

90-08-09-100-037.000-004

KTB Enterprises, LLC

1309 S MAIN

453, Car Wash

BLUFFTON COM/IND SOU

1/4

General Information

Parcel Number
90-08-09-100-037.000-004

Local Parcel Number
0100710600

Tax ID:

Routing Number
M05.07 R49

Property Class 453
Car Wash

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)
1309 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.50

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage**Other**

Printed Tuesday, April 15, 2025

Review Group 2023

Data Source External Only

Collector 11/01/2023 Nexus

Appraiser

Ownership	
KTB Enterprises, LLC	% EKCB Enterprises LLC
1309 S Main Street	
Bluffton, IN 46714	
Legal	
9-26-12 Pt N E 1.78A (LAND CONTRACT) (9-D)	

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/29/2022	KTB Enterprises, LLC	20224863	CS	/	\$275,000	I
03/22/2022	KTB Enterprises, LLC	20221274	WR	/	\$135,000	I
11/30/2007	Kelly, Linda	159232	CT	66/263	\$135,000	I
08/25/2006	KELLY, DAVID/LINDA	152083	CT	66/263	\$135,000	I
01/04/1983	KTB Enterprises, LLC		WD	/		I
01/01/1900	DUTCH MAID CAR W		WD	/		I

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
County	03/23/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	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)	\$55,700	Land	\$55,700	\$55,700	\$35,200	\$35,200	\$34,800
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$55,700	Land Non Res (3)	\$55,700	\$55,700	\$35,200	\$35,200	\$34,800
School Corp 8445	\$150,100	Improvement	\$150,100	\$112,800	\$111,400	\$111,000	\$104,400
M.S.D. BLUFFTON-HARRISON	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$150,100	Imp Non Res (3)	\$150,100	\$112,800	\$111,400	\$111,000	\$104,400
Neighborhood 203343-004	\$205,800	Total	\$205,800	\$168,500	\$146,600	\$146,200	\$139,200
BLUFFTON COM/IND SOUTH	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$205,800	Total Non Res (3)	\$205,800	\$168,500	\$146,600	\$146,200	\$139,200

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
				0	0.8	1.19	\$41,000	\$48,790	\$39,032	0%	1.0000	0.00	0.00	100.00
				0	0.98	1.00	\$17,000	\$17,000	\$16,660	0%	1.0000	0.00	0.00	100.00

Notes

Land Computations	
Calculated Acreage	1.78
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.78
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	1.78
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	\$55,700
Total Value	\$55,700

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General Information

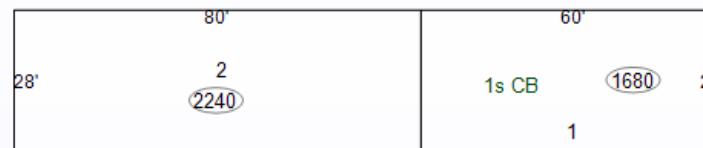
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB B 1 U**Wall Type** 1: 1(162')**Heating****A/C****Sprinkler****Plumbing RES/CI**

	#	TF	#	TF	Roofing		
Full Bath	0	0			<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Half Bath	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			<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	1	1		<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	1	1	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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**Floor/Use Computations**

Pricing Key	GCM
Use	UTLSTOR
Use Area	1680 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	162'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	10'
Base Rate	\$96.63
Frame Adj	(\$16.93)
Wall Height Adj	(\$6.36)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$73.34
BPA Factor	1.00
Sub Total (rate)	\$73.34
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.33)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Sub-Total (all floors)	\$120,977
Garages	\$0
Racquetball/Squash	\$0
Theater Balcony	\$0
Sub-Total (building)	\$122,577
Plumbing	\$1,600
Quality (Grade)	\$1
Other Plumbing	\$0
Location Multiplier	0.96
Special Features	\$0
Repl. Cost New	\$117,674
Exterior Features	\$0
Total (Use)	\$120,977

Building Computations

Special Features	Other Plumbing
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Description	Value	Description	Value
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Sub-Total (all floors)	\$120,977	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$122,577
Plumbing	\$1,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$117,674
Exterior Features	\$0	Total (Use)	\$120,977

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	1973	1990	35 A		0.96		1,680 sqft	\$117,674	80%	\$23,530	0%	100%	1.000	1.500	0.00	0.00	100.00	\$35,300
2: Car Wash, Do-It Yourself	1	SV	C	1979	1990	35 A	\$14.02	0.96	\$28.80	4 Bays	\$115,200	80%	\$23,040	0%	100%	1.000	1.500	0.00	0.00	100.00	\$34,600
3: Paving	1	Concrete	C	1973	1973	52 A	\$3.51	0.96	\$3.37	336 sqft	\$1,132	80%	\$230	0%	100%	1.000	1.500	0.00	0.00	100.00	\$300

Total all pages

\$150,100

Total this page

\$70,200

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General Information

Paving # TF

Paving 1 Full Bath

0 Half Bath

N/A Kitchen Sinks

Water Heaters

Add Fixtures

Total

Floor Finish

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

Accommodations**Bedrooms**

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Wall Finish

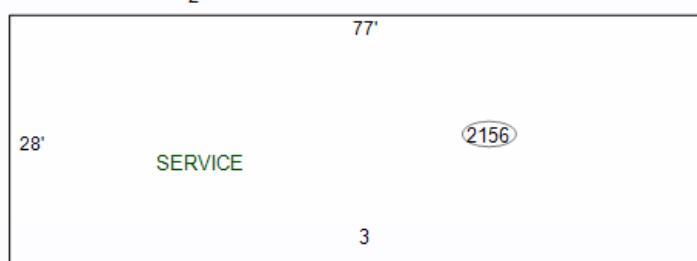
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Heat Type**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input 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



PARLOR CITY OIL SHOP

Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base**Row Type Adj.**

Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	
Replacement Cost	\$67,848	

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: Paving 1	1	Asphalt	C	1975	1975	50 A	\$2.57	0.96	\$2.47	27,500 sqft	\$67,848	80%	\$13,570	0%	100%	1.000	1.500	0.00	0.00	100.00	\$20,400
2: Paving 2	1	Concrete	C	1975	1975	50 A	\$3.51	0.96	\$3.37	224 sqft	\$755	80%	\$150	0%	100%	1.000	1.500	0.00	0.00	100.00	\$200
3: Service Station	1		C	1960	1990	35 A	\$95.56	0.96	\$91.74	2,156 sqft	\$197,786	80%	\$39,560	0%	100%	1.000	1.500	0.00	0.00	100.00	\$59,300

Total all pages

\$150,100

Total this page

\$79,900

