

90-08-04-504-027.000-004

PAK A SAK, INC

904 S MAIN

450, Convenience Market With Gasoline

BLUFFTON COMMERCIAL/ 1/2

General Information

Parcel Number

90-08-04-504-027.000-004

Local Parcel Number

0100931400

Tax ID:

Routing Number

M04.01 R14

Property Class 450

Convenience Market With Gasoline

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)

904 S MAIN

BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model

C & I MARKET 1.45

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 2025

Data Source External Only

Ownership

PAK A SAK, INC

904 S MAIN

Transfer of Ownership

PO BOX 1285

PORTLAND, IN 47371

Date 01/01/1900 Owner PAK A SAK, INC

Doc ID WD Book/Page / Adj Sale Price V/I

Notes

Legal

ARNOLDS 7-8 00-26-12

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
	02/19/2025	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	\$178,100	\$178,100	\$178,100	\$9,700	\$9,700
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$178,100	\$178,100	\$178,100	\$9,700	\$9,700
		Improvement	\$344,900	\$342,700	\$341,700	\$427,700	\$408,900
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$344,900	\$342,700	\$341,700	\$427,700	\$408,900
		Total	\$523,000	\$520,800	\$519,800	\$437,400	\$418,600
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$523,000	\$520,800	\$519,800	\$437,400	\$418,600

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	0.321	1.79	\$310,000	\$554,900	\$178,123	0%	1.0000	0.00	0.00	100.00	\$178,120

Land Computations

Calculated Acreage	0.32
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
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	0.32
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	\$178,100
Total Value	\$178,100

Collector 07/29/2020 Nexus

Appraiser

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

SB	B	1	U
		●	4

Wall Type 1: 1(200')

Heating 2400 sqft

A/C 2400 sqft

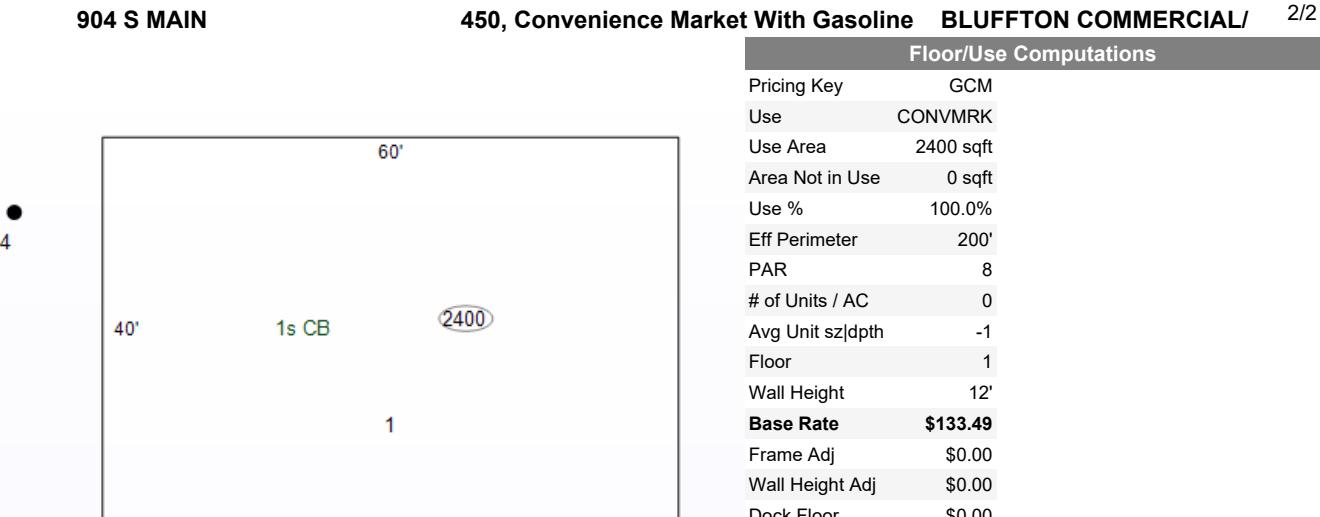
Sprinkler

Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	1
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0	0	3
Total	0	0	4
		HGSR	5
		PPS	
		Sand Pnl	

GCK Adjustments			
Low Prof	□	Ext Sheat	□
SteelGP	□	AluSR	□
HGSR	□	PPS	□
		Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	CONVMRK
Use Area	2400 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	200'
PAR	8
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$133.49
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$133.49
BPA Factor	1.00
Sub Total (rate)	\$133.49
2 Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Sub-Total (all floors)	\$320,376
Garages	\$0
Racquetball/Squash	\$0
Theater Balcony	\$0
Sub-Total (building)	\$328,376
Plumbing	\$8,000
Quality (Grade)	\$1
Other Plumbing	\$0
Location Multiplier	0.96
Special Features	\$0
Repl. Cost New	\$346,765
Exterior Features	\$0
Total (Use)	\$320,376

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+2	1985	2005	20 A		0.96		2,400 sqft	\$346,765	37%	\$218,460	0%	100%	1.000	1.450	0.00	0.00	100.00	\$316,800
2: Paving	1	Concrete	C	1985	1985	40 A	\$4.22	0.96	\$4.05	8,600 sqft	\$34,840	80%	\$6,970	0%	100%	1.000	1.450	0.00	0.00	100.00	\$10,100
3: Service Station, Detached	1		C	1985	1985	40 A	\$38.16	0.96	\$36.63	1,680 sqft	\$61,544	80%	\$12,310	0%	100%	1.000	1.450	0.00	0.00	100.00	\$17,800
4: Utility Shed	1	SV	C	2000	2000	25 A		0.96		8'x8'		55%		0%	100%	1.000	1.450	0.00	0.00	100.00	\$200