

90-08-09-100-013.000-004

**Bummies, Inc****1263 S MAIN****435, Drive-in Restaurant****BLUFFTON COM/IND SOU**

1/2

**General Information****Parcel Number**

90-08-09-100-013.000-004

**Local Parcel Number**

0100652400

**Tax ID:****Routing Number**

M05.07 R51

**Property Class 435**

Drive-in Restaurant

**Year: 2025****Ownership**

Bummies, Inc

1263 S Main

Bluffton, IN 46714

**1263 S MAIN****435, Drive-in Restaurant****Transfer of Ownership****Notes**

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
07/25/2022	Bummies, Inc	20223280	QC	/			
05/27/1993	BAUMGARTNER, PHI		0	WD	128/266		
01/01/1900	BAUMGARTNER, HA			WD	/		

**Legal**

1.627A 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
<b>Location Information</b>	<b>WIP</b>	<b>Reason For Change</b>	<b>AA</b>	<b>AA</b>	<b>AA</b>	<b>AA</b>	<b>AA</b>
<b>County</b>	02/21/2025	<b>As Of Date</b>	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod				
<b>Township</b>	1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP		<b>Notice Required</b>	<input type="checkbox"/>				
<b>District 004 (Local 004 )</b>	<b>\$53,600</b>	<b>Land</b>	<b>\$53,600</b>	<b>\$53,600</b>	<b>\$33,900</b>	<b>\$33,900</b>	<b>\$33,500</b>
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$53,600	Land Non Res (3)	\$53,600	\$53,600	\$33,900	\$33,900	\$33,500
<b>School Corp 8445</b>	<b>\$155,600</b>	<b>Improvement</b>	<b>\$155,600</b>	<b>\$143,000</b>	<b>\$140,500</b>	<b>\$140,500</b>	<b>\$132,700</b>
M.S.D. BLUFFTON-HARRISON	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$155,600	Imp Non Res (3)	\$155,600	\$143,000	\$140,500	\$140,500	\$132,700
<b>Neighborhood 203343-004</b>	<b>\$155,600</b>	<b>Total</b>	<b>\$209,200</b>	<b>\$196,600</b>	<b>\$174,400</b>	<b>\$174,400</b>	<b>\$166,200</b>
BLUFFTON COM/IND SOUTH	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$209,200	Total Non Res (3)	\$209,200	\$196,600	\$174,400	\$174,400	\$166,200

**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
				0	0.7	1.32	\$41,000	\$54,120	37,884	0%	1.0000	0.00	0.00	100.00
				0	0.927	1.00	\$17,000	\$17,000	\$15,759	0%	1.0000	0.00	0.00	100.00

**Land Computations**

Calculated Acreage	1.63
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.63
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	1.63
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	\$53,600
<b>Total Value</b>	<b>\$53,600</b>

**Lot****Market Model**

431/435 - FAST FOOD

**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

90-08-09-100-013.000-004

Bummies, Inc

1263 S MAIN

2/2

**General Information**

Occupancy Barn, Pole (T3)

Description Barn, Pole (T3) 1

Story Height 0

Style N/A

Finished Area

Make

**Plumbing**

# TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

**Floor Finish**

- Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Accommodations**

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

**Wall Finish**

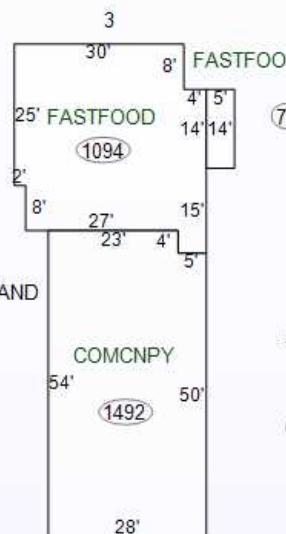
- Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Heat Type****Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description Area Value

B & K ROOTBEER STAND  
"BUMMIES"**Specialty Plumbing**

Description Count Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

**Total Base**

Adjustments	Row Type Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0

Quality and Design Factor (Grade)

Location Multiplier	0.96
Replacement Cost	\$16,468

**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: Barn, Pole (T3) 1	1	T3AW	C	2011	2011	14 A	\$21.61	0.96		24' x 32' x 16'	\$16,468	30%	\$11,530	0%	100%	1,000	1,250	0.00	0.00	100.00	\$14,400
2: Barn, Pole (T3) 2	1	T30W	C	2015	2015	10 A	\$16.31	0.96		18' x 18' x 8'	\$4,681	20%	\$3,750	0%	100%	1,000	1,250	0.00	0.00	100.00	\$4,700
3: Fast Food Restaurant	1		C	1957	2005	20 A	\$230.6	0.96	\$221.4	1,164 sqft	\$257,726	65%	\$90,200	10%	100%	1,000	1,250	0.00	0.00	100.00	\$101,500
4: Fast Food, Detached Can	1		C	1990	2005	20 A	\$30.45	0.96	\$29.23	1,492 sqft	\$43,614	65%	\$15,260	10%	100%	1,000	1,250	0.00	0.00	100.00	\$17,200
5: Fencing	1	Plank	C	1995	1995	30 A	\$13.00	0.96	\$12.48	290' x 4'	\$3,619	80%	\$720	0%	100%	1,000	1,250	0.00	0.00	100.00	\$900
6: Paving	1	Concrete	C	1957	1957	68 A	\$4.22	0.96	\$4.05	14,000 sqft	\$56,717	80%	\$11,340	0%	100%	1,000	1,250	0.00	0.00	100.00	\$14,200
7: Utility Shed 1	1		D	1990	1990	35 A	\$19.35	0.96	\$14.86	16'x16'	\$3,804	65%	\$1,330	0%	100%	1,000	1,250	0.00	0.00	100.00	\$1,700
8: Utility Shed 2	1		C	1990	1990	35 A	\$23.66	0.96	\$22.71	8'x12'	\$2,181	65%	\$760	0%	100%	1,000	1,250	0.00	0.00	100.00	\$1,000

Total all pages

\$155,600

Total this page

\$155,600