

90-08-09-100-039.000-004

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

Store Master Funding XXXVIII, L

Ownership

Store Master Funding XXXVIII, LLC
8377 E Hartford Dr, Ste 100
Attn: Kelli Vos
Phoenix, AZ 85004

Legal

0.440A (9-C)



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
03/22/2025	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"/>
\$28,700	Land	\$28,700	\$28,700	\$19,700	\$19,700	\$19,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$28,700	Land Non Res (3)	\$28,700	\$28,700	\$19,700	\$19,700	\$19,700
\$141,300	Improvement	\$141,300	\$147,500	\$152,800	\$152,500	\$170,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$141,300	Imp Non Res (3)	\$141,300	\$147,500	\$152,800	\$152,500	\$170,400
\$170,000	Total	\$170,000	\$176,200	\$172,500	\$172,200	\$190,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$170,000	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

1204 S MAIN

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

420, Small Detached Retail of Less Tha

BLUFFTON COM/IND SOU

1/2

Notes

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

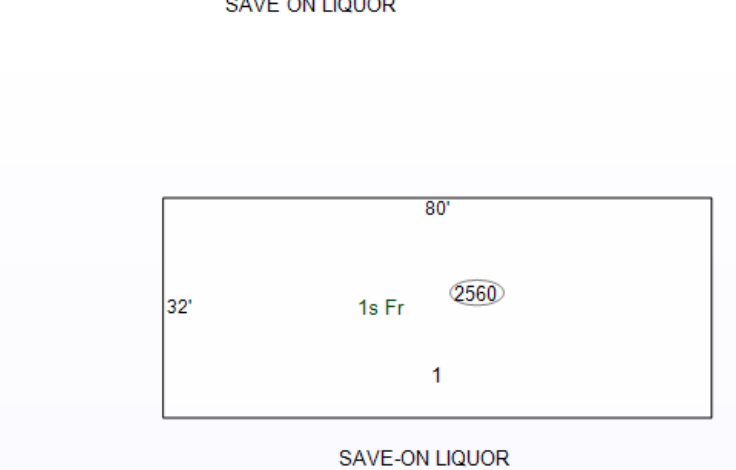
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

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

Plumbing RES/CI					Roofing		
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	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	2	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	2	2	<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	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		
S.F. Price	\$114.09		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$292,070		

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		

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	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