

90-08-09-100-038.000-004

General Information

Parcel Number
90-08-09-100-038.000-004

Local Parcel Number
0100845800

Tax ID:

Routing Number
M05.07 R50

Property Class 450
Convenience Market With Gasoline

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)
1303 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.40

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

Bluffton23 LLC

Ownership

Bluffton23 LLC
8820 Hornady Ct
Indianapolis, IN 46239

Legal

0.417A W PT MID PT NENE (9-D)



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"/>
\$197,500	Land	\$197,500	\$197,500	\$197,500	\$18,000	\$18,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$197,500	Land Non Res (3)	\$197,500	\$197,500	\$197,500	\$18,000	\$18,000
\$555,900	Improvement	\$555,900	\$547,000	\$547,000	\$706,900	\$676,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$555,900	Imp Non Res (3)	\$555,900	\$547,000	\$547,000	\$706,900	\$676,400
\$753,400	Total	\$753,400	\$744,500	\$744,500	\$724,900	\$694,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$753,400	Total Non Res (3)	\$753,400	\$744,500	\$744,500	\$724,900	\$694,400

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	0.377	1.69	\$310.000	\$523,900	\$197,510	0%	1.0000	0.00	0.00	100.00	\$197,510

1303 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/01/2023	Bluffton23 LLC	20231317	LC	/	\$1,050,000	I
01/10/2022	Carper, LLC	20220124	LW	/	\$1,250,000	I
02/24/2016	National Oil & Gas Inc	202790	WD	155/839	\$30,000	I
02/24/2016	KTB Enterprises, LLC	202787	WD	155/837	\$30,000	I
01/12/2001	NATIONAL OIL & GAS		WD	137/987	\$192,532	I
11/10/1980	NATIONAL OIL & GAS	0	WD	/		I

Commercial

Appraiser

BLUFFTON COM/IND SOU

Notes

Land Computations

Calculated Acreage	0.38
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.42
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	0.42
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	\$197,500
Total Value	\$197,500

General Information				
Occupancy	C/I Building	Pre. Use	Convenience Market	
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(238')
Heating	3358 sqft
A/C	3358 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	GCK Adjustments		
Water Heaters		0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	11	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	11	<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

Building Computations			
Sub-Total (all floors)	\$362,933	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$380,533
Plumbing	\$17,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$401,842
Exterior Features	\$0		

Floor/Use Computations											
Pricing Key	GCM										
Use	CONVMRK										
Use Area	3358 sqft										
Area Not in Use	0 sqft										
Use %	100.0%										
Eff Perimeter	238'										
PAR	7										
# of Units / AC	0										
Avg Unit sz dpth	-1										
Floor	1										
Wall Height	12'										
Base Rate	\$121.36										
Frame Adj	(\$13.28)										
Wall Height Adj	\$0.00										
Dock Floor	\$0.00										
Roof Deck	\$0.00										
Adj Base Rate	\$108.08										
BPA Factor	1.00										
Sub Total (rate)	\$108.08										
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										
S.F. Price	\$108.08										
Sub-Total											
Unit Cost	\$0.00										
Elevated Floor	\$0.00										
Total (Use)	\$362,933										

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+2	2016	2016	9	A		0.96		3,358 sqft	\$401,842	15%	\$341,570	0%	100%	1.000	1.400	0.00	0.00	100.00	\$478,200
2: Masonry Wall	1		C	2016	2016	9	A	\$127.11	0.96	\$131.8	21' x 7'	\$2,770	25%	\$2,080	0%	100%	1.000	1.400	0.00	0.00	100.00	\$2,900
3: Paving 1	1	Concrete	C	2016	2016	9	A	\$3.51	0.96	\$3.37	7,700 sqft	\$25,946	42%	\$15,050	0%	100%	1.000	1.400	0.00	0.00	100.00	\$21,100
4: Paving 2	1	Asphalt	C	2016	2016	9	A	\$2.81	0.96	\$2.70	3,800 sqft	\$10,251	60%	\$4,100	0%	100%	1.000	1.400	0.00	0.00	100.00	\$5,700
5: Service Station, DetCPY 1	1		C	2016	2016	9	A	\$38.16	0.96	\$36.63	720 sqft	\$26,376	35%	\$17,140	0%	100%	1.000	1.400	0.00	0.00	100.00	\$24,000
6: Service Station, DetCPY 2	1		C	2016	2016	9	A	\$38.16	0.96	\$36.63	720 sqft	\$26,376	35%	\$17,140	0%	100%	1.000	1.400	0.00	0.00	100.00	\$24,000