

90-08-04-504-005.000-004

Jay Petroleum, Inc

914 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL/ 1/2

General Information**Parcel Number**

90-08-04-504-005.000-004

Local Parcel Number

0100682200

Tax ID:**Routing Number**

M04.01 R13

Property Class 456

Parking Lot or Structure

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 203643-004

BLUFFTON COMMERCIAL

Section/Plat

4P

Location Address (1)

914 S MAIN

BLUFFTON, In 46714

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

N/A

Characteristics**Topography** Flood Hazard

Level

Public Utilities

All ERA

Streets or Roads

Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2025**Ownership**

Jay Petroleum, Inc

533 S 200 W

Portland, IN 47371

Legal

ARNOLDS 09 (4-P)

914 S MAIN**456, Parking Lot or Structure****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/05/2015	Jay Petroleum, Inc	197952	SW	154/674	\$23,000	I
10/14/2014	The Bank Of New York	196134	SD	154/256	\$62,000	I
12/29/2006	MYGRANT, JONATHA	154186	QC	145/559		I
05/28/2004	MYGRANT, LISA A	138725	WD	142/166	\$60,000	I
02/28/1995	JAMES, EVALYN	0	WD	130/397		I
01/01/1900	CALE, JOSEPH N/BE		WD	/		I

Notes**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
02/16/2025		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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	Land	\$38,200	\$38,200	\$37,600	\$4,900	\$4,900	
	Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$38,200	\$38,200	\$37,600	\$4,900	\$4,900	
	Improvement	\$1,000	\$1,000	\$1,000	\$1,000	\$900	
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$1,000	\$1,000	\$1,000	\$1,000	\$900	
	Total	\$39,200	\$39,200	\$38,600	\$5,900	\$5,800	
	Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)	\$39,200	\$39,200	\$38,600	\$5,900	\$5,800	

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
11	A		0	0.04	3.00	\$310,000	\$930,000	\$37,200	0%	1.0000	0.00	0.00	100.00	\$37,200
13	A		0	0.121	1.00	\$8,400	\$8,400	\$1,016	0%	1.0000	0.00	0.00	100.00	\$1,020

Land Computations

Calculated Acreage	0.16
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$38,200
Total Value	\$38,200

Data Source External Only

Collector 07/29/2020

Nexus

Appraiser

90-08-04-504-005.000-004

Jay Petroleum, Inc

914 S MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL/ 2/2

General Information

Occupancy	Paving	#	TF
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Description	Paving	Full Bath
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Story Height	0	Half Bath
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Style	N/A	Kitchen Sinks
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Finished Area		Water Heaters
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Make		Add Fixtures
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Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
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<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
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<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
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<input type="checkbox"/> Wood	<input type="checkbox"/> Other
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<input type="checkbox"/> Parquet	
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Accommodations**Bedrooms****Living Rooms****Dining Rooms****Family Rooms****Total Rooms****Wall Finish**

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
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<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
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<input type="checkbox"/> Fiberboard	
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Heat Type**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
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<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other
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Exterior Features

Description	Area	Value
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Specialty Plumbing

Description	Count	Value
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Sub-Total, One Unit	\$0
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Sub-Total, 1 Units	
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Exterior Features (+)	\$0	\$0
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Garages (+) 0 sqft	\$0	\$0
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Quality and Design Factor (Grade)	1.00
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Location Multiplier	0.96
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Replacement Cost	\$5,125
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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: Paving	1	Concrete	C	1974	1974	51 A	\$3.51	0.96	\$3.37	1,521 sqft	\$5,125	80%	\$1,030	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000

Total all pages

\$1,000

Total this page

\$1,000