

90-08-09-100-016.000-004

General Information

Parcel Number  
90-08-09-100-016.000-004

Local Parcel Number  
0100673100

Tax ID:

Routing Number  
M05.07 R55

Property Class 464  
Bowling Alley

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)  
1231 S SCOTT ST  
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model  
C & I MARKET 0.70

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

300, Inc

Ownership

300, Inc  
1231 S Main St  
Bluffton, IN 46714

Legal

PT SE 1.166A (100' X 518.5') PT NENE (9-D)



1231 S SCOTT ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/28/2018	300, Inc	20182325	WR	/	\$234,000	I
06/26/2003	KUNKEL, BETTY M	131074	SA	140/970		I
01/10/1991	KUNKEL, NORMAN W	0	WD	125/767		I
01/01/1900	BOWMAN, HAROLD/I		WD	/		I

464, Bowling Alley

BLUFFTON COM/IND SOU

1/2

Notes

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
02/19/2025	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"/>
\$45,400	Land	\$45,400	\$45,400	\$30,000	\$30,000	\$32,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$45,400	Land Non Res (3)	\$45,400	\$45,400	\$30,000	\$30,000	\$32,900
\$206,500	Improvement	\$206,500	\$191,300	\$209,400	\$209,800	\$196,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$206,500	Imp Non Res (3)	\$206,500	\$191,300	\$209,400	\$209,800	\$196,600
\$251,900	Total	\$251,900	\$236,700	\$239,400	\$239,800	\$229,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$251,900	Total Non Res (3)	\$251,900	\$236,700	\$239,400	\$239,800	\$229,500

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	0.766	1.23	\$41,000	\$50,430	\$38,629	0%	1.0000	0.00	0.00	100.00	\$38,630
13	A		0	0.4	1.00	\$17,000	\$17,000	\$6,800	0%	1.0000	0.00	0.00	100.00	\$6,800

Land Computations

Calculated Acreage	1.17
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.17
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	1.17
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	\$45,400
Total Value	\$45,400

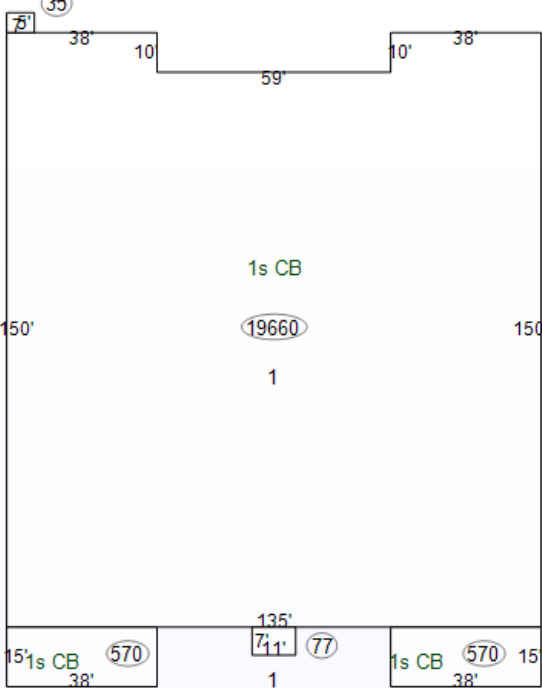
General Information				
Occupancy	C/I Building	Pre. Use	Bowling Alley	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(650')			
Heating	20800 sqft			
A/C	18015 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	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0			
Water Heaters	0		0			
Add Fixtures	0	0	14	14	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Total	0	0	14	14	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
				<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
Can, CT 77sqft	\$2,160	1 x Ref Wat Cooler	\$1300
Can, CT 35sqft	\$980		



BLUFFTON BOWLING ALLEY

Building Computations			
Sub-Total (all floors)	\$1,455,720	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,482,560
Plumbing	\$22,400	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.96
Special Features	\$3,140	Repl. Cost New	\$1,423,258
Exterior Features	\$0		

Floor/Use Computations		
Pricing Key	GCM	GCM
Use	BOWL	BOWL
Use Area	19660 sqft	1140 sqft
Area Not in Use	0 sqft	0 sqft
Use %	94.5%	5.5%
Eff Perimeter	650'	650'
PAR	3	3
# of Units / AC	0	0
Avg Unit sz dpth	-1	0
Floor	1	1
Wall Height	12'	10'
Base Rate	\$85.97	\$85.97
Frame Adj	(\$13.55)	(\$13.55)
Wall Height Adj	(\$1.52)	(\$3.04)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$70.90	\$69.38
BPA Factor	1.00	1.00
Sub Total (rate)	\$70.90	\$69.38
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$0.88)	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$70.02	\$69.38
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$1,376,627	\$79,093

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	Concrete	C	1953	1985	40 A		0.96		20,800 sqft	\$1,423,258	80%	\$284,650	0%	100%	1.000	0.700	0.00	0.00	100.00	\$199,300
2: Paving	1	Asphalt	C	1970	1970	55 A	\$2.81	0.96	\$2.70	19,000 sqft	\$51,254	80%	\$10,250	0%	100%	1.000	0.700	0.00	0.00	100.00	\$7,200