

90-08-09-100-035.000-004

Dominion Real Estate, LLC

1415 S MAIN

430, Restaurant, Cafeteria or Bar

BLUFFTON COM/IND SOU

1/4

General Information**Parcel Number**

90-08-09-100-035.000-004

Local Parcel Number

0100807402

Tax ID:**Routing Number**

M05.07 R47

Property Class 430
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 203343-004

BLUFFTON COM/IND SOUTH

Section/Plat

09

Location Address (1)

1415 S MAIN

BLUFFTON, In 46714

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

C & I MARKET 1.60

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

Ownership

1415 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/10/2025	Dominion Real Estate,	20250128	WR	/	\$230,000	I
02/20/1991	Bryant, Tim H		0	WD	125/868	I
01/01/1900	CAPITOL INVESTORS			WD	/	I

Legal0.572A N 157.39' OF S 933.09' OF 190' E OF HWY
1 NE (9-H)**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
03/18/2025		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"/>				
	\$33,500	Land	\$33,500	\$33,500	\$23,100	\$23,100	\$23,100
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$33,500	Land Non Res (3)	\$33,500	\$33,500	\$23,100	\$23,100	\$23,100
	\$190,700	Improvement	\$190,700	\$131,500	\$77,500	\$77,000	\$74,300
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$190,700	Imp Non Res (3)	\$190,700	\$131,500	\$77,500	\$77,000	\$74,300
	\$224,200	Total	\$224,200	\$165,000	\$100,600	\$100,100	\$97,400
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$224,200	Total Non Res (3)	\$224,200	\$165,000	\$100,600	\$100,100	\$97,400

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	0.572	1.43	\$41,000	\$58,630	\$33,536	0%	1.0000	0.00	0.00	100.00	\$33,540

Land Computations

Calculated Acreage	0.57
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.57
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	0.57
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	\$33,500
Total Value	\$33,500

Collector 11/01/2023 Nexus

Appraiser

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General Information

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

SB B 1 U

Wall Type 1: 2(170')

Heating 1650 sqft

A/C 1650 sqft

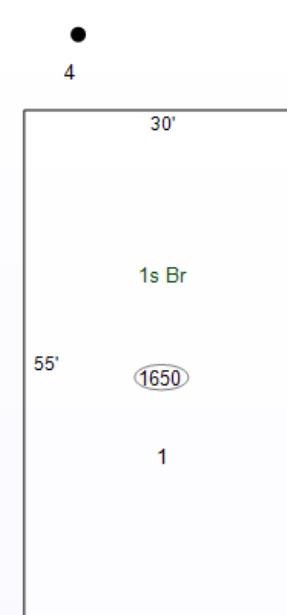
Sprinkler

Plumbing RES/CI

	#	TF	#	TF	Roofing
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			GCK Adjustments
Add Fixtures	0	0	5	5	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	5	5	<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 Pnl

Exterior Features

Description	Area	Value



YERGY'S BBQ

●

Special Features

Other Plumbing

Building Computations

Description	Value	Description	Value	Sub-Total (all floors)	\$224,466	Garages	\$0	Unit Finish/SR	\$0.00
				Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00
				Theater Balcony	\$0	Sub-Total (building)	\$232,466	S.F. Price	\$136.04
				Plumbing	\$8,000	Quality (Grade)	\$1	Sub-Total	
				Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost	\$0.00
				Special Features	\$0	Repl. Cost New	\$223,167	Elevated Floor	\$0.00
				Exterior Features	\$0			Total (Use)	\$224,466

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	1	Brick	C	1968	1990	35 A		0.96		1,650 sqft	\$223,167	72%	\$62,490	0%	100%	1.000	1.600	0.00	0.00	100.00	\$100,000
2: Paving 1	1	Concrete	C	2016	2016	9 A	\$3.51	0.96	\$3.37	600 sqft	\$2,022	42%	\$1,170	0%	100%	1.000	1.600	0.00	0.00	100.00	\$1,900
3: Paving 2	1	Asphalt	C	1968	1995	30 A	\$2.81	0.96	\$2.70	17,600 sqft	\$47,478	80%	\$9,500	0%	100%	1.000	1.600	0.00	0.00	100.00	\$15,200
4: Utility Shed	1	SV	C	2018	2018	7 A		0.96		8'x12'		25%						0.00	0.00	100.00	\$400

Total all pages

\$190,700

Total this page

\$117,500

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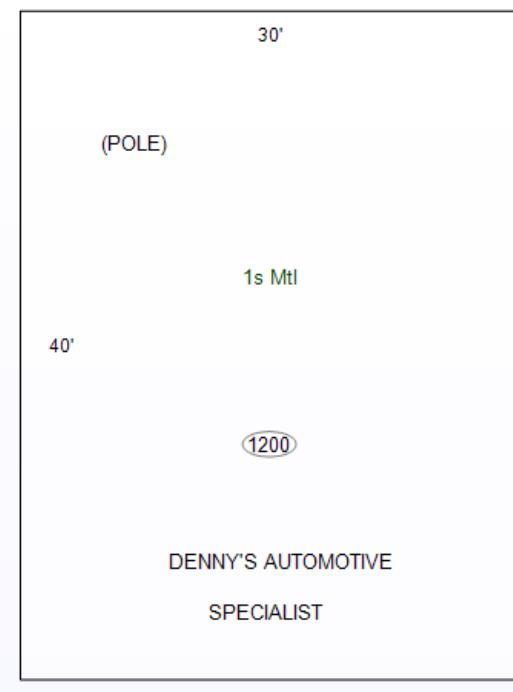
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General Information																							
Occupancy	C/I Building	Pre. Use	Auto Service																				
Description	C/I Building 2	Pre. Framing	Wood Joist																				
Story Height	1	Pre. Finish	Semi-Finished																				
Type	N/A	# of Units	0																				
SB		B	1	U																			
Wall Type	1: 1(140')																						
Heating	1200 sqft																						
A/C	1200 sqft																						
Sprinkler																							
Plumbing RES/CI				Roofing																			
Full Bath	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal																
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate																
Kitchen Sinks	0	0	GCK Adjustments																				
Water Heaters	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio																		
Add Fixtures	0	0	2	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner																
Total	0	0	2	2	<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)	\$155,557	Garages	\$0														
						Racquetball/Squash	\$0	Fireplaces	\$0														
						Theater Balcony	\$0	Sub-Total (building)	\$158,757														
						Plumbing	\$3,200	Quality (Grade)	\$1														
						Other Plumbing	\$0	Location Multiplier	0.96														
						Special Features	\$0	Repl. Cost New	\$152,407														
						Exterior Features	\$0	Total (Use)															
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 2		1	Metal	C	1997	1997	28 A		0.96		1,200 sqft		\$152,407	70%	\$45,720	0%	100%	1,000	1.600	0.00	0.00	100.00	\$73,200



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	AUTOSER	GENOFF
Use Area	1104 sqft	96 sqft
Area Not in Use	0 sqft	0 sqft
Use %	92.0%	8.0%
Eff Perimeter	140'	140'
PAR	12	12
# of Units / AC	0	0
Avg Unit sz dpth	0	0
Floor	1	1
Wall Height	12'	12'
Base Rate	\$144.46	\$181.53
Frame Adj	(\$18.26)	(\$9.80)
Wall Height Adj	(\$4.46)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$121.74	\$171.73
BPA Factor	1.00	1.00
Sub Total (rate)	\$121.74	\$171.73
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$4.23	\$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	\$125.97	\$171.73
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$139,071	\$16,486

