

90-08-04-539-143.000-004

General Information

Parcel Number
90-08-04-539-143.000-004

Local Parcel Number
0100743601

Tax ID:

Routing Number
M04.09 R01

Property Class 420
Small Detached Retail of Less Than

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 203643-004
BLUFFTON COMMERCIAL

Section/Plat
004.070

Location Address (1)
404 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.50

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 2025

King of Smoke Shop Inc

Ownership

King of Smoke Shop Inc
525 E McGalliard Rd
Muncie, IN 47303

Legal

ORIG E 55' LOT 200 (4-G)



404 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/30/2023	King of Smoke Shop In	20233440	WR	/	\$70,000	I
08/04/2022	Arnold, Steven H	20223419	AF	/		I
09/10/1981	EVERSOLE, SANDRA	0	WD	/		I
01/03/1980	EVERSOLE	0	WD	/		I
12/10/1979	POFF	0	WD	/		I
04/12/1978	GILBERT	0	WD	/		I

420, Small Detached Retail of Less Than

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
03/05/2025	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"/>
\$12,100	Land	\$12,100	\$12,100	\$9,300	\$4,100	\$4,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$12,100	Land Non Res (3)	\$12,100	\$12,100	\$9,300	\$4,100	\$4,100
\$59,100	Improvement	\$59,100	\$57,900	\$32,900	\$34,600	\$32,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$59,100	Imp Non Res (3)	\$59,100	\$57,900	\$32,900	\$34,600	\$32,300
\$71,200	Total	\$71,200	\$70,000	\$42,200	\$38,700	\$36,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$71,200	Total Non Res (3)	\$71,200	\$70,000	\$42,200	\$38,700	\$36,400

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

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
Fci	F		70	70x55	0.59	<u>\$292.86</u>	\$173	\$12,110	0%	1.0000	0.00	0.00	100.00	\$12,110

Land Computations

Calculated Acreage	0.09
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$12,100
Total Value	\$12,100

BLUFFTON COMMERCIAL/

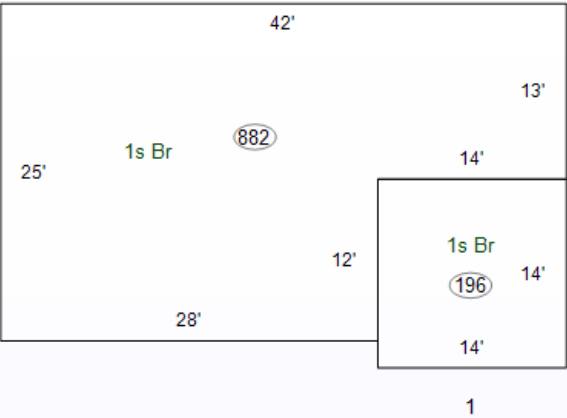
General Information				
Occupancy	C/I Building	Pre. Use	General Retail	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U
Wall Type			1: 1(14'),2(124')	
Heating			1078 sqft	
A/C				
Sprinkler				
Plumbing RES/CI				
	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	1	2
Kitchen Sinks		0	0	0
Water Heaters		0		0
Add Fixtures	0	0	0	0
Total	0	0	1	2
Roofing				
<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal				
<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate				
<input type="checkbox"/> Other				
GCK Adjustments				
<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulation				
<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

Special Features		Other Plumbing	
Description	Value	Description	Value

2

Building Computations			
Sub-Total (all floors)	\$197,537	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$200,737
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$173,437
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	Brick	D+2	1938	1980	45	A		0.96		1,078 sqft	\$173,437	80%	\$34,690	0%	100%	1.000	1.500	0.00	0.00	100.00	\$52,000
2: Paving	1	Concrete	C	2019	2019	6	A	\$4.22	0.96	\$4.05	1,800 sqft	\$7,292	35%	\$4,740	0%	100%	1.000	1.500	0.00	0.00	100.00	\$7,100



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	GENRET
Use Area	196 sqft	882 sqft
Area Not in Use	0 sqft	0 sqft
Use %	18.2%	81.8%
Eff Perimeter	138'	138'
PAR	13	13
# of Units / AC	0	0
Avg Unit sz dpth	-1	0
Floor	1	1
Wall Height	12'	12'
Base Rate	\$213.10	\$213.10
Frame Adj	(\$14.62)	(\$14.62)
Wall Height Adj	(\$10.55)	(\$9.35)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$187.93	\$189.13
BPA Factor	1.00	1.00
Sub Total (rate)	\$187.93	\$189.13
Interior Finish	\$0.00	\$0.00
Partitions	(\$3.68)	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$5.00)	(\$5.00)
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	\$179.25	\$184.13
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$35,133	\$162,404