

90-08-09-100-013.000-004

General Information

Parcel Number
90-08-09-100-013.000-004

Local Parcel Number
0100652400

Tax ID:

Routing Number
M05.07 R51

Property Class 435
Drive-in Restaurant

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
009.040

Location Address (1)
1263 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
431/435 - FAST FOOD

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

Bummies, Inc

Ownership

Bummies, Inc
1263 S Main
Bluffton, IN 46714

Legal

1.627A W PT MID PT NENE (9-D)



1263 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/25/2022	Bummies, Inc	20223280	QC	/		I
05/27/1993	BAUMGARTNER, PHI	0	WD	128/266		I
01/01/1900	BAUMGARTNER, HA		WD	/		I

435, Drive-in Restaurant

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
02/21/2025	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	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 type="checkbox"/>	<input type="checkbox"/>
\$53,600	Land	\$53,600	\$53,600	\$33,900	\$33,900	\$33,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$53,600	Land Non Res (3)	\$53,600	\$53,600	\$33,900	\$33,900	\$33,500
\$155,600	Improvement	\$155,600	\$143,000	\$140,500	\$140,500	\$132,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$155,600	Imp Non Res (3)	\$155,600	\$143,000	\$140,500	\$140,500	\$132,700
\$209,200	Total	\$209,200	\$196,600	\$174,400	\$174,400	\$166,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$209,200	Total Non Res (3)	\$209,200	\$196,600	\$174,400	\$174,400	\$166,200

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
11	A		0	0.7	1.32	\$41,000	\$54,120	\$37,884	0%	1.0000	0.00	0.00	100.00	\$37,880
13	A		0	0.927	1.00	\$17,000	\$17,000	\$15,759	0%	1.0000	0.00	0.00	100.00	\$15,760

Land Computations

Calculated Acreage	1.63
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.63
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	1.63
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	\$53,600
Total Value	\$53,600

BLUFFTON COM/IND SOUTH

Notes

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole (T3) 1
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

☐ Earth ☐ Tile
☐ Slab ☐ Carpet
☐ Sub & Joist ☐ Unfinished
☐ Wood ☐ Other
☐ Parquet

Wall Finish

☐ Plaster/Drywall ☐ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☐ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

Description Area Value

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

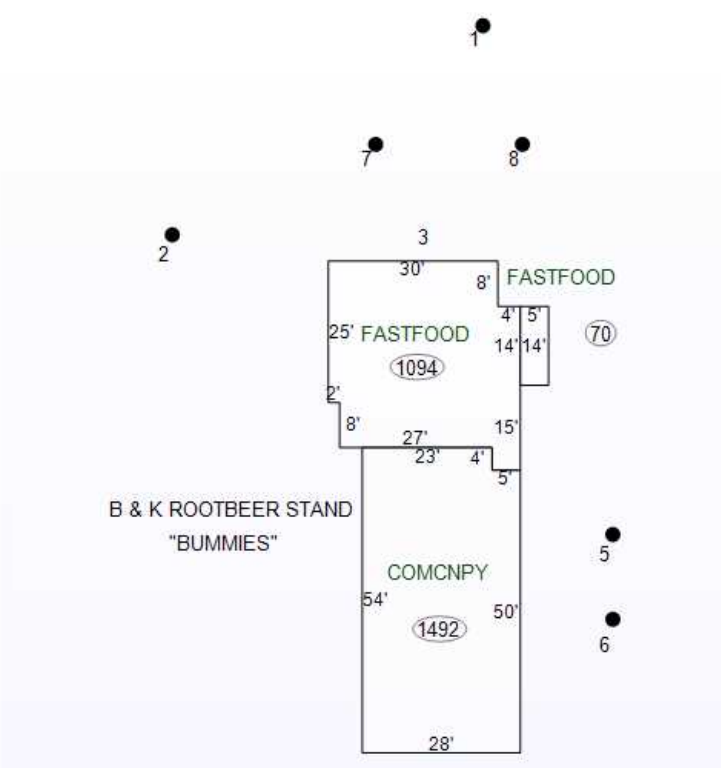
Cost Ladder

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

Adjustments 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		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		
Location Multiplier	0.96	
Replacement Cost	\$16,468	



Specialty Plumbing

Description Count Value

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: Barn, Pole (T3) 1	1	T3AW	C	2011	2011	14 A	\$21.61	0.96		24' x 32' x 16'	\$16,468	30%	\$11,530	0%	100%	1.000	1.250	0.00	0.00	100.00	\$14,400
2: Barn, Pole (T3) 2	1	T30W	C	2015	2015	10 A	\$16.31	0.96		18' x 18' x 8'	\$4,681	20%	\$3,750	0%	100%	1.000	1.250	0.00	0.00	100.00	\$4,700
3: Fast Food Restaurant	1		C	1957	2005	20 A	\$230.6	0.96	\$221.4	1,164 sqft	\$257,726	65%	\$90,200	10%	100%	1.000	1.250	0.00	0.00	100.00	\$101,500
4: Fast Food, Detached Can	1		C	1990	2005	20 A	\$30.45	0.96	\$29.23	1,492 sqft	\$43,614	65%	\$15,260	10%	100%	1.000	1.250	0.00	0.00	100.00	\$17,200
5: Fencing	1	Plank	C	1995	1995	30 A	\$13.00	0.96	\$12.48	290' x 4'	\$3,619	80%	\$720	0%	100%	1.000	1.250	0.00	0.00	100.00	\$900
6: Paving	1	Concrete	C	1957	1957	68 A	\$4.22	0.96	\$4.05	14,000 sqft	\$56,717	80%	\$11,340	0%	100%	1.000	1.250	0.00	0.00	100.00	\$14,200
7: Utility Shed 1	1		D	1990	1990	35 A	\$19.35	0.96	\$14.86	16'x16'	\$3,804	65%	\$1,330	0%	100%	1.000	1.250	0.00	0.00	100.00	\$1,700
8: Utility Shed 2	1		C	1990	1990	35 A	\$23.66	0.96	\$22.71	8'x12'	\$2,181	65%	\$760	0%	100%	1.000	1.250	0.00	0.00	100.00	\$1,000