

90-08-09-100-041.000-004

APOSTOLIC CHRISTIAN CHURC

1248 S MAIN

686, Exempt, Church, Chapel, Mosque,

BLUFFTON COM/IND SOU

1/4

**General Information****Parcel Number**

90-08-09-100-041.000-004

**Local Parcel Number**

0100939700

**Tax ID:****Routing Number**

M05.07 R18

**Property Class 686**

Exempt, Church, Chapel, Mosque,

**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**

9C

**Location Address (1)**

1248 S MAIN

BLUFFTON, IN 46714

**Zoning**

Land Pricing Method

Soil ID

Act Front.

Size Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

Land Type

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## General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB      B      1      U

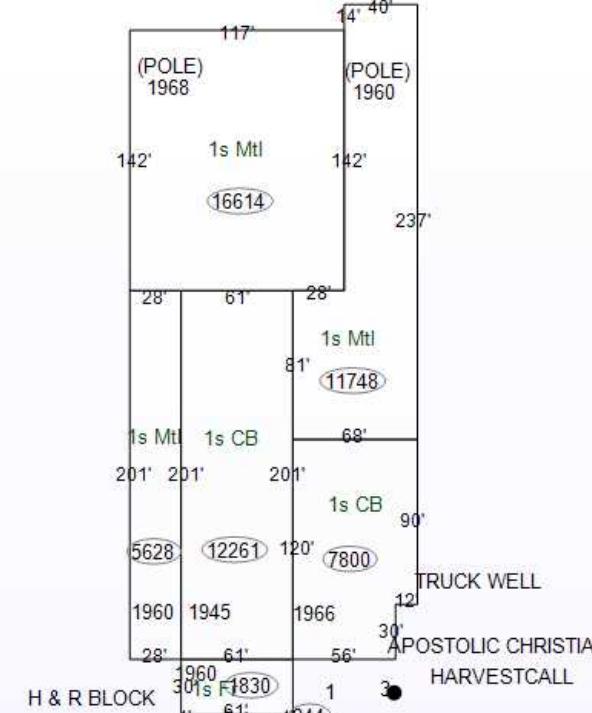
Wall Type	1: 1(1088')
Heating	1830 sqft
A/C	1830 sqft

Sprinkler

Plumbing RES/CI				Roofing								
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Other		
Full Bath	0	0	0	0								
Half Bath	0	0	1	2								
Kitchen Sinks	0	0			GCK Adjustments							
Water Heaters	0	0			<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio					
Add Fixtures	0	0	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner					
Total	0	0	2	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl					

## Exterior Features

Description	Area	Value



Floor/Use Computations				
Pricing Key	GCM	GCI	GCI	GCI
Use	GENOFF	LWRHSE	LWRHSE	LWRHSE
Use Area	1830 sqft	12261 sqft	5628 sqft	7800 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	3.3%	21.9%	10.1%	14.0%
Eff Perimeter	1088'	1088'	1088'	1088'
PAR	2	2	2	2
# of Units / AC	0	0 / N	0 / N	0 / N
Avg Unit sz dpth	-1			
Floor	1	1	1	1
Wall Height	9'	20'	14'	16'
Base Rate	\$97.99	\$47.74	\$47.74	\$47.74
Frame Adj	(\$9.80)	(\$17.07)	(\$17.07)	(\$17.07)
Wall Height Adj	(\$3.66)	\$0.40	(\$0.80)	(\$0.14)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$84.53	\$31.07	\$29.87	\$30.53
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$84.53	\$31.07	\$29.87	\$30.53
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.60)	(\$1.60)	(\$1.60)
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Building Computations				
Description		Sub-Total (all floors)	\$1,346,099	Garages
Description		Racquetball/Squash	\$0	Fireplaces
Description		Theater Balcony	\$0	Sub-Total (building)
Description		Plumbing	\$4,800	Quality (Grade)
Description		Other Plumbing	\$0	Location Multiplier
Description		Special Features	\$22,390	Repl. Cost New
Description		Exterior Features	\$0	Elevated Floor
				Total (Use)
				\$154,690
				\$361,332
				\$159,104
				\$225,654

## Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	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	Metal	C	1945	1990	35 A	0.96		55,881 sqft	\$1,318,358	80%	\$263,670	0%	100%	1,000	1,000	0.00	0.00	100.00	\$263,700
2: Paving 1	1	Asphalt	C	1990	1990	35 A	\$2.81	0.96	2,730 sqft	\$7,364	80%	\$1,470	0%	100%	1,000	1,000	0.00	0.00	100.00	\$1,500
3: Paving 2	1	Concrete	C	1990	1990	35 A	\$3.51	0.96	672 sqft	\$2,264	80%	\$450	0%	100%	1,000	1,000	0.00	0.00	100.00	\$500

Total all pages

\$265,700

Total this page

\$265,700

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Floor/Use Computations		
Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	11748 sqft	16614 sqft
Area Not in Use	0 sqft	0 sqft
Use %	21.0%	29.7%
Eff Perimeter	1088'	1088'
PAR	2	2
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	10'	18'
<b>Base Rate</b>	<b>\$11.54</b>	<b>\$11.54</b>
Frame Adj	\$0.00	\$0.00
Wall Height Adj	(\$0.59)	\$1.80
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$11.54</b>	<b>\$11.54</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$11.54</b>	<b>\$11.54</b>
Interior Finish	\$4.45	\$4.45
Partitions	\$0.00	\$0.00
Heating	(\$1.60)	(\$1.60)
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.38	\$0.59
<b>S.F. Price</b>	<b>\$14.18</b>	<b>\$16.78</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$166,577</b>	<b>\$278,743</b>

Special Features		Exterior Features	
Description	Value	Description	Area
<b>Other Plumbing</b>			
Description		Value	

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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

