

90-08-09-100-040.000-004

General Information

Parcel Number
90-08-09-100-040.000-004

Local Parcel Number
0100920600

Tax ID:

Routing Number
M05.07 R19

Property Class 686
Exempt, Church, Chapel, Mosque,

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
09

Location Address (1)
1254 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

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 2024

Apostolic Christian Church Of Bl

Ownership

Apostolic Christian Church Of Bluffton, I
PO Box 30
Bluffton, IN 46714-0030

Legal

(09-C) 1.07A E PT NW NE W OF HWY (FOOD
BANK/100% EXEMPT)



1254 S MAIN

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------------|--------|------|-----------|----------------|-----|
| 03/24/2006 | Apostolic Christian Ch | 149511 | WD | 144/528 | | I |
| 05/12/1989 | APOSTOLIC CHRISTI | 0 | WD | / | | I |
| 01/01/1900 | WELLS CO. LEASING | | WD | / | | I |

686, Exempt, Church, Chapel, Mosque,

BLUFFTON COM/IND SOU

1/2

Notes

Exempt

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 | 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| \$43,900 | Land | \$43,900 | \$43,900 | \$30,200 | \$30,200 | \$30,200 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$43,900 | Land Non Res (3) | \$43,900 | \$43,900 | \$30,200 | \$30,200 | \$30,200 |
| \$92,600 | Improvement | \$92,600 | \$83,500 | \$83,500 | \$85,200 | \$71,700 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$92,600 | Imp Non Res (3) | \$92,600 | \$83,500 | \$83,500 | \$85,200 | \$71,700 |
| \$136,500 | Total | \$136,500 | \$127,400 | \$113,700 | \$115,400 | \$101,900 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$136,500 | Total Non Res (3) | \$136,500 | \$127,400 | \$113,700 | \$115,400 | \$101,900 |

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 | 1.07 | 1.00 | \$41,000 | \$41,000 | \$43,870 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$43,870 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 1.07 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 1.07 |
| 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 | 1.07 |
| 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 | \$43,900 |
| Total Value | \$43,900 |

| General Information | | | |
|---------------------|--------------|--------------|-------------------|
| Occupancy | C/I Building | Pre. Use | GCK |
| Description | C/I Building | Pre. Framing | Rigid Steel Frame |
| Story Height | 1 | Pre. Finish | Unfinished |
| Type | N/A | # of Units | 0 |

| SB | B | 1 | U |
|--------------------|---|---|---|
| Wall Type | | | |
| 1: 1(142'),3(302') | | | |
| Heating | | | |
| 9617 sqft | | | |
| A/C | | | |
| 3304 sqft | | | |
| Sprinkler | | | |

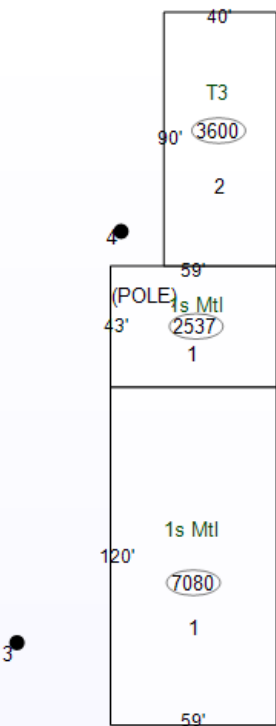
| Plumbing RES/CI | | | | Roofing | | |
|-----------------|----|---|----|-----------------------------------|---|---|
| # | TF | # | TF | <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile | <input type="checkbox"/> Metal |
| Full Bath | 0 | 0 | 0 | 0 | <input type="checkbox"/> Wood | <input type="checkbox"/> Asphalt |
| Half Bath | 0 | 0 | 2 | 4 | <input type="checkbox"/> Other | <input type="checkbox"/> Slate |
| Kitchen Sinks | 0 | 0 | 0 | GCK Adjustments | | |
| Water Heaters | 0 | 0 | 0 | <input type="checkbox"/> Low Prof | <input checked="" type="checkbox"/> Ext Sheat | <input checked="" type="checkbox"/> Insulatio |
| Add Fixtures | 0 | 0 | 0 | 0 | <input type="checkbox"/> SteelGP | <input type="checkbox"/> AluSR |
| Total | 0 | 0 | 2 | 4 | <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 |

| Building Computations | | | |
|------------------------|-----------|----------------------|-----------|
| Sub-Total (all floors) | \$307,469 | Garages | \$0 |
| Racquetball/Squash | \$0 | Fireplaces | \$0 |
| Theater Balcony | \$0 | Sub-Total (building) | \$313,869 |
| Plumbing | \$6,400 | Quality (Grade) | \$1 |
| Other Plumbing | \$0 | Location Multiplier | 0.96 |
| Special Features | \$0 | Repl. Cost New | \$301,314 |
| Exterior Features | \$0 | | |

| Floor/Use Computations | | | |
|------------------------|-----------|-----------|-----------|
| Pricing Key | GCK | GCK | GCK |
| Use | GCK | GCK | GCK |
| Use Area | 3304 sqft | 3776 sqft | 2537 sqft |
| Area Not in Use | 0 sqft | 0 sqft | 0 sqft |
| Use % | 34.4% | 39.3% | 26.4% |
| Eff Perimeter | 444' | 444' | 444' |
| PAR | 5 | 5 | 5 |
| # of Units / AC | 0 / N | 0 / N | 0 / N |
| Avg Unit sz dpth | | | |
| Floor | 1 | 1 | 1 |
| Wall Height | 12' | 12' | 14' |
| Base Rate | \$17.09 | \$17.09 | \$17.09 |
| Frame Adj | (\$0.18) | (\$0.18) | \$0.00 |
| Wall Height Adj | \$0.00 | \$0.00 | \$0.91 |
| Dock Floor | \$0.00 | \$0.00 | \$0.00 |
| Roof Deck | \$0.00 | \$0.00 | \$0.00 |
| Adj Base Rate | \$16.91 | \$16.91 | \$17.09 |
| BPA Factor | 1.00 | 1.00 | 1.00 |
| Sub Total (rate) | \$16.91 | \$16.91 | \$17.09 |
| Interior Finish | \$24.70 | \$4.45 | \$4.45 |
| Partitions | \$0.00 | \$0.00 | \$0.00 |
| Heating | \$0.00 | \$0.00 | \$0.00 |
| A/C | \$2.63 | \$0.00 | \$0.00 |
| Sprinkler | \$0.00 | \$0.00 | \$0.00 |
| Lighting | \$0.00 | \$0.00 | \$0.00 |
| Unit Finish/SR | \$0.00 | \$0.00 | \$0.00 |
| GCK Adj. | \$3.73 | \$2.12 | \$1.32 |
| S.F. Price | \$47.97 | \$23.48 | \$23.77 |
| Sub-Total | | | |
| Unit Cost | \$0.00 | \$0.00 | \$0.00 |
| Elevated Floor | \$0.00 | \$0.00 | \$0.00 |
| Total (Use) | \$158,493 | \$88,660 | \$60,316 |



WELLS COUNTY FOOD BANK

| 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 | Metal | C | 1940 | 1990 | 35 | A | | 0.96 | | 9,617 sqft | \$301,314 | 80% | \$60,260 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$60,300 |
| 2: Barn, Pole (T3) | 1 | T3AW | C | 1970 | 1970 | 55 | A | \$14.54 | 0.96 | | 90' x 40' x 11' | \$48,679 | 65% | \$17,040 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$17,000 |
| 3: Fencing | 1 | 9 Gauge | C | 2021 | 2021 | 4 | A | \$15.94 | 0.96 | \$19.13 | 520' x 6' | \$9,949 | 35% | \$6,470 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$6,500 |
| 4: Paving 1 | 1 | Concrete | C | 1950 | 1950 | 75 | A | \$4.22 | 0.96 | \$4.05 | 1,620 sqft | \$6,563 | 80% | \$1,310 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$1,300 |
| 5: Paving 2 | 1 | Asphalt | C | 1950 | 1950 | 75 | A | \$2.81 | 0.96 | \$2.70 | 13,900 sqft | \$37,497 | 80% | \$7,500 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$7,500 |