

90-08-04-539-409.000-004

ELKS LODGE #796(TRUSTEES)

213 S MAIN

699, Exempt, Other

BLUFFTON COMMERCIAL

1/4

## General Information

## Ownership

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

**Local Parcel Number**  
0100983000

**Tax ID:**

## Legal

**Routing Number**  
M04.14 R134

**Property Class 699**  
Exempt, Other

**Year: 2025**

2025

## Assessment Year

2025

2024

2023

2022

2021

## Location Information

WIP

**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



## Exempt

## Valuation Records (Work In Progress values are not certified values and are subject to change)

	2025	Assessment Year	2025	2024	2023	2022	2021
<b>Reason For Change</b>		WIP	AA	AA	AA	AA	AA
<b>As Of Date</b>	03/05/2025		04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
<b>Valuation Method</b>	Indiana Cost Mod		Indiana Cost Mod				
<b>Equalization Factor</b>	1.0000		1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				
<b>Land</b>	\$9,400		\$9,400	\$9,400	\$9,200	\$9,200	\$9,200
Land Res (1)	\$0		\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0		\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$9,400		\$9,400	\$9,400	\$9,200	\$9,200	\$9,200
<b>Improvement</b>	\$321,300		\$234,700	\$227,800	\$266,000	\$184,100	
Imp Res (1)	\$0		\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0		\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$321,300		\$234,700	\$227,800	\$266,000	\$184,100	
<b>Total</b>	\$330,700		\$244,100	\$237,200	\$275,200	\$193,300	
Total Res (1)	\$0		\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0		\$0	\$0	\$0	\$0	\$0
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')

Zoning	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
Subdivision	Fci	F		43	43x140	0.97	\$225	\$218	\$9,374	0%	1.0000	0.00	0.00	100.00	\$9,370

**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

Data Source External Only

Collector 09/11/2024

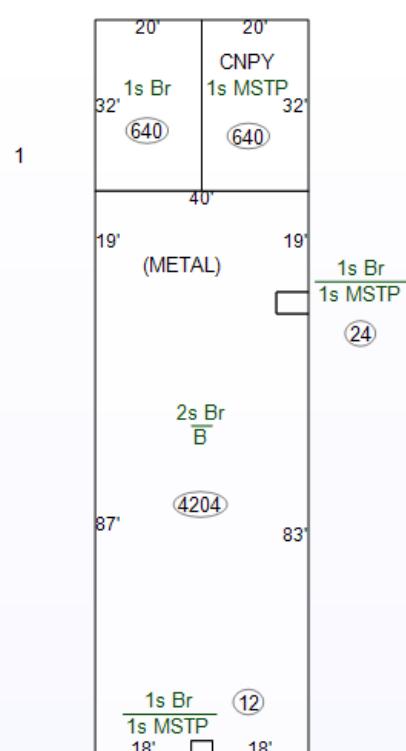
Nexus

Appraiser

## 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
<b>Total Value</b>	<b>\$9,400</b>

General Information							
Occupancy	C/I Building	Pre. Use	General Retail				
Description	C/I Building	Pre. Framing	Wood Joist				
Story Height	2	Pre. Finish	Finished Open				
Type	N/A	# of Units	0				
SB		B	1	U			
Wall Type	B: 2(275')		1: 2(339')	U: 2(257')			
Heating	4204 sqft		4844 sqft	4240 sqft			
A/C			4844 sqft	4240 sqft			
Sprinkler							
Plumbing RES/CI			Roofing				
Full Bath	#	TF	#	TF	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal		
Half Bath	0	0	0	0	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate		
Kitchen Sinks			<input type="checkbox"/> Other				
Water Heaters			GCK Adjustments				
Add Fixtures	0	0	20	20	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio		
Total	0	0	20	20	<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner		
					<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pln		
Exterior Features							



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>

Special Features		Other Plumbing		Building Computations			
Description	Value	Description	Value	Sub-Total (all floors)	\$1,349,908	Garages	\$0
Can, CT 418sqft	\$11,730	Racquetball/Squash			\$0	Fireplaces	\$0
		Theater Balcony			\$0	Sub-Total (building)	\$1,406,138
		Plumbing		\$32,000		Quality (Grade)	\$0
		Other Plumbing			\$0	Location Multiplier	0.00
		Special Features		\$11,730		Repl. Cost New	\$1,349,880
		Exterior Features		\$12,500			

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	2	Brick	C	1900	1990	35 A		0.96		13,288 sqft	\$1,349,892	72%	\$377,970	0%	100%	1.000	0.850	0.00	0.00	100.00	\$321,300

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699, Exempt, Other

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**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>

**Special Features**

Description	Value

**Exterior Features**

Area	Value

**Other Plumbing**

Description	Value

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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

