

90-08-09-100-042.000-004

Wells County 4-H Assn

1240 S 4-H RD

680, Exempt, Charitable Organization

BLUFFTON COM/IND SOU

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General Information

Ownership

Parcel Number
90-08-09-100-042.000-004

Local Parcel Number
0100952600

Tax ID:

Routing Number
M05.07 R07

Property Class 680
Exempt, Charitable 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)
1240 S 4-H RD
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography 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

1240 S 4-H RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Wells County 4-H Assn	WD	/			I

Notes

Legal

(9-C) 43.29A 4-H GROUND NW NE & PT NE NW

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
04/02/2025		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	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	✓	✓	✓	✓	✓
	Land	\$850,700	\$850,700	\$567,800	\$561,800	\$372,000
	Land Res (1)	\$31,000	\$31,000	\$31,000	\$25,000	\$25,000
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$819,700	\$819,700	\$536,800	\$536,800	\$347,000
	Improvement	\$1,606,800	\$1,280,900	\$1,396,900	\$1,442,600	\$1,277,800
	Imp Res (1)	\$101,600	\$75,400	\$75,400	\$77,000	\$70,400
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$1,505,200	\$1,205,500	\$1,321,500	\$1,365,600	\$1,207,400
	Total	\$2,457,500	\$2,131,600	\$1,964,700	\$2,004,400	\$1,649,800
	Total Res (1)	\$132,600	\$106,400	\$106,400	\$102,000	\$95,400
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)	\$2,324,900	\$2,025,200	\$1,858,300	\$1,902,400	\$1,554,400

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

Land Computations

Calculated Acreage	43.29
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	43.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	42.29
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	\$31,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$31,000
CAP 2 Value	\$0
CAP 3 Value	\$819,700
Total Value	\$850,700

Collector 07/26/2024

Nexus

Appraiser

90-08-09-100-042.000-004

Wells County 4-H Assn

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BLUFFTON COM/IND SOU

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General Information

Occupancy Barn, Pole (T3)

Description Barn, Pole (T3) 1

Story Height 0

Style N/A

Finished Area

Make

Floor Finish

 Earth Slab Sub & Joist Wood Parquet

Wall Finish

 Plaster/Drywall Paneling Fiberboard Unfinished Other

Roofing

 Built-Up Metal Wood Shingle Asphalt Other Slate Tile

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

1

2

3

4

5

6

7

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9

10

11

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13

14

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Exterior Features			Specialty Plumbing					
Description	Area	Value	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	
12: OFP	1		C	1951	1951	74 A		0.96		8'x60'	\$19,488	45%	\$10,720	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,700	
13: Public Restroom Building	1		C	2016	2016	9 A	\$132.2	0.96	\$126.9	1,600 sqft	\$203,090	35%	\$132,010	0%	100%	1.000	1.000	0.00	0.00	100.00	\$132,000	
14: Quonset	1		C	1951	1951	74 A	\$24.34	0.96		160' x60'	\$262,840	65%	\$91,990	0%	100%	1.000	1.000	0.00	0.00	100.00	\$92,000	
15: WELL HSE	1		C	1900	1900	125 A		0.96		49 sqft	\$0	65%	\$0	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100	

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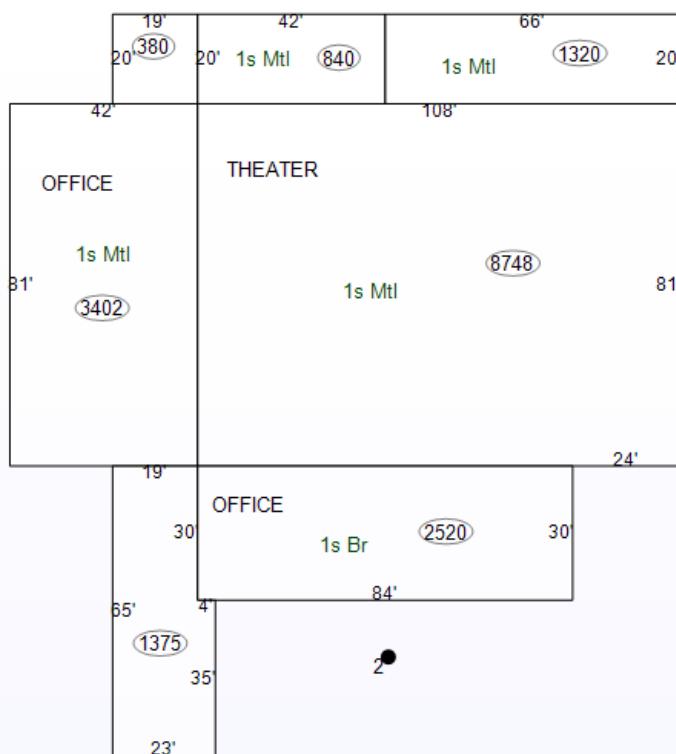
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General Information											
Occupancy	C/I Building	Pre. Use	Theater								
Description	C/I Building 1	Pre. Framing	Fire Resistant								
Story Height	1	Pre. Finish	Finished Open								
Type	N/A	# of Units	0								
SB		B	1	U							
Wall Type											
1: 1(562')											
Heating											
16830 sqft											
A/C											
16830 sqft											
Sprinkler											
16830 sqft											
Plumbing RES/CI				Roofing							
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal					
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate					
Half Bath	0	0	0	<input type="checkbox"/> Other							
GCK Adjustments											
Water Heaters	0	0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio					
Add Fixtures	0	0	35	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner					
Total	0	0	35	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl					
Exterior Features											
Description	Area		Value								

1240 S 4-H RD

680, Exempt, Charitable Organization

BLUFFTON COM/IND SOU



Floor/Use Computations				
Pricing Key	GCM	GCM	GCI	GCM
Use	GENOFF	GENOFF	LUTLSTOR	GENRET
Use Area	2520 sqft	3402 sqft	1320 sqft	840 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	15.0%	20.2%	7.8%	5.0%
Eff Perimeter	562'	562'	562'	562'
PAR	3	3	3	3
# of Units / AC	0	0	0 / N	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	1	1	1	1
Wall Height	10'	17'	12'	12'
Base Rate	\$103.83	\$103.83	\$48.77	\$81.89
Frame Adj	(\$9.80)	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$2.84)	\$8.00	(\$1.14)	(\$1.88)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$91.19	\$111.83	\$47.63	\$80.01
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$91.19	\$111.83	\$47.63	\$80.01
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$4.23	\$0.00
Sprinkler	\$3.71	\$3.71	\$2.68	\$3.53
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total (building)	\$1,879,493			
S.F. Price	\$94.90	\$115.54	\$54.54	\$83.54
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$239,148	\$393,067	\$71,993	\$70,174

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	1	1/6 Maso	C	1999	1999	26 A		0.96		16,830 sqft	\$1,804,313	52%	\$866,070	0%	100%	1.000	1.000	0.00	0.00	100.00	\$866,100
2: Paving	1	Asphalt	C	1999	1999	26 A	\$2.57	0.96	\$2.47	34,800 sqft	\$85,859	80%	\$17,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$17,200

Total all pages

\$1,606,800

Total this page

\$883,300

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Floor/Use Computations

Pricing Key	GCM
Use	THEATRE
Use Area	8748 sqft
Area Not in Use	0 sqft
Use %	52.0%
Eff Perimeter	562'
PAR	3
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	17'
Base Rate	\$108.81
Frame Adj	\$0.00
Wall Height Adj	(\$2.82)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$105.99
BPA Factor	1.00
Sub Total (rate)	\$105.99
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$3.90
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$109.89
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$961,318

Special Features

Description	Value	Description	Area	Value
Other Plumbing				
Description				Value

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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
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General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	1
Story Height	1	Half Bath	0
Style	135 Ranch	Kitchen Sinks	1
Finished Area	936 sqft	Water Heaters	1
Make		Add Fixtures	0

Floor Finish	
<input type="checkbox"/>	Earth
<input type="checkbox"/>	Slab
<input checked="" type="checkbox"/>	Sub & Joist
<input checked="" type="checkbox"/>	Wood
<input type="checkbox"/>	Parquet
<input type="checkbox"/>	Tile
<input checked="" type="checkbox"/>	Carpet
<input type="checkbox"/>	Unfinished
<input type="checkbox"/>	Other

Wall Finish	Family Rooms	Total Rooms	5
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
	Heat Type		
	Central Warm Air		

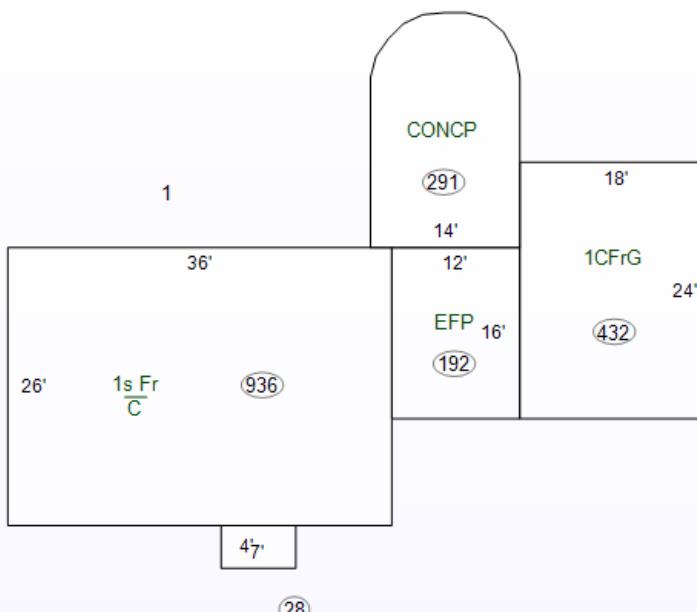
Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	192	\$13,800
Stoop, Masonry	28	\$1,800
Patio, Concrete	291	\$2,200

1240 S 4-H RD



680. Exempt, Charitable Organization

BLUFFTON COM/IND SOU

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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	936	936	\$99,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		936	0	\$7,300	
Slab					
				Total Base	\$106,300
Adjustments		1 Row	Type	Adj. x 1.00	\$106,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
	Sub-Total, One Unit				\$106,300
	Sub-Total, 1 Units				
Exterior Features (+)			\$17,800		\$124,100
Garages (+) 432 sqft			\$18,900		\$143,000
	Quality and Design Factor (Grade)				1.00
	Location Multiplier				0.96
	Replacement Cost				\$137,280

Summary of Improvements

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: Single-Family	1	Wood Fr	C	1963	1990	35 A	0.96			936 sqft	\$137,280	26%	\$101,590	0%	100%	1.000	1.000	100.00	0.00	0.00	\$101,600

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Wells County 4-H Assn

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BLUFFTON COM/IND SOU

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General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building 2	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB B 1 U

Wall Type 1: 1(128')

Heating 960 sqft

A/C

Sprinkler

Plumbing RES/CI

#	TF	#	TF	Built Up	Tile	Metal
Full Bath	0	0	0	Wood	Asphalt	Slate
Half Bath	0	0	0	Other		
Kitchen Sinks	0	0	0			

GCK Adjustments						
Water Heaters	0	0	Low Prof	Ext Sheat	Insulatio	
Add Fixtures	0	1	SteelGP	AluSR	Int Liner	
Total	0	0	HGSR	PPS	Sand Pnl	

Exterior Features

Description	Area	Value

JUNIOR LEADERS BUILDING



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	960 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	128'
PAR	13
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	12'
Base Rate	\$182.45
Frame Adj	(\$12.83)
Wall Height Adj	(\$4.82)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$164.80
BPA Factor	1.00
Sub Total (rate)	\$164.80
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$5.00)
Sprinkler	\$0.00
Lighting	\$0.00
Sub-Total (all floors)	\$153,408
Garages	\$0
Racquetball/Squash	\$0
Theater Balcony	\$0
Sub-Total (building)	\$155,008
Plumbing	\$1,600
Quality (Grade)	\$1
Other Plumbing	\$0
Location Multiplier	0.96
Special Features	\$0
Repl. Cost New	\$148,808
Exterior Features	\$0
Total (Use)	\$153,408

Building Computations

Special Features	Other Plumbing	Value

Sub-Total (all floors)	\$153,408	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$155,008
Plumbing	\$1,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$148,808
Exterior Features	\$0	Total (Use)	\$153,408

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 2	1	Metal	C	2011	2011	14 A		0.96		960 sqft	\$148,808	24%	\$113,090	0%	100%	1,000	1,000	0.00	0.00	100.00	\$113,100
2: Gazebo	1		C	2011	2011	14 A	\$44.91	0.96	\$43.11	114 sqft	\$4,915	30%	\$3,440	0%	100%	1,000	1,000	0.00	0.00	100.00	\$3,400

Total all pages

\$1,606,800

Total this page

\$116,500

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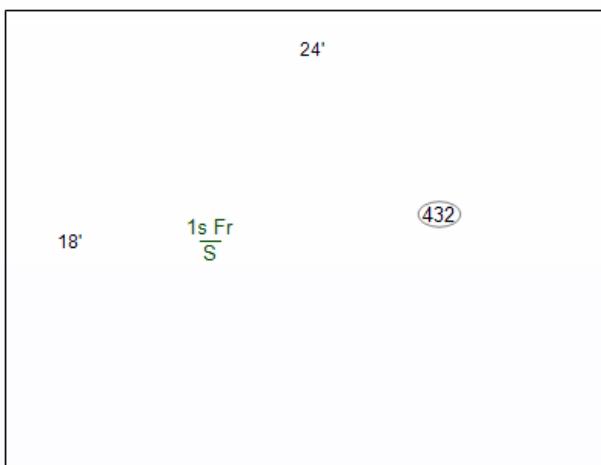
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680, Exempt, Charitable Organization

BLUFFTON COM/IND SOU

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General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Log Cabin		
Story Height	1		
Style	127 Log		
Finished Area	432 sqft		
Make			
Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	1
Wall Finish		Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input checked="" type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			
Description	Area	Value	



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	432	432	\$57,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		432	0	\$0	
				Total Base	\$57,800
Adjustments			1 Row Type Adj. x 1.00		\$57,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
No Heating (-)			1:432		(\$2,400)
A/C (+)					\$0
No Elec (-)			1:432		(\$5,500)
Plumbing (+ / -)			0 – 5 = -5 x \$0		(\$6,600)
Spec Plumb (+)					\$0
Elevator (+)					\$0
			Sub-Total, One Unit		\$47,800
			Sub-Total, 1 Units		
Exterior Features (+)			\$0		\$47,800
Garages (+) 0 sqft			\$0		\$47,800
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.96
			Replacement Cost		\$45,888

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: Log Cabin	1	Wood Fr	C	2018	2018	7 A		0.96		432 sqft	\$45,888	6%	\$43,130	0%	100%	1.000	1.000	0.00	0.00	100.00	\$43,100