

90-08-04-539-267.000-004

RJ23 Inc

304 S MAIN

452, Service Station

BLUFFTON COMMERCIAL

1/2

## General Information

Parcel Number

90-08-04-539-267.000-004

Local Parcel Number

0100855100

Tax ID:

Routing Number

M04.14 R173

Property Class 452

Service Station

Year: 2025

## Ownership

RJ23 Inc

3571 Roseandale Dr  
Westfield, IN 46074

## Legal

ORIG PT 149 4-G EX W 70'

304 S MAIN

452, Service Station

## Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/21/2025	RJ23 Inc	20250240	WR	/	\$160,000	I
01/21/2025	Zent, William Scott/Cor	20250239	WR	/	\$69,000	I
08/14/2014	Williams, Jeffrey L	195357	CS	72/133	\$69,000	I
07/05/2007	Williams, Jeffrey L	157063	WD	146/196	\$75,000	I
05/16/1997	DAWSON, HAROLD E	0	WD	60/482		I
01/01/1900	CONT W/JEFFREY WI		WD	/		I

## Notes

## 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)

304 S MAIN

BLUFFTON, In 46714

## 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	04/09/2025	Reason For Change	AA	AA	AA	AA	AA
County	Indiana Cost Mod	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Township	1.0000	Valuation Method	Indiana Cost Mod				
District 004 (Local 004)	\$9,000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
BLUFFTON CITY-HARRISON TOW	\$0	Notice Required	<input type="checkbox"/>				
School Corp 8445	\$0	Land	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
M.S.D. BLUFFTON-HARRISON	\$9,000	Land Res (1)	\$0	\$0	\$0	\$0	\$0
Neighborhood 203543-004	\$92,000	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
BLUFFTON COMMERCIAL DOWN	\$92,000	Land Non Res (3)	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
Section/Plat	\$101,000	Improvement	\$92,000	\$77,600	\$75,400	\$75,500	\$79,400
04	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
304 S MAIN	\$101,000	Imp Non Res (3)	\$92,000	\$77,600	\$75,400	\$75,500	\$79,400
BLUFFTON, In 46714		Total	\$101,000	\$86,600	\$84,400	\$84,300	\$88,200
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$101,000	\$86,600	\$84,400	\$84,300	\$88,200

## 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
Zoning	Fci	F	70	70x70	0.68	\$189.29	\$129	\$9,030	0%	1.0000	0.00	0.00	100.00	\$9,030

## Subdivision

## Lot

## Market Model

C &amp; I MARKET 1.15

## 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

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

## Land Computations

Calculated Acreage	0.11
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$9,000
<b>Total Value</b>	<b>\$9,000</b>

