants 189050 WR 152/496 |
01/01/1900 HARDEE'S FOOD SY WD / |**Notes****Legal**HARDEE'S RESTAURANT ON LEASED LAND
OUTLOT 24
PART SW COR**Commercial Master Parcel of 1****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	Misc
	02/21/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	06/21/2021
Indiana Cost Mod		Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000		1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900		
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900		
Total	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900		
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900		

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
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Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
Total Value	\$0

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-100-008.001-004

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BLUFFTON COMMERCIAL

2/2

General Information

Occupancy	Fast Food Resta	Pre. Use
Description	Fast Food Resta	Pre. Framing
Story Height		Pre. Finish
Type	N/A	# of Units 0

SB B 1 U

Wall Type

Heating

A/C

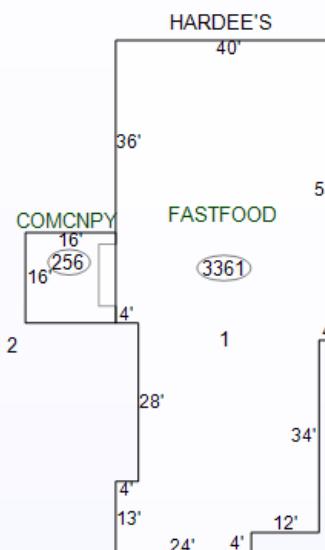
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0		0		<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0		0		<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0		0		<input type="checkbox"/> Other
Water Heaters	0		0		<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Add Fixtures	0		0		<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	0	0	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value

**Floor/Use Computations**

Pricing Key

Use

Use Area

Area Not in Use

Use %

Eff Perimeter

PAR

of Units / AC

Avg Unit sz|dpth

Floor

Wall Height

Base Rate

Frame Adj

Wall Height Adj

Dock Floor

Roof Deck

Adj Base Rate

BPA Factor

Sub Total (rate)

Interior Finish

Partitions

Heating

A/C

Sprinkler

Lighting

Special Features	Other Plumbing
Description	Value

Building Computations

Description	Value	Description	Value	Sub-Total (all floors)	\$0	Garages	\$0	Unit Finish/SR
				Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.
				Theater Balcony	\$0	Sub-Total (building)	\$579,773	S.F. Price
				Plumbing	\$0	Quality (Grade)	\$1	Sub-Total
				Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost
				Special Features	\$0	Repl. Cost New	\$667,898	Elevated Floor
				Exterior Features	\$0			Total (Use)

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: Fast Food Restaurant	1		B	1984	2005	20 A	\$172.5	0.96	\$198.7	3,361 sqft	\$667,898	65%	\$233,760	0%	100%	1.000	2.130	0.00	0.00	100.00	\$497,900
2: Fast Food, Detached Can	1		C	1984	2005	20 A	\$30.45	0.96	\$29.23	256 sqft	\$7,483	65%	\$2,620	0%	100%	1.000	2.130	0.00	0.00	100.00	\$5,600
3: Fencing	1	Plank	C	1984	1984	41 A	\$16.70	0.96	\$16.03	140' x 6'	\$2,244	80%	\$450	0%	100%	1.000	1.250	0.00	0.00	100.00	\$600
4: Paving 1	1	Concrete	C	1984	1984	41 A	\$4.22	0.96	\$4.05	4,100 sqft	\$16,610	80%	\$3,320	0%	100%	1.000	1.250	0.00	0.00	100.00	\$4,200
5: Paving 2	1	Asphalt	C	1984	1984	41 A	\$2.57	0.96	\$2.47	28,300 sqft	\$69,822	80%	\$13,960	0%	100%	1.000	1.250	0.00	0.00	100.00	\$17,500
6: Utility Shed	1		C	1984	1984	41 A	\$23.66	0.96	\$22.71	8'x14'	\$2,544	65%	\$890	0%	100%	1.000	1.250	0.00	0.00	100.00	\$1,100

Total all pages

\$526,900

Total this page

\$526,900