

90-08-04-504-027.000-004

General Information

Parcel Number
90-08-04-504-027.000-004

Local Parcel Number
0100931400

Tax ID:

Routing Number
M04.01 R14

Property Class 450
Convenience Market With Gasoline

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 203643-004
BLUFFTON COMMERCIAL

Section/Plat
4P

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

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.45

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 2025

PAK A SAK, INC

Ownership

PAK A SAK, INC
PO BOX 1285
PORTLAND, IN 47371

Legal

ARNOLDS 7-8 00-26-12



904 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	PAK A SAK, INC		WD		/		I

450, Convenience Market With Gasoline

BLUFFTON COMMERCIAL/ 1/2

Notes

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
02/19/2025	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"/>
\$178,100	Land	\$178,100	\$178,100	\$178,100	\$9,700	\$9,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$178,100	Land Non Res (3)	\$178,100	\$178,100	\$178,100	\$9,700	\$9,700
\$344,900	Improvement	\$344,900	\$342,700	\$341,700	\$427,700	\$408,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$344,900	Imp Non Res (3)	\$344,900	\$342,700	\$341,700	\$427,700	\$408,900
\$523,000	Total	\$523,000	\$520,800	\$519,800	\$437,400	\$418,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$523,000	Total Non Res (3)	\$523,000	\$520,800	\$519,800	\$437,400	\$418,600

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

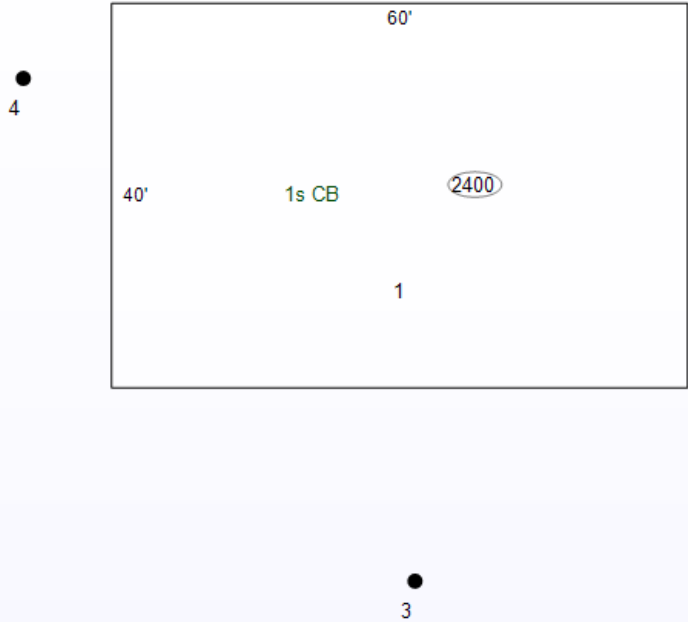
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A		0	0.321	1.79	\$310.000	\$554,900	\$178,123	0%	1.0000	0.00	0.00	100.00	\$178,120

Land Computations

Calculated Acreage	0.32
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
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	0.32
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	\$178,100
Total Value	\$178,100

General Information				
Occupancy	C/I Building	Pre. Use	Convenience Market	
Description	C/I Building	Pre. Framing	Fire Resistant	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	
SB		B	1	U
Wall Type			1: 1(200')	
Heating			2400 sqft	
A/C			2400 sqft	
Sprinkler				
Plumbing RES/CI				
	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	1	2
Kitchen Sinks	0		0	
Water Heaters	0		0	
Add Fixtures	0	0	3	3
Total	0	0	4	5
Roofing				
<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				
GCK Adjustments				
<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulation				
<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

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$320,376	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$328,376
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$346,765
Exterior Features	\$0		

Floor/Use Computations													
Pricing Key	GCM												
Use	CONVMRK												
Use Area	2400 sqft												
Area Not in Use	0 sqft												
Use %	100.0%												
Eff Perimeter	200'												
PAR	8												
# of Units / AC	0												
Avg Unit sz dpth	-1												
Floor	1												
Wall Height	12'												
Base Rate	\$133.49												
Frame Adj	\$0.00												
Wall Height Adj	\$0.00												
Dock Floor	\$0.00												
Roof Deck	\$0.00												
Adj Base Rate	\$133.49												
BPA Factor	1.00												
Sub Total (rate)	\$133.49												
Interior Finish	\$0.00												
Partitions	\$0.00												
Heating	\$0.00												
A/C	\$0.00												
Sprinkler	\$0.00												
Lighting	\$0.00												
Unit Finish/SR	\$0.00												
GCK Adj.	\$0.00												
S.F. Price	\$133.49												
Sub-Total													
Unit Cost	\$0.00												
Elevated Floor	\$0.00												
Total (Use)	\$320,376												

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+2	1985	2005	20	A		0.96		2,400 sqft	\$346,765	37%	\$218,460	0%	100%	1.000	1.450	0.00	0.00	100.00	\$316,800
2: Paving	1	Concrete	C	1985	1985	40	A	\$4.22	0.96	\$4.05	8,600 sqft	\$34,840	80%	\$6,970	0%	100%	1.000	1.450	0.00	0.00	100.00	\$10,100
3: Service Station, Detached	1		C	1985	1985	40	A	\$38.16	0.96	\$36.63	1,680 sqft	\$61,544	80%	\$12,310	0%	100%	1.000	1.450	0.00	0.00	100.00	\$17,800
4: Utility Shed	1	SV	C	2000	2000	25	A		0.96		8'x8'		55%		0%	100%	1.000	1.450	0.00	0.00	100.00	\$200