

90-08-04-539-231.000-004

General Information

Parcel Number
90-08-04-539-231.000-004

Local Parcel Number
0100825700

Tax ID:

Routing Number
M04.14 R145

Property Class 430 RENTAL
Restaurant, Cafeteria or Bar

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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
04

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

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.90

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 2024

The Hunt Club, LLC

Ownership

The Hunt Club, LLC
PO Box 43
c/o Hunt, Christine M
Craigville, IN 46731

Legal

ORIG PT 133 00-26-12



218 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/01/2022	The Hunt Club, LLC	20223787	WR	/		I
09/01/2022	Hunt, Daniel W/Christi	20223786	WR	/		I
10/10/2019	Hunt, Daniel/Christine	20193506	CD	/	\$105,000	I
04/27/2012	Sassafras Holdings LL	182817	WR	151/297	\$270,000	I
05/27/2011	Rosewood on Main LL	178016	WD	150/302	\$252,000	I
07/21/2005	RITTENHOUSE PROP	145554	QC	143/702		I

430, Restaurant, Cafeteria or Bar

Commercial

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

2025	Assessment Year	2025	2024	2023	2022	2022
WIP	Reason For Change	AA	AA	AA	Misc	AA
02/19/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	11/10/2022	04/07/2022
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$12,900	Land	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$1,200	Land Non Res (2)	\$1,200	\$1,200	\$1,200	\$1,100	\$1,100
\$11,700	Land Non Res (3)	\$11,700	\$11,700	\$11,700	\$11,500	\$11,500
\$296,400	Improvement	\$296,400	\$243,200	\$243,200	\$196,000	\$243,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$103,700	Imp Non Res (2)	\$103,700	\$85,100	\$85,100	\$68,600	\$85,100
\$192,700	Imp Non Res (3)	\$192,700	\$158,100	\$158,100	\$127,400	\$157,900
\$309,300	Total	\$309,300	\$256,100	\$256,100	\$208,600	\$255,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$104,900	Total Non Res (2)	\$104,900	\$86,300	\$86,300	\$69,700	\$86,200
\$204,400	Total Non Res (3)	\$204,400	\$169,800	\$169,800	\$138,900	\$169,400

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
Fci	F		70	70x140	0.97	<u>\$189.29</u>	\$184	\$12,880	0%	1.0000	0.00	9.00	91.00	\$12,880

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$1,200
CAP 3 Value	\$11,700
Total Value	\$12,900

BLUFFTON COMMERCIAL

Notes

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	9626 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	189	\$13,800
Porch, Open Frame	189	\$5,600
Porch, Open Frame	162	\$4,600
Patio, Concrete	45	\$400
Porch, Open Frame	45	\$2,400
Porch, Open Frame	198	\$5,600
Porch, Open Frame	205	\$10,100
Porch, Open Frame	12	\$3,400

The Hunt Club, LLC

Plumbing

	#	TF
Full Bath	2	6
Half Bath	7	14
Kitchen Sinks	3	3
Water Heaters	3	3
Add Fixtures	3	3
Total	18	29

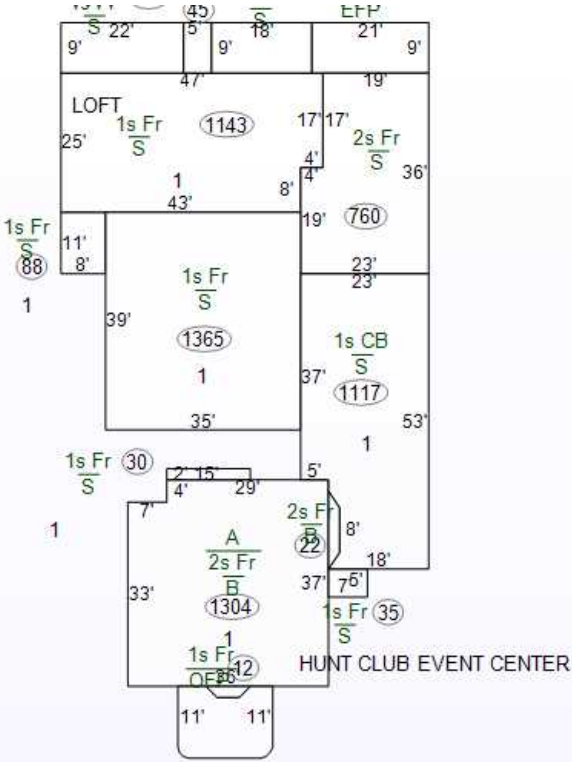
Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air

218 S MAIN



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	6224	6224	\$436,300	
2	1Fr	2098	2098	\$89,300	
3					
4					
1/4					
1/2					
3/4					
Attic		1304	1304	\$26,600	
Bsmt		1326	0	\$41,900	
Crawl					
Slab		4898	0	\$0	

Total Base \$594,100

Adjustments 1 Row Type Adj. x 1.00 \$594,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)	1143	\$36,900
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:6224 2:2098 A:1304	\$22,500
No Elec (-)		\$0
Plumbing (+ / -)	29 - 5 = 24 x \$800	\$19,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$672,700

Sub-Total, 1 Units

Exterior Features (+)	\$45,900	\$718,600
Garages (+) 0 sqft	\$0	\$718,600
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.96	
Replacement Cost		\$758,842

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: Single-Family	2	Wood Fr	C+2	1902	1980	45 A		0.96		10,952 sqft	\$758,842	30%	\$531,190	38%	100%	1.000	0.900	0.00	35.00	65.00	\$296,400