

90-08-04-539-267.000-004

General Information

Parcel Number
90-08-04-539-267.000-004

Local Parcel Number
0100855100

Tax ID:

Routing Number
M04.14 R173

Property Class 452
Service Station

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)
304 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.15

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

RJ23 Inc

Ownership

RJ23 Inc
3571 Roseandale Dr
Westfield, IN 46074

Legal

ORIG PT 149 4-G EX W 70'



304 S MAIN

452, Service Station

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/21/2025	RJ23 Inc	20250240	WR	/	\$160,000	I
01/21/2025	Zent, William Scott/Cor	20250239	WR	/	\$69,000	I
08/14/2014	Williams, Jeffrey L	195357	CS	72/133	\$69,000	I
07/05/2007	Williams, Jeffrey L	157063	WD	146/196	\$75,000	I
05/16/1997	DAWSON, HAROLD E	0	WD	60/482		I
01/01/1900	CONT W/JEFFREY WI		WD	/		I

Commercial

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
04/09/2025	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"/>
\$9,000	Land	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,000	Land Non Res (3)	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
\$92,000	Improvement	\$92,000	\$77,600	\$75,400	\$75,500	\$79,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$92,000	Imp Non Res (3)	\$92,000	\$77,600	\$75,400	\$75,500	\$79,400
\$101,000	Total	\$101,000	\$86,600	\$84,400	\$84,300	\$88,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$101,000	Total Non Res (3)	\$101,000	\$86,600	\$84,400	\$84,300	\$88,200

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		70	70x70	0.68	<u>\$189.29</u>	\$129	\$9,030	0%	1.0000	0.00	0.00	100.00	\$9,030

BLUFFTON COMMERCIAL 1/2

Notes

Land Computations

Calculated Acreage	0.11
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$9,000
Total Value	\$9,000

90-08-04-539-267.000-004						RJ23 Inc				304 S MAIN				452, Service Station				BLUFFTON COMMERCIAL										2/2										
General Information															Floor/Use Computations																							
Occupancy	C/I Building		Pre. Use	Auto Service											Pricing Key	GCM																						
Description	C/I Building		Pre. Framing	Wood Joist											Use	AUTOSER																						
Story Height	1		Pre. Finish	Semi-Finished											Use Area	1512 sqft																						
Type	N/A		# of Units	0											Area Not in Use	0 sqft																						
SB			B		1			U								Use %	100.0%																					
Wall Type				1: 2(164')											Eff Perimeter	164'																						
Heating				1512 sqft											PAR	11																						
A/C				1512 sqft											# of Units / AC	0																						
Sprinkler															Avg Unit sz dpth	0																						
Plumbing RES/CI						Roofing									Floor	1																						
#		TF		#		TF		<input type="checkbox"/> Built Up		<input type="checkbox"/> Tile		<input type="checkbox"/> Metal					Wall Height	12'																				
Full Bath		0				0		<input type="checkbox"/> Wood		<input type="checkbox"/> Asphalt		<input type="checkbox"/> Slate					Base Rate	\$163.79																				
Half Bath		0		1		2		<input type="checkbox"/> Other									Frame Adj	(\$20.04)																				
Kitchen Sinks		0				0		GCK Adjustments									Wall Height Adj	(\$8.74)																				
Water Heaters		0				0		<input type="checkbox"/> Low Prof		<input type="checkbox"/> Ext Sheat		<input type="checkbox"/> Insulatio					Dock Floor	\$0.00																				
Add Fixtures		0		1		1		<input type="checkbox"/> SteelGP		<input type="checkbox"/> AluSR		<input type="checkbox"/> Int Liner					Roof Deck	\$0.00																				
Total		0		0		2		3		<input type="checkbox"/> HGSR		<input type="checkbox"/> PPS		<input type="checkbox"/> Sand Pnl					Adj Base Rate	\$135.01																		
Exterior Features															Building Computations																							
Description				Area				Value							Sub-Total (all floors)				\$210,531				Garages				\$0				Unit Finish/SR				\$0.00			
															Racquetball/Squash				\$0				Fireplaces				\$0				GCK Adj.				\$0.00			
															Theater Balcony				\$0				Sub-Total (building)				\$215,331				S.F. Price				\$139.24			
															Plumbing				\$4,800				Quality (Grade)				\$1				Sub-Total							
															Other Plumbing				\$0				Location Multiplier				0.96				Unit Cost				\$0.00			
															Special Features				\$0				Repl. Cost New				\$206,718				Elevated Floor				\$0.00			
															Exterior Features				\$0												Total (Use)				\$210,531			
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	Brick	C	1946	2000	25	A		0.96		1,512 sqft	\$206,718	62%	\$78,550	0%	100%	1.000	1.150	0.00	0.00	100.00	\$90,300															
2: Paving		1	Asphalt	C	1946	1990	35	A	\$2.81	0.96	\$2.70	2,700 sqft	\$7,284	80%	\$1,460	0%	100%	1.000	1.150	0.00	0.00	100.00	\$1,700															