

90-08-09-100-039.000-004

Store Master Funding XXXVIII, L

1204 S MAIN

420, Small Detached Retail or Less Tha

BLUFFTON COM/IND SOU

1/2

General Information**Parcel Number**

90-08-09-100-039.000-004

Local Parcel Number

0100902800

Tax ID:**Routing Number**

M05.07 R13

Property Class 420

Small Detached Retail of Less Than

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)

1204 S MAIN

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

C & I MARKET 0.85

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

Data Source External Only

Ownership

Store Master Funding XXXVIII, LLC

8377 E Hartford Dr, Ste 100
Attn: Kelli Vos
Phoenix, AZ 85004**Legal**

0.440A (9-C)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/11/2025	Store Master Funding	20251136	WR	/	\$646,974	I
12/14/2018	Indiana Liquor Real Es	20184657	WR	/	\$169,200	I
10/19/2012	Miller, Lora R	185723	WR	151/862		I
06/29/1999	MILLER, PHILLIP E	0	WD	135/888		I
02/05/1999	BLUFFTON DEVELOP	0	WD	135/290	\$140,000	I
01/01/1900	DURHAM, SUSAN D		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	AA	AA	AA	AA	AA	AA
03/22/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>					
Land	\$28,700	\$28,700	\$19,700	\$19,700	\$19,700	\$19,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$28,700	\$28,700	\$19,700	\$19,700	\$19,700	\$19,700
Improvement	\$141,300	\$147,500	\$152,800	\$152,500	\$170,400	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$141,300	\$147,500	\$152,800	\$152,500	\$170,400	
Total	\$170,000	\$176,200	\$172,500	\$172,200	\$190,100	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$170,000	\$176,200	\$172,500	\$172,200	\$190,100	

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	0.44	1.59	\$41,000	\$65,190	\$28,684	0%	1.0000	0.00	0.00	100.00	\$28,680

Land Computations

Calculated Acreage	0.44
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.44
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	0.44
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	\$28,700
Total Value	\$28,700

Collector 11/01/2023 Nexus

Appraiser

90-08-09-100-039.000-004

Store Master Funding XXXVIII, L

1204 S MAIN

SAVE ON LIQUOR

420, Small Detached Retail of Less Than

BLUFFTON COM/IND SOU

2/2

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB B 1 U**Wall Type** 1: 1(224')**Heating** 2560 sqft**A/C** 2560 sqft**Sprinkler****Plumbing RES/CI**

TF # TF

Full Bath 0 0 0 0

Half Bath 0 0 0 0

GCK Adjustments

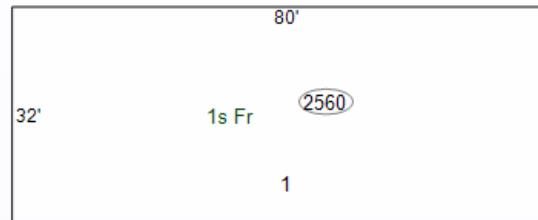
Water Heaters 0 0

Add Fixtures 0 0 2 2

Total 0 0 2 2

Exterior Features

Description Area Value



SAVE-ON LIQUOR

Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	2560 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	224'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	9'
Base Rate	\$140.00
Frame Adj	(\$12.83)
Wall Height Adj	(\$9.40)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$117.77
BPA Factor	1.00

Sub Total (rate)	\$117.77
Interior Finish	\$0.00
Partitions	(\$3.68)
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
Sub-Total (building)	\$295,270
S.F. Price	\$114.09
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$292,070

Special Features**Other Plumbing**

Description Value Description Value

Building Computations

Sub-Total (all floors)	\$292,070	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$295,270
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$283,460
Exterior Features	\$0	Total (Use)	\$292,070

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	Wood Fr	C	2000	2000	25 A	0.96		2,560 sqft	\$283,460	52%	\$136,060	0%	100%	1.000	0.850	0.00	0.00	100.00	\$115,700	
2: ATM Enclosure	1		C	2020	2020	5 A	0.96		36sqft	\$23,750	12%	\$20,900	0%	100%	1.000	0.850	0.00	0.00	100.00	\$17,800	
3: Paving	1	Asphalt	C	2000	2000	25 A	\$2.81	0.96	\$2.70	17,000 sqft	\$45,859	80%	\$9,170	0%	100%	1.000	0.850	0.00	0.00	100.00	\$7,800

Total all pages

\$141,300

Total this page

\$141,300