

90-08-09-100-038.000-004

Bluffton23 LLC

1303 S MAIN

450, Convenience Market With Gasoline

BLUFFTON COM/IND SOU

1/2

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

All ERA

Streets or Roads

Paved TIF

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2023

Data Source External Only

Ownership

1303 S MAIN

Transfer of Ownership

BLUFFTON COM/IND SOU

Notes

Bluffton23 LLC

8820 Hornady Ct
Indianapolis, IN 46239

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

Legal

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

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

02/19/2025

Reason For Change

AA

AA

AA

AA

AA

As Of Date

04/13/2025

03/30/2024

03/14/2023

04/07/2022

03/01/2021

Valuation Method

Indiana Cost Mod

Equalization Factor

1.0000

1.0000

1.0000

1.0000

1.0000

Notice Required

Land

\$197,500

\$197,500

\$197,500

\$18,000

\$18,000

Land Res (1)

\$0

\$0

\$0

\$0

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$197,500

\$197,500

\$197,500

\$18,000

\$18,000

Improvement

\$555,900

\$547,000

\$547,000

\$706,900

\$676,400

Imp Res (1)

\$0

\$0

\$0

\$0

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$555,900

\$547,000

\$547,000

\$706,900

\$676,400

Total

\$753,400

\$744,500

\$744,500

\$724,900

\$694,400

Total Res (1)

\$0

\$0

\$0

\$0

\$0

Total Non Res (2)

\$0

\$0

\$0

\$0

\$0

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

Act Front.

Size

Factor

Rate

Adj. Rate

Pricing Method

Ext. Value

Infl. %

Market Factor

Cap 1

Cap 2

Soil ID

Value

Cap 3

Value

Value

Value

11

A

0

0.377

1.69

\$310,000

Flood Hazard

\$523,900

\$197,510

0%

1.0000

0.00

ERA

0.00

0.00

100.00

\$197,510

All

TIF

Paved

Neighborhood Life Cycle Stage

Other

Tuesday, April 15, 2025

Data Source

External Only

Collector

11/01/2023

Nexus

Appraiser

BLUFFTON COM/IND SOU

Notes

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

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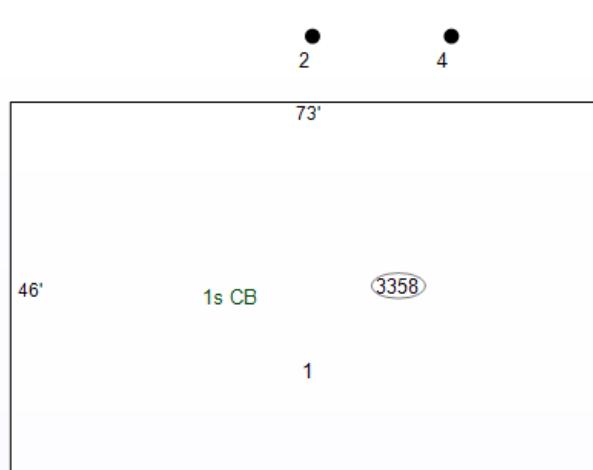
Bluffton23 LLC

1303 S MAIN

450, Convenience Market With Gasoline BLUFFTON COM/IND SOU

2/2

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	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate		
Half Bath	0	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	11	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner		
Total	0	0	11	11	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		
Exterior Features									
Description		Area	Value						



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								
Building Computations									
Description	Value	Description	Value	Sub-Total (all floors)	\$362,933	Garages	\$0	Unit Finish/SR	\$0.00
				Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00
				Theater Balcony	\$0	Sub-Total (building)	\$380,533	S.F. Price	\$108.08
				Plumbing	\$17,600	Quality (Grade)	\$1	Sub-Total	
				Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost	\$0.00
				Special Features	\$0	Repl. Cost New	\$401,842	Elevated Floor	\$0.00
				Exterior Features	\$0			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