

90-08-09-100-015.000-004

BLUFFTON TIRE INC

1308 S MAIN

455, Commercial Garage

BLUFFTON COM/IND SOU

1/2

General Information

Parcel Number
90-08-09-100-015.000-004
Local Parcel Number
0100669900
Tax ID:

Legal

PT NE (9-C) 1.37A SE PT NW NE OF HWY

Routing Number

M05.07 R20

Property Class 455

Commercial Garage

Year: 2025



Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

Location Information

	2025	Assessment Year	2025	2024	2023	2022	2021
County Wells	WIP	Reason For Change	AA	AA	AA	AA	AA
	03/22/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Township HARRISON TOWNSHIP	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"/>				
District 004 (Local 004) BLUFFTON CITY-HARRISON TOW	\$46,300	Land	\$46,300	\$46,300	\$31,900	\$31,900	\$31,900
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$46,300	Land Non Res (3)	\$46,300	\$46,300	\$31,900	\$31,900	\$31,900
School Corp 8445 M.S.D. BLUFFTON-HARRISON	\$181,900	Improvement	\$181,900	\$113,400	\$127,500	\$103,300	\$97,400
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$181,900	Imp Non Res (3)	\$181,900	\$113,400	\$127,500	\$103,300	\$97,400
		Total	\$228,200	\$159,700	\$159,400	\$135,200	\$129,300
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$228,200	\$159,700	\$159,400	\$135,200	\$129,300

Location Address (1)

1308 S MAIN

BLUFFTON, IN 46714

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Computations

Calculated Acreage	1.13
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.13
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	1.13
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	\$46,300
Total Value	\$46,300

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2023

Data Source External Only

Collector 11/01/2023

Nexus

Appraiser

90-08-09-100-015.000-004

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General Information

Occupancy	C/I Building	Pre. Use	Auto Service
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0
		SB	B
		1	U

Wall Type 1: 1(361')

Heating 5596 sqft

A/C 1108 sqft

Sprinkler

Plumbing RES/CI

TF # TF

Full Bath 0 0 0 0

Half Bath 0 0 2 4

Kitchen Sinks 0 0

Water Heaters 0 0

Add Fixtures 0 0 1 1

Total 0 0 3 5

Roofing

Built Up # Tile # Metal

Wood # Asphalt # Slate

Other

GCK Adjustments

Low Prof # Ext Sheat # Insulatio

SteelGP # AluSR # Int Liner

HGSR # PPS # Sand Pnl

Exterior Features

Description Area Value

Special Features

Other Plumbing

Description Value Description Value

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Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use GENOFF	UTLSTOR	UTLSTOR	AUTOSER	
Use Area 1108 sqft	2068 sqft	342 sqft	3714 sqft	
Area Not in Use 0 sqft	0 sqft	0 sqft	0 sqft	
Use % 15.3%	28.6%	4.7%	51.4%	
Eff Perimeter 361'	361'	361'	361'	
PAR 5	5	5	5	5
# of Units / AC 0	0	0	0	0
Avg Unit sz dpth -1	-1	-1	-1	-1
Floor 1	1	1	1	1
Wall Height 10'	10'	10'	10'	10'
Base Rate \$115.60	\$57.61	\$57.61	\$82.98	
Frame Adj (\$9.80)	(\$16.93)	(\$16.93)	(\$18.26)	
Wall Height Adj (\$3.60)	(\$2.60)	(\$2.60)	(\$3.80)	
Dock Floor \$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck \$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate \$102.20	\$38.08	\$38.08	\$60.92	
BPA Factor 1.00	1.00	1.00	1.00	1.00
Sub Total (rate) \$102.20	\$38.08	\$38.08	\$60.92	
Interior Finish \$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Partitions \$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Heating \$0.00	(\$1.05)	\$0.00	\$0.00	\$0.00
A/C \$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler \$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lighting \$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BLUFFTON TIRE, INC

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Building Computations

Sub-Total (all floors) \$429,091 Garages \$0

Racquetball/Squash \$0 Fireplaces \$0

Theater Balcony \$0 Sub-Total (building) \$437,091

Plumbing \$8,000 Quality (Grade) \$1

Other Plumbing \$0 Location Multiplier 0.96

Special Features \$0 Repl. Cost New \$419,608

Exterior Features \$0 Elevated Floor \$0.00

S.F. Price \$102.20 \$37.03 \$38.08 \$60.92

Sub-Total \$0.00 \$0.00 \$0.00 \$0.00

Unit Finish/SR \$0.00 \$0.00 \$0.00 \$0.00

GCK Adj. \$0.00 \$0.00 \$0.00 \$0.00

Unit Cost \$0.00 \$0.00 \$0.00 \$0.00

Location Multiplier 0.96 \$0.00 \$0.00 \$0.00 \$0.00

Elevated Floor \$0.00 \$0.00 \$0.00 \$0.00

Total (Use) \$113,238 \$76,574 \$13,023 \$226,257

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	Concrete	C	1945	1990	35 A		0.96		7,232 sqft	\$419,608	78%	\$92,310	0%	100%	1,000	1,700	0.00	0.00	100.00	\$156,900
2: Fencing	1	9 Gauge	C	1990	1990	35 A	\$15.94	0.96	\$19.13	840' x 6'	\$16,072	80%	\$3,210	0%	100%	1,000	1,700	0.00	0.00	100.00	\$5,500
3: Paving 1	1	Concrete	C	1975	1975	50 A	\$3.51	0.96	\$3.37	4,216 sqft	\$14,206	80%	\$2,840	0%	100%	1,000	1,700	0.00	0.00	100.00	\$4,800
4: Paving 2	1	Asphalt	C	1975	1975	50 A	\$2.81	0.96	\$2.70	16,000 sqft	\$43,162	80%	\$8,630	0%	100%	1,000	1,700	0.00	0.00	100.00	\$14,700

Total all pages

\$181,900

Total this page

\$181,900