

90-08-04-100-008.001-004

General Information

Parcel Number
90-08-04-100-008.001-004

Local Parcel Number
0100758801

Tax ID:

Routing Number
M04.14 R11

Property Class 431
Franchise-type 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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
04

Location Address (1)
213 N 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, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Hardee's Restaurants LLC

Ownership

Hardee's Restaurants LLC
Attn: Tax Dept
6700 Tower Circle, Ste 1000
Franklin, TN 37067

Legal

HARDEE'S RESTAURANT ON LEASED LAND
OUTLOT 24
PART SW COR



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	Misc
02/21/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	06/21/2021
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 checked="" type="checkbox"/>
\$0	Land	\$0	\$0	\$0	\$0	\$0
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$526,900	Improvement	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$526,900	Imp Non Res (3)	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900
\$526,900	Total	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$526,900	Total Non Res (3)	\$526,900	\$522,800	\$513,600	\$511,600	\$479,900

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
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BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
Total Value	\$0

Data Source External Only

Collector 09/11/2024 Nexus

Appraiser

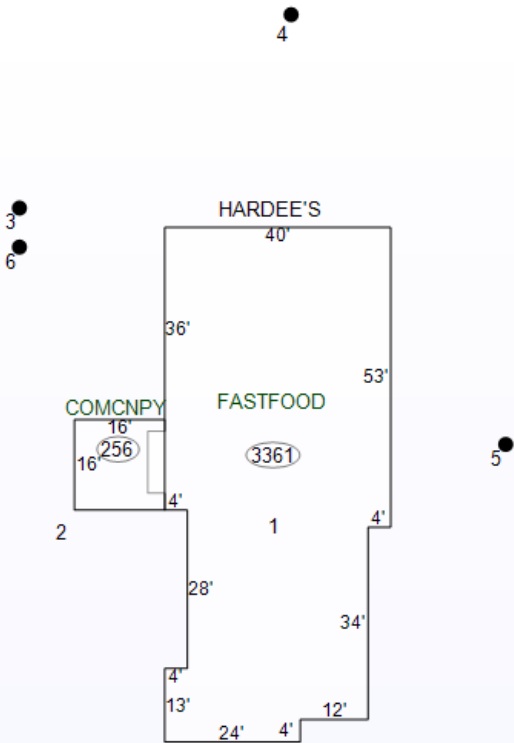
General Information				
Occupancy	Fast Food Resta	Pre. Use		
Description	Fast Food Resta	Pre. Framing		
Story Height		Pre. Finish		
Type	N/A	# of Units	0	
	SB	B	1	U

Wall Type
Heating
A/C
Sprinkler

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



Floor/Use Computations											
Pricing Key											
Use											
Use Area											
Area Not in Use											
Use %											
Eff Perimeter											
PAR											
# of Units / AC											
Avg Unit sz dpth											
Floor											
Wall Height											
Base Rate											
Frame Adj											
Wall Height Adj											
Dock Floor											
Roof Deck											
Adj Base Rate											
BPA Factor											
Sub Total (rate)											
Interior Finish											
Partitions											
Heating											
A/C											
Sprinkler											
Lighting											
Unit Finish/SR											
GCK Adj.											
S.F. Price											
Sub-Total											
Unit Cost											
Elevated Floor											
Total (Use)											

Building Computations			
Sub-Total (all floors)	\$0	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$579,773
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$667,898
Exterior Features	\$0		

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: Fast Food Restaurant	1		B	1984	2005	20	A	\$172.5	0.96	\$198.7	3,361 sqft	\$667,898	65%	\$233,760	0%	100%	1.000	2.130	0.00	0.00	100.00	\$497,900
2: Fast Food, Detached Can	1		C	1984	2005	20	A	\$30.45	0.96	\$29.23	256 sqft	\$7,483	65%	\$2,620	0%	100%	1.000	2.130	0.00	0.00	100.00	\$5,600
3: Fencing	1	Plank	C	1984	1984	41	A	\$16.70	0.96	\$16.03	140' x 6'	\$2,244	80%	\$450	0%	100%	1.000	1.250	0.00	0.00	100.00	\$600
4: Paving 1	1	Concrete	C	1984	1984	41	A	\$4.22	0.96	\$4.05	4,100 sqft	\$16,610	80%	\$3,320	0%	100%	1.000	1.250	0.00	0.00	100.00	\$4,200
5: Paving 2	1	Asphalt	C	1984	1984	41	A	\$2.57	0.96	\$2.47	28,300 sqft	\$69,822	80%	\$13,960	0%	100%	1.000	1.250	0.00	0.00	100.00	\$17,500
6: Utility Shed	1		C	1984	1984	41	A	\$23.66	0.96	\$22.71	8'x14'	\$2,544	65%	\$890	0%	100%	1.000	1.250	0.00	0.00	100.00	\$1,100