

90-08-09-100-034.000-004

NEW LIFE, INC

1311 S MAIN

425, Neighborhood Shopping Center

BLUFFTON COM/IND SOU

1/4

General Information**Parcel Number**

90-08-09-100-034.000-004

Local Parcel Number

0100807400

Tax ID:**Routing Number**

M05.07 R48

Property Class 425

Neighborhood Shopping Center

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)

1311 S MAIN

BLUFFTON, In 46714

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

C & I MARKET 0.80

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**Data Source** External Only

1311 S MAIN

425, Neighborhood Shopping Center

Ownership

New Life Inc

1409 S Main

Bluffton, IN 46714

Transfer of Ownership**Legal**

6.071A PT E/2 NE (9-H)

Date**Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

05/27/2005

New Life Inc

144642/643

WD

143/477-78

I

01/09/1998

NORTHWOOD APAR

0

QC

133/752

I

01/05/1996

QC FROM SHIVELY,

0

WD

131/338

I

01/05/1996

CAPITAL INVESTORS

0

OT

131/337

I

01/01/1900

CAPITAL INVESTORS

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
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"/>				
	\$157,200	Land	\$157,200	\$157,200	\$95,900	\$95,900	\$95,900
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$157,200	Land Non Res (3)	\$157,200	\$157,200	\$95,900	\$95,900	\$95,900
	\$359,500	Improvement	\$359,500	\$354,000	\$353,600	\$352,700	\$332,200
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$359,500	Imp Non Res (3)	\$359,500	\$354,000	\$353,600	\$352,700	\$332,200
	\$516,700	Total	\$516,700	\$511,200	\$449,500	\$448,600	\$428,100
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$516,700	Total Non Res (3)	\$516,700	\$511,200	\$449,500	\$448,600	\$428,100

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	2.2500	1.00	\$41,000	\$41,000	\$92,250	0%	1.0000	0.00	0.00	100.00	\$92,250
13	A		0	3.821	1.00	\$17,000	\$17,000	\$64,957	0%	1.0000	0.00	0.00	100.00	\$64,960

Land Computations

Calculated Acreage	6.07
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	6.07
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	6.07
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	\$157,200
Total Value	\$157,200

Collector 11/01/2023

Nexus

Appraiser

90-08-09-100-034.000-004

NEW LIFE, INC

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BLUFFTON COM/IND SOU

2/4

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building 1 Ex	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(590')

Heating 18351 sqft

A/C 18351 sqft

Sprinkler

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	

Roofing			
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
<input type="checkbox"/> Other			

GCK Adjustments

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	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

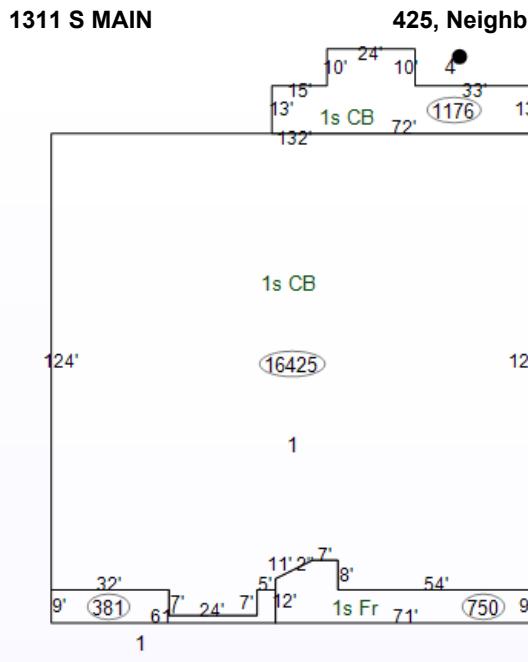
Exterior Features

Description	Area	Value

Special Features

Other Plumbing	
Description	Value

Description	Value	Description	Value
Can, CT 381sqft	\$10,690		



DOLLAR GENERAL FORGIVEN CHURCH

57% OF BUILDING AND PAVING EXEMPT

Building Computations

Sub-Total (all floors)	\$1,461,687	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,488,377
Plumbing	\$16,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$10,690	Repl. Cost New	\$1,428,842
Exterior Features	\$0	Elevated Floor	\$0.00

S.F. Price	\$81.89	\$48.16	\$80.01
Sub-Total			
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Total (Use)	\$1,345,043	\$56,636	\$60,008

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 Exempt 57	1	Concrete	C	1963	1970	55 A		0.96		18,351 sqft	\$1,428,842	80%	\$285,770	13%	100%	1,000	0.800	0.00	0.00	100.00	\$198,900
2: Fencing Exempt	1	9 Gauge	C	1980	1980	45 F	\$15.94	0.96	\$20.95	240' x 6'	\$5,027	80%	\$1,010	0%	100%	1,000	0.800	0.00	0.00	100.00	\$800
3: Paving Exempt 57%	1	Asphalt	C	2020	2020	5 A	\$2.24	0.96	\$2.15	50,300 sqft	\$108,165	40%	\$64,900	0%	100%	1,000	0.800	0.00	0.00	100.00	\$51,900
4: Utility Shed	1	SV	C	2000	2000	25 A		0.96		10'x12'		55%						0.00	0.00	100.00	\$300

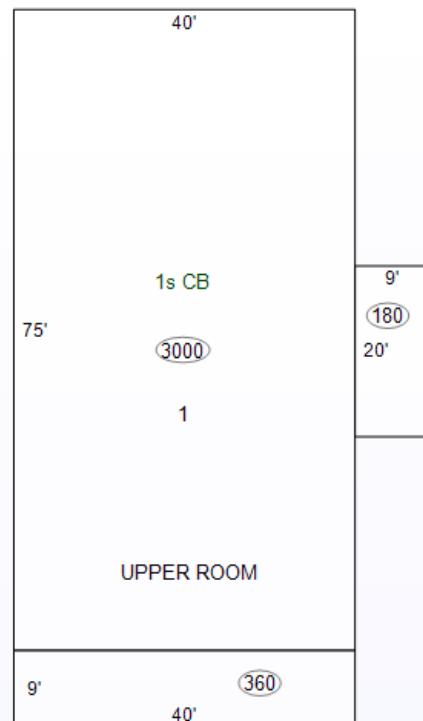
Total all pages

\$359,500

Total this page

\$251,900

General Information							
Occupancy	C/I Building		Pre. Use	General Retail			
Description	C/I Building Exe		Pre. Framing	Fire Resistant			
Story Height	1		Pre. Finish	Finished Open			
Type	N/A		# of Units	0			
	SB		B	1		U	
Wall Type					1: 1(230')		
Heating					3000 sqft		
A/C					2160 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	<input type="checkbox"/> Slate
Half Bath	0	0	1	2	<input type="checkbox"/> Other		
Kitchen Sinks	0						
Water Heaters	0						
Add Fixtures	0	0	0	0	GCK Adjustments		
Total	0	0	1	2	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
					<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pn
Exterior Features							
Description					Area	Value	



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	UTLSTOR
Use Area	2160 sqft	840 sqft
Area Not in Use	0 sqft	0 sqft
Use %	72.0%	28.0%
Eff Perimeter	230'	230'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	14'	14'
Base Rate	\$131.17	\$81.47
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$131.17	\$81.47
BPA Factor	1.00	1.00
Sub Total (rate)	\$131.17	\$81.47
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$131.17	\$81.47
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$283.327	\$68.435

Special Features		Other Plumbing		Building Computations			
Description	Value	Description	Value	Sub-Total (all floors)	\$351,762	Garages	\$
Can, CT 360sqft	\$10,100	Racquetball/Squash		\$0	Fireplaces	\$	
Can, CT 180sqft	\$5,050	Theater Balcony		\$0	Sub-Total (building)	\$370,112	
		Plumbing		\$3,200	Quality (Grade)	\$	
		Other Plumbing		\$0	Location Multiplier	0.9	
		Special Features		\$15,150	Repl. Cost New	\$355,362	
		Exterior Features		\$0			

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 Exempt 100%	1	Concrete	C	1969	1969	56 A		0.96		3,000 sqft	\$355,308	80%	\$71,060	0%	100%	1.000	0.800	0.00	0.00	100.00	\$56,800

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BLUFFTON COM/IND SOU

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General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building Exe	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB B 1 U

Wall Type	1: 1(152')
Heating	859 sqft
A/C	859 sqft
Sprinkler	

Plumbing RES/CI

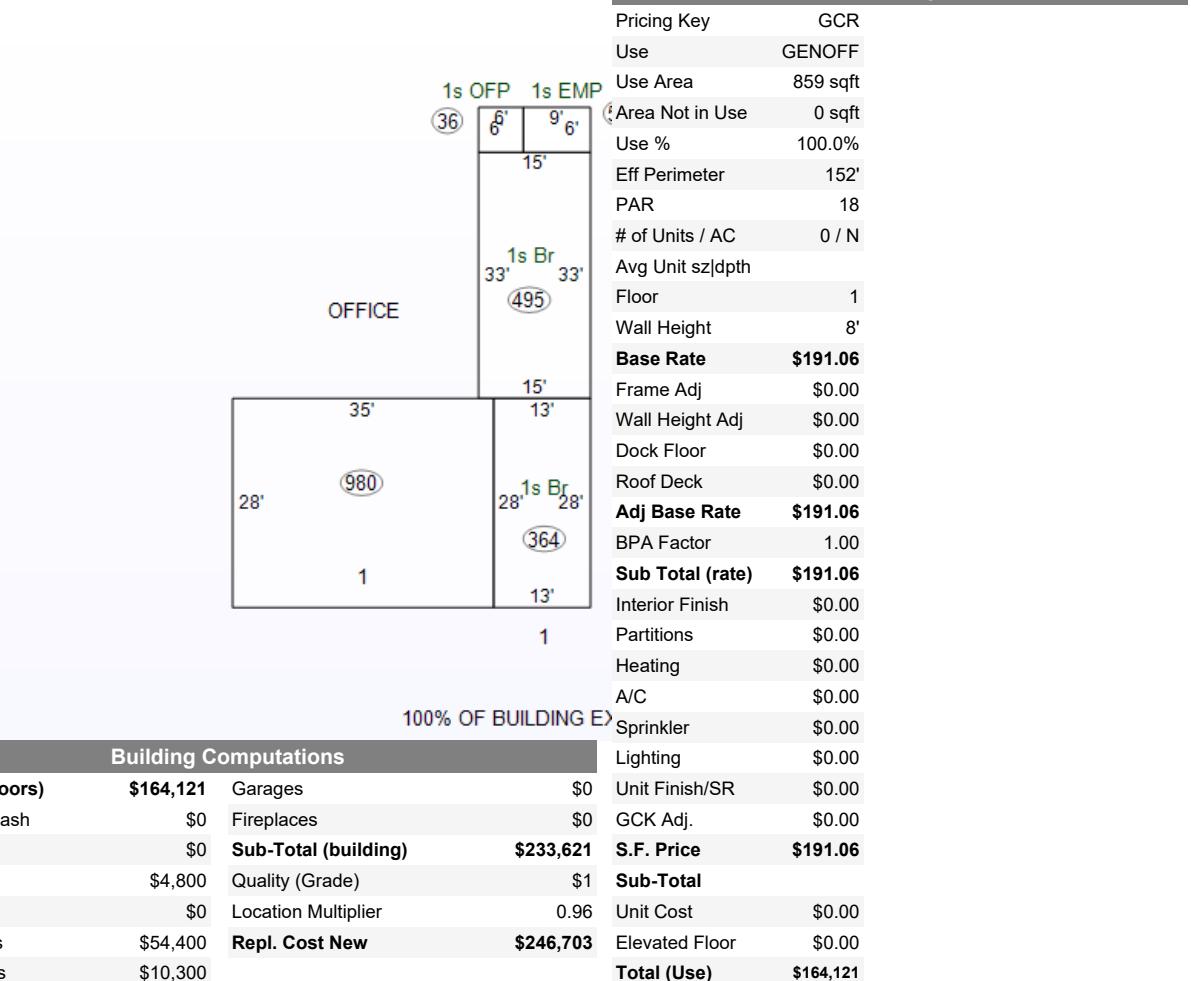
	#	TF	#	TF					
Full Bath	0	0	0	0	Built Up	<input type="checkbox"/>	Tile	<input type="checkbox"/>	Metal
Half Bath	0	0	1	2	Wood	<input type="checkbox"/>	Asphalt	<input type="checkbox"/>	Slate
Kitchen Sinks	0	0			Other	<input type="checkbox"/>			
Water Heaters	0	0							
Add Fixtures	0	0	1	1					
Total	0	0	2	3	HGSR	<input type="checkbox"/>	PPS	<input type="checkbox"/>	Sand Pnl

Exterior Features

Description	Area	Value
Porch, Enclosed Masonry	54	\$6,900
Porch, Open Frame	36	\$3,400

Special Features

Special Features		Other Plumbing		Building Computations	
Description	Value	Description	Value	Sub-Total (all floors)	\$164,121
Can, CT 980sqft	\$27,500	Racquetball/Squash	\$0	Garages	\$0
BF, ND x1	\$14,800	Theater Balcony	\$0	Fireplaces	\$0
BF, DWU TW x1	\$12,100	Plumbing	\$4,800	Sub-Total (building)	\$233,621
		Other Plumbing	\$0	S.F. Price	\$191.06
		Special Features	\$54,400	Sub-Total	
		Exterior Features	\$10,300	Repl. Cost New	\$246,703



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 Exempt 100%	1	Brick	C+2	1975	1975	50 A	0.96			859 sqft	\$246,703	80%	\$49,340	0%	100%	1.000	0.800	0.00	0.00	100.00	\$39,500
2: Paving Exempt	1	Asphalt	C	1963	1963	62 A	\$2.57	0.96	\$2.47	28,700 sqft	\$70,809	80%	\$14,160	0%	100%	1.000	0.800	0.00	0.00	100.00	\$11,300