

90-08-09-100-034.000-004

General Information

Parcel Number
90-08-09-100-034.000-004

Local Parcel Number
0100807400

Tax ID:

Routing Number
M05.07 R48

Property Class 425
Neighborhood Shopping Center

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)
1311 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.80

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

NEW LIFE, INC

Ownership

New Life Inc
1409 S Main
Bluffton, IN 46714

Legal

6.071A PT E/2 NE (9-H)



1311 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/27/2005	New Life Inc	144642/643	WD	143/477-78		I
01/09/1998	NORTHWOOD APAR	0	QC	133/752		I
01/05/1996	QC FROM SHIVELY,	0	WD	131/338		I
01/05/1996	CAPITAL INVESTORS	0	OT	131/337		I
01/01/1900	CAPITAL INVESTORS		WD	/		I

425, Neighborhood Shopping Center

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	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"/>
\$157,200	Land	\$157,200	\$157,200	\$95,900	\$95,900	\$95,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$157,200	Land Non Res (3)	\$157,200	\$157,200	\$95,900	\$95,900	\$95,900
\$359,500	Improvement	\$359,500	\$354,000	\$353,600	\$352,700	\$332,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$359,500	Imp Non Res (3)	\$359,500	\$354,000	\$353,600	\$352,700	\$332,200
\$516,700	Total	\$516,700	\$511,200	\$449,500	\$448,600	\$428,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$516,700	Total Non Res (3)	\$516,700	\$511,200	\$449,500	\$448,600	\$428,100

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	2.2500	1.00	\$41,000	\$41,000	\$92,250	0%	1.0000	0.00	0.00	100.00	\$92,250
13	A		0	3.821	1.00	\$17,000	\$17,000	\$64,957	0%	1.0000	0.00	0.00	100.00	\$64,960

Land Computations

Calculated Acreage	6.07
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	6.07
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	6.07
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	\$157,200
Total Value	\$157,200

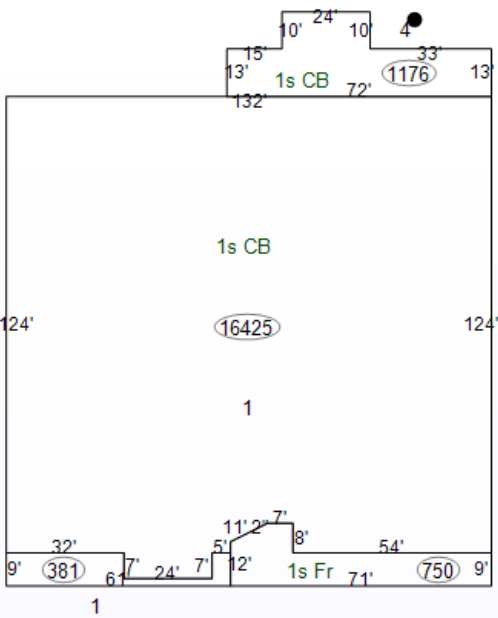
General Information				
Occupancy	C/I Building	Pre. Use	General Retail	
Description	C/I Building 1 Ex	Pre. Framing	Fire Resistant	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(590')			
Heating	18351 sqft			
A/C	18351 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	10	10	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	10	10	<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
Can, CT 381sqft	\$10,690		



DOLLAR GENERAL FORGIVEN CHURCH
57% OF BUILDING AND PAVING EXEMPT

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	
Use	GENRET	UTLSTOR	GENRET	
Use Area	16425 sqft	1176 sqft	750 sqft	
Area Not in Use	0 sqft	0 sqft	0 sqft	
Use %	89.5%	6.4%	4.1%	
Eff Perimeter	590'	590'	590'	
PAR	3	3	3	
# of Units / AC	0	0	0	
Avg Unit sz dpth	-1	-1	0	
Floor	1	1	1	
Wall Height	14'	14'	12'	
Base Rate	\$81.89	\$43.93	\$81.89	
Frame Adj	\$0.00	\$0.00	\$0.00	
Wall Height Adj	\$0.00	\$0.00	(\$1.88)	
Dock Floor	\$0.00	\$0.00	\$0.00	
Roof Deck	\$0.00	\$0.00	\$0.00	
Adj Base Rate	\$81.89	\$43.93	\$80.01	
BPA Factor	1.00	1.00	1.00	
Sub Total (rate)	\$81.89	\$43.93	\$80.01	
Interior Finish	\$0.00	\$0.00	\$0.00	
Partitions	\$0.00	\$0.00	\$0.00	
Heating	\$0.00	\$0.00	\$0.00	
A/C	\$0.00	\$4.23	\$0.00	
Sprinkler	\$0.00	\$0.00	\$0.00	
Lighting	\$0.00	\$0.00	\$0.00	
Unit Finish/SR	\$0.00	\$0.00	\$0.00	
GCK Adj.	\$0.00	\$0.00	\$0.00	
S.F. Price	\$81.89	\$48.16	\$80.01	
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	
Elevated Floor	\$0.00	\$0.00	\$0.00	
Total (Use)	\$1,345,043	\$56,636	\$60,008	

Building Computations		
Sub-Total (all floors)	\$1,461,687	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$1,488,377
Plumbing	\$16,000	Quality (Grade) \$1
Other Plumbing	\$0	Location Multiplier 0.96
Special Features	\$10,690	Repl. Cost New \$1,428,842
Exterior Features	\$0	

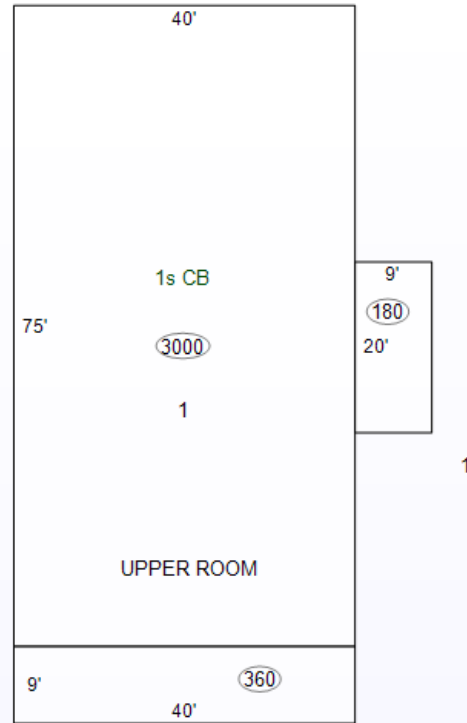
Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building 1 Exempt 57	1	Concrete	C	1963	1970	55 A		0.96		18,351 sqft	\$1,428,842	80%	\$285,770	13%	100%	1.000	0.800	0.00	0.00	100.00	\$198,900
2: Fencing Exempt	1	9 Gauge	C	1980	1980	45 F	\$15.94	0.96	\$20.95	240' x 6'	\$5,027	80%	\$1,010	0%	100%	1.000	0.800	0.00	0.00	100.00	\$800
3: Paving Exempt 57%	1	Asphalt	C	2020	2020	5 A	\$2.24	0.96	\$2.15	50,300 sqft	\$108,165	40%	\$64,900	0%	100%	1.000	0.800	0.00	0.00	100.00	\$51,900
4: Utility Shed	1	SV	C	2000	2000	25 A		0.96		10'x12'		55%		0%	100%	1.000	0.800	0.00	0.00	100.00	\$300

General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building Exe	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0
SB		B	1 U

Wall Type	1: 1(230')
Heating	3000 sqft
A/C	2160 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	1	2	<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"/> Insulation
Add Fixtures	0	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	1	2	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pn

Exterior Features		
Description	Area	Value



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	UTLSTOR
Use Area	2160 sqft	840 sqft
Area Not in Use	0 sqft	0 sqft
Use %	72.0%	28.0%
Eff Perimeter	230'	230'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	14'	14'
Base Rate	\$131.17	\$81.47
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$131.17	\$81.47
BPA Factor	1.00	1.00
Sub Total (rate)	\$131.17	\$81.47
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$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	\$131.17	\$81.47
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$283,327	\$68,435

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 360sqft	\$10,100		
Can, CT 180sqft	\$5,050		

Building Computations			
Sub-Total (all floors)	\$351,762	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$370,112
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$15,150	Repl. Cost New	\$355,308
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 Exempt 100%	1	Concrete	C	1969	1969	56 A		0.96		3,000 sqft	\$355,308	80%	\$71,060	0%	100%	1.000	0.800	0.00	0.00	100.00	\$56,800

General Information				
Occupancy	C/I Building	Pre. Use	General Office	
Description	C/I Building Exe	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(152')			
Heating	859 sqft			
A/C	859 sqft			
Sprinkler				

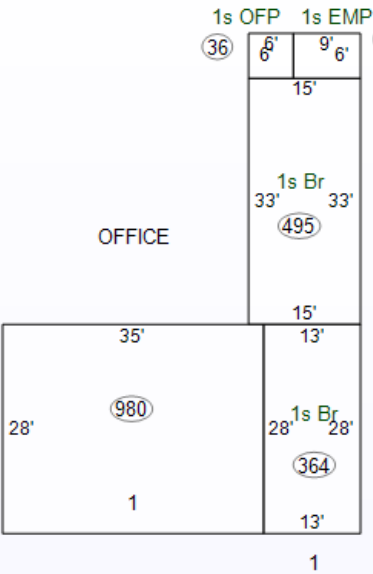
Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0	1	<input type="checkbox"/> Other			
Kitchen Sinks	0		0				
Water Heaters	0		0				
Add Fixtures	0	0	1	1	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Total	0	0	2	3	<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
Porch, Enclosed Masonry	54	\$6,900
Porch, Open Frame	36	\$3,400

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 980sqft	\$27,500		
BF, ND x1	\$14,800		
BF, DWU TW x1	\$12,100		

Building Computations			
Sub-Total (all floors)	\$164,121	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$233,621
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$54,400	Repl. Cost New	\$246,703
Exterior Features	\$10,300		

Floor/Use Computations											
Pricing Key	GCR										
Use	GENOFF										
Use Area	859 sqft										
Area Not in Use	0 sqft										
Use %	100.0%										
Eff Perimeter	152'										
PAR	18										
# of Units / AC	0 / N										
Avg Unit sz dpth											
Floor	1										
Wall Height	8'										
Base Rate	\$191.06										
Frame Adj	\$0.00										
Wall Height Adj	\$0.00										
Dock Floor	\$0.00										
Roof Deck	\$0.00										
Adj Base Rate	\$191.06										
BPA Factor	1.00										
Sub Total (rate)	\$191.06										
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	\$191.06										
Sub-Total											
Unit Cost	\$0.00										
Elevated Floor	\$0.00										
Total (Use)	\$164,121										



100% OF BUILDING EX

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 Exempt 100%	1	Brick	C+2	1975	1975	50	A		0.96		859 sqft	\$246,703	80%	\$49,340	0%	100%	1.000	0.800	0.00	0.00	100.00	\$39,500
2: Paving Exempt	1	Asphalt	C	1963	1963	62	A	\$2.57	0.96	\$2.47	28,700 sqft	\$70,809	80%	\$14,160	0%	100%	1.000	0.800	0.00	0.00	100.00	\$11,300