

90-08-09-100-014.000-004

Apostolic Christian Church of Bl

1234 S MAIN

685, Exempt, Religious Organization

BLUFFTON COM/IND SOU

1/2

General Information**Parcel Number**

90-08-09-100-014.000-004

Local Parcel Number

0100663700

Tax ID:**Routing Number**

M05.07 R17

Property Class 685

Exempt, Religious Organization

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)

1234 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

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

N/A

Characteristics**Topography****Flood Hazard**

Level

Public Utilities

All

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group

2024

Data Source

External Only

Ownership

Apostolic Christian Church of Bluffton N etal

P.O. Box 30

Bluffton, IN 46714

Legal

PT NE 09-26-12 1.066A (9-C)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/12/2015	Apostolic Christian Ch	198055	QC	154/694		I
03/02/2015	Apostolic Christian Ch	197911	WR	154/668	\$250,000	I
03/02/2015	Shively, Andrew C	197910	WR	154/667	\$60,000	I
03/10/2011	Shively, Andrew C	177055	WD	150/91	\$218,000	I
08/18/2004	V & S PROPERTY MA	140099	WD	142/449	\$200,000	I
03/06/2003	TROXEL, MARY JO	128137	WD	140/594	\$150,000	I

Notes**Exempt****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
02/16/2025	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 checked="" type="checkbox"/>					
Land	\$27,700	\$27,700	\$21,000	\$21,000	\$21,000	\$21,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$27,700	\$27,700	\$21,000	\$21,000	\$21,000	\$21,000
Improvement	\$7,300	\$7,100	\$7,100	\$7,200	\$7,200	\$6,700
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$7,300	\$7,100	\$7,100	\$7,200	\$7,200	\$6,700
Total	\$35,000	\$34,800	\$28,100	\$28,200	\$28,200	\$27,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$35,000	\$34,800	\$28,100	\$28,200	\$28,200	\$27,700

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Computations												
Calculated Acreage												1.07
Actual Frontage												0
Developer Discount												<input type="checkbox"/>
Parcel Acreage												1.07
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												1.07
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												\$0
CAP 1 Value												\$0
CAP 2 Value												\$0
CAP 3 Value												\$27,700
Total Value												\$27,700

Collector 07/26/2024 Nexus**Appraiser**

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BLUFFTON COM/IND SOU

2/2

General Information		Plumbing		Cost Ladder																																																											
Occupancy	Paving	#	TF	Floor	Constr	Base	Finish	Value	Totals																																																						
Description	Paving	Full Bath		1																																																											
Story Height	0	Half Bath		2																																																											
Style	N/A	Kitchen Sinks		3																																																											
Finished Area		Water Heaters		4																																																											
Make		Add Fixtures		1/4																																																											
Floor Finish				1/2																																																											
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations		3/4																																																											
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms		Attic																																																											
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms		Bsmt																																																											
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms		Crawl																																																											
<input type="checkbox"/> Parquet		Family Rooms		Slab																																																											
Wall Finish				Total Base																																																											
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Total Rooms		Adjustments		Row Type Adj.																																																									
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Heat Type		Unfin Int (-)																																																											
<input type="checkbox"/> Fiberboard				Ex Liv Units (+)																																																											
Roofing				Rec Room (+)																																																											
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	Loft (+)																																																										
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other			Fireplace (+)																																																										
Exterior Features				No Heating (-)																																																											
Description	Area	Value	A/C (+)																																																												
Specialty Plumbing																																																															
<table border="1"> <thead> <tr> <th colspan="2">Description</th> <th>Count</th> <th>Value</th> <th colspan="2">Sub-Total, One Unit</th> <th>\$0</th> </tr> </thead> <tbody> <tr> <td colspan="2"></td> <td></td> <td></td> <td colspan="2">Sub-Total, 1 Units</td> <td></td> </tr> <tr> <td colspan="2">Exterior Features (+)</td> <td></td> <td></td> <td colspan="2">\$0</td> <td>\$0</td> </tr> <tr> <td colspan="2">Garages (+) 0 sqft</td> <td></td> <td></td> <td colspan="2">\$0</td> <td>\$0</td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td colspan="2">Quality and Design Factor (Grade)</td> <td>1.00</td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td colspan="2">Location Multiplier</td> <td>0.96</td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td colspan="2">Replacement Cost</td> <td>\$36,557</td> </tr> </tbody> </table>															Description		Count	Value	Sub-Total, One Unit		\$0					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		\$36,557
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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	Concrete	C	1945	1945	80 A	\$4.48	0.96	\$4.30	8,500 sqft	\$36,557	80%	\$7,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,300																																										

Total all pages

\$7,300

Total this page

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