

90-08-09-100-040.000-004

Apostolic Christian Church Of Bluffton

1254 S MAIN

686, Exempt, Church, Chapel, Mosque,

BLUFFTON COM/IND SOU

1/2

General Information**Parcel Number**

90-08-09-100-040.000-004

Local Parcel Number

0100920600

Tax ID:**Routing Number**

M05.07 R19

Property Class 686

Exempt, Church, Chapel, Mosque,

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)

1254 S MAIN

BLUFFTON, In 46714

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

N/A

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 2024

Data Source External Only

OwnershipApostolic Christian Church Of Bluffton, I
PO Box 30
Bluffton, IN 46714-0030**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/24/2006	Apostolic Christian Ch	149511	WD	144/528		I
05/12/1989	APOSTOLIC CHRISTI	0	WD	/		I
01/01/1900	WELLS CO. LEASING		WD	/		I

Legal

(09-C) 1.07A E PT NW NE W OF HWY (FOOD BANK/100% EXEMPT)

**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
Reason For Change							
As Of Date	02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod					
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input checked="" type="checkbox"/>						
Land	\$43,900	\$43,900	\$43,900	\$30,200	\$30,200	\$30,200	\$30,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$43,900	\$43,900	\$43,900	\$30,200	\$30,200	\$30,200	\$30,200
Improvement	\$92,600	\$83,500	\$83,500	\$85,200	\$85,200	\$71,700	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$92,600	\$83,500	\$83,500	\$85,200	\$85,200	\$71,700	
Total	\$136,500	\$127,400	\$113,700	\$115,400	\$115,400	\$101,900	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$136,500	\$127,400	\$113,700	\$115,400	\$115,400	\$101,900	

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	1.07	1.00	\$41,000	\$41,000	\$43,870	0%	1.0000	0.00	0.00	100.00	\$43,870

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	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$43,900
Total Value	\$43,900

Collector 07/26/2024 Nexus

Appraiser

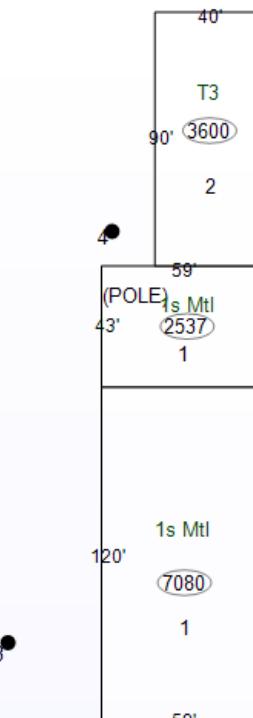
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Apostolic Christian Church Of BI 1254 S MAIN

686, Exempt, Church, Chapel, Mosque, BLUFFTON COM/IND SOU

2/2

General Information							
Occupancy	C/I Building	Pre. Use	GCK				
Description	C/I Building	Pre. Framing	Rigid Steel Frame				
Story Height	1	Pre. Finish	Unfinished				
Type	N/A	# of Units	0				
	SB	B	1	U			
Wall Type			1: 1(142'),3(302')				
Heating			9617 sqft				
A/C			3304 sqft				
Sprinkler							
Plumbing RES/CI		Roofing					
#	TF	#	TF	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate	<input type="checkbox"/> Other	
Full Bath	0	0	0	0			
Half Bath	0	0	2	4			
Kitchen Sinks	0	0			GCK Adjustments		
Water Heaters	0	0			<input type="checkbox"/> Low Prof <input checked="" type="checkbox"/> Ext Sheat <input checked="" type="checkbox"/> Insulatio		
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner		
Total	0	0	2	4	<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl		
Exterior Features							
Description		Area	Value				



Floor/Use Computations			
Pricing Key	GCK	GCK	GCK
Use	GCK	GCK	GCK
Use Area	3304 sqft	3776 sqft	2537 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	34.4%	39.3%	26.4%
Eff Perimeter	444'	444'	444'
PAR	5	5	5
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	12'	12'	14'
Base Rate	\$17.09	\$17.09	\$17.09
Frame Adj	(\$0.18)	(\$0.18)	\$0.00
Wall Height Adj	\$0.00	\$0.00	\$0.91
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$16.91	\$16.91	\$17.09
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$16.91	\$16.91	\$17.09
Interior Finish	\$24.70	\$4.45	\$4.45
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$2.63	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
WELLS COUNTY FOOD BANK			
Building Computations			
Description		Sub-Total (all floors)	\$307,469
Description		Garages	\$0
Description		Fireplaces	\$0
Description		Sub-Total (building)	\$313,869
Description		S.F. Price	\$47.97
Description		Sub-Total	\$23.48
Description		Unit Cost	\$23.77
Description		Location Multiplier	0.96
Description		Unit Value	\$45.99
Description		Elevated Floor	\$0.00
Description		Total (Use)	\$0.00
Description		Sub-Total	\$88,660
Description		Total (Use)	\$60,316

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	Metal	C	1940	1990	35 A		0.96		9,617 sqft	\$301,314	80%	\$60,260	0%	100%	1,000	1,000	0.00	0.00	100.00	\$60,300
2: Barn, Pole (T3)	1	T3AW	C	1970	1970	55 A	\$14.54	0.96		90' x 40' x 11'	\$48,679	65%	\$17,040	0%	100%	1,000	1,000	0.00	0.00	100.00	\$17,000
3: Fencing	1	9 Gauge	C	2021	2021	4 A	\$15.94	0.96	\$19.13	520' x 6'	\$9,949	35%	\$6,470	0%	100%	1,000	1,000	0.00	0.00	100.00	\$6,500
4: Paving 1	1	Concrete	C	1950	1950	75 A	\$4.22	0.96	\$4.05	1,620 sqft	\$6,563	80%	\$1,310	0%	100%	1,000	1,000	0.00	0.00	100.00	\$1,300
5: Paving 2	1	Asphalt	C	1950	1950	75 A	\$2.81	0.96	\$2.70	13,900 sqft	\$37,497	80%	\$7,500	0%	100%	1,000	1,000	0.00	0.00	100.00	\$7,500