

90-08-04-539-409.000-004

General Information

Parcel Number  
90-08-04-539-409.000-004

Local Parcel Number  
0100983000

Tax ID:

Routing Number  
M04.14 R134

Property Class 699  
Exempt, Other

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  
004.070

Location Address (1)  
213 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, Sidewalk ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2024

ELKS LODGE #796(TRUSTEES)

Ownership

ELKS LODGE #796(TRUSTEES)  
213 SOUTH MAIN ST.  
BLUFFTON, IN 46714

Legal

ORIGINAL LOT 101 43 X 140 MAIN ST



213 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	ELKS LODGE #796(T		WD		/		I

699, Exempt, Other

BLUFFTON COMMERCIAL 1/4

Notes

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
03/05/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$9,400	Land	\$9,400	\$9,400	\$9,400	\$9,200	\$9,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,400	Land Non Res (3)	\$9,400	\$9,400	\$9,400	\$9,200	\$9,200
\$321,300	Improvement	\$321,300	\$234,700	\$227,800	\$266,000	\$184,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$321,300	Imp Non Res (3)	\$321,300	\$234,700	\$227,800	\$266,000	\$184,100
\$330,700	Total	\$330,700	\$244,100	\$237,200	\$275,200	\$193,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$330,700	Total Non Res (3)	\$330,700	\$244,100	\$237,200	\$275,200	\$193,300

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
Fci	F		43	43x140	0.97	<u>\$225</u>	\$218	\$9,374	0%	1.0000	0.00	0.00	100.00	\$9,370

Land Computations

Calculated Acreage	0.14
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$9,400
Total Value	\$9,400

Exterior Features		
Description	Area	Value
Stoop, Masonry	640	\$8,900
Stoop, Masonry	24	\$1,800
Stoop, Masonry	12	\$1,800

Building Computations			
Sub-Total (all floors)	\$1,349,908	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$1,406,13
Plumbing	\$32,000	Quality (Grade)	\$
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$11,730	Repl. Cost New	\$1,349,89
Exterior Features	\$12,500		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	GENRET	GENRET	GENOFF
Use Area	4204 sqft	4204 sqft	640 sqft	2120 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	86.8%	13.2%	50.0%
Eff Perimeter	275'	339'	339'	257'
PAR	7	7	7	6
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	-1	-1	-1	-1
Floor	B	1	1	2
Wall Height	8'	14'	12'	9'
<b>Base Rate</b>	<b>\$118.97</b>	<b>\$135.42</b>	<b>\$135.42</b>	<b>\$122.20</b>
Frame Adj	(\$14.49)	(\$14.82)	(\$14.82)	(\$10.26)
Wall Height Adj	(\$11.44)	\$0.00	(\$5.72)	(\$7.32)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$93.04</b>	<b>\$120.60</b>	<b>\$114.88</b>	<b>\$104.62</b>
BPA Factor	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$93.04</b>	<b>\$120.60</b>	<b>\$114.88</b>	<b>\$104.62</b>
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	(\$18.78)
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	(\$5.00)	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
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
<b>S.F. Price</b>	<b>\$88.04</b>	<b>\$120.60</b>	<b>\$114.88</b>	<b>\$85.84</b>
<b>Sub-Total</b>				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$370,120</b>	<b>\$507,002</b>	<b>\$73,523</b>	<b>\$181,983</b>

Floor/Use Computations	
Pricing Key	GCM
Use	GENOFF
Use Area	2120 sqft
Area Not in Use	0 sqft
Use %	50.0%
Eff Perimeter	257'
PAR	6
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	2
Wall Height	9'
<b>Base Rate</b>	<b>\$122.20</b>
Frame Adj	(\$10.26)
Wall Height Adj	(\$9.45)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$102.49</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$102.49</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$102.49</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$217,279</b>

[illegible]

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

