

90-08-09-100-016.000-004

300, Inc

1231 S SCOTT ST

464, Bowling Alley

BLUFFTON COM/IND SOU

1/2

General Information**Parcel Number**

90-08-09-100-016.000-004

Local Parcel Number

0100673100

Tax ID:**Ownership**

300, Inc

1231 S Main St
Bluffton, IN 46714**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		WD	125/767			I
01/01/1900	BOWMAN, HAROLD/I		WD	/			I

Routing Number

M05.07 R55

Property Class 464

Bowling Alley

Legal

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

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

Location Information	2025	Assessment Year		2025	2024	2023	2022	2021
		WIP	Reason For Change					
County	02/19/2025	AA	As Of Date	04/13/2025	AA	AA	AA	AA
Wells	Indiana Cost Mod		Valuation Method	Indiana Cost Mod				
Township	1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP			Notice Required	<input type="checkbox"/>				
District 004 (Local 004)	\$45,400	\$45,400	Land	\$45,400	\$45,400	\$30,000	\$30,000	\$32,900
BLUFFTON CITY-HARRISON TOW	\$0	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
School Corp 8445	\$0	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
M.S.D. BLUFFTON-HARRISON	\$45,400	\$45,400	Land Non Res (3)	\$45,400	\$45,400	\$30,000	\$30,000	\$32,900
Neighborhood 203343-004	\$206,500	\$206,500	Improvement	\$206,500	\$191,300	\$209,400	\$209,800	\$196,600
BLUFFTON COM/IND SOUTH	\$0	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$206,500	\$206,500	Imp Non Res (3)	\$206,500	\$191,300	\$209,400	\$209,800	\$196,600
Section/Plat	\$251,900	\$251,900	Total	\$251,900	\$236,700	\$239,400	\$239,800	\$229,500
09	\$0	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$0	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
1231 S SCOTT ST	\$251,900	\$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')

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	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

Lot**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

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

Data Source External Only

Collector 11/01/2023

Nexus

Appraiser

90-08-09-100-016.000-004

300, Inc

BLUFFTON COM/IND SOU 2/2

General Information

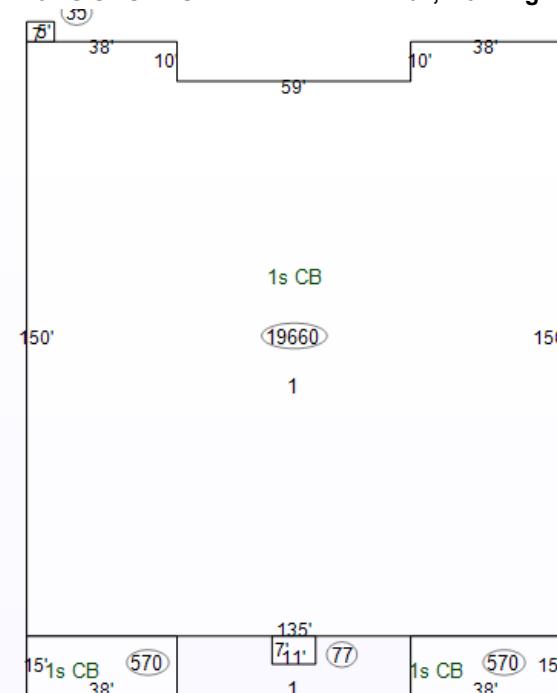
Occupancy	C/I Building	Pre. Use	Bowling Alley
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB B 1 U**Wall Type** 1: 1(650')**Heating** 20800 sqft**A/C** 18015 sqft**Sprinkler****Plumbing RES/CI**

	#	TF	#	TF	Roofing
Full Bath	0	0	0	0	<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	0	0			<input type="checkbox"/> Other
Water Heaters	0	0			GCK Adjustments
Add Fixtures	0	0	14	14	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
Total	0	0	14	14	<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 Pnl

Exterior Features

Description	Area	Value

1231 S SCOTT ST**464, Bowling Alley****BLUFFTON BOWLING ALLEY****BLUFFTON COM/IND SOU****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

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		

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

Total all pages

\$206,500

Total this page

\$206,500