

90-08-04-539-122.000-004

General Information

Parcel Number  
90-08-04-539-122.000-004

Local Parcel Number  
0100726800

Tax ID:

Routing Number  
M04.14 R129

Property Class 452  
Service Station

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 203543-004  
BLUFFTON COMMERCIAL DOWN

Section/Plat  
04

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

Zoning

Subdivision

Lot

Market Model  
C & I MARKET 1.20

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 2024

JDW REAL ESTATE, LLC

Ownership

JDW Real Estate LLC  
127 S Main St  
Bluffton, IN 46714-2047

Legal

ORIG 81-82 00-26-12  
S 24.6"



127 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/04/2008	JDW Real Estate LLC	159761	CW	146/766		I
09/01/1993	GARRETT'S AUTO S	0	WD	128/593		I
01/01/1900	W.D.		WD	/		I

452, Service Station

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
03/23/2025	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"/>
\$18,600	Land	\$18,600	\$18,600	\$18,600	\$18,200	\$18,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$18,600	Land Non Res (3)	\$18,600	\$18,600	\$18,600	\$18,200	\$18,200
\$153,300	Improvement	\$153,300	\$135,700	\$133,700	\$134,000	\$123,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$153,300	Imp Non Res (3)	\$153,300	\$135,700	\$133,700	\$134,000	\$123,700
\$171,900	Total	\$171,900	\$154,300	\$152,300	\$152,200	\$141,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$171,900	Total Non Res (3)	\$171,900	\$154,300	\$152,300	\$152,200	\$141,900

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		25	25x145	0.99	\$225	\$223	\$5,575	0%	1.0000	0.00	0.00	100.00	\$5,580
Fci	F		70	70x142	0.98	\$189.29	\$186	\$13,020	0%	1.0000	0.00	0.00	100.00	\$13,020

Land Computations

Calculated Acreage	0.31
Actual Frontage	95
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.31
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	0.31
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	\$18,600
Total Value	\$18,600

BLUFFTON COMMERCIAL

Notes

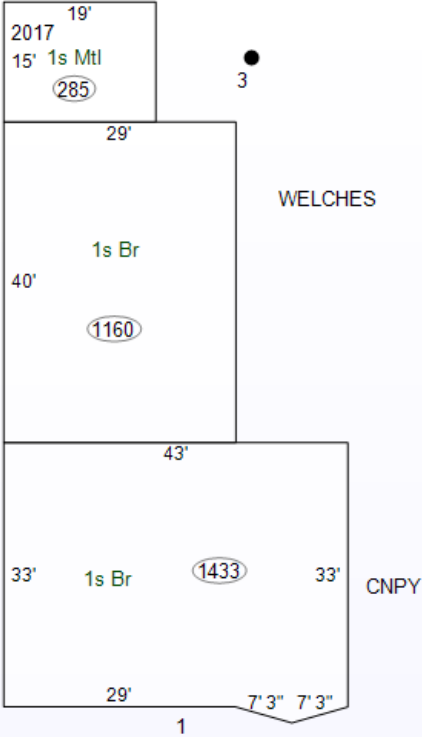
General Information			
Occupancy	C/I Building	Pre. Use	Auto Service
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0
SB	B	1	U

Wall Type	1: 1(29'),2(234')
Heating	2593 sqft
A/C	2593 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	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	2	4	<input type="checkbox"/> Other			
Kitchen Sinks	0		0	GCK Adjustments			
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input checked="" type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio	
Add Fixtures	0	1	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	3	5	<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 132sqft	\$3,700	1 x Drink Fount	\$800



Floor/Use Computations		
Pricing Key	GCM	GCK
Use	AUTOSER	GCK
Use Area	2593 sqft	285 sqft
Area Not in Use	0 sqft	0 sqft
Use %	90.1%	9.9%
Eff Perimeter	263'	263'
PAR	9	9
# of Units / AC	0	0 / N
Avg Unit sz dpth	0	
Floor	1	1
Wall Height	14'	8'
Base Rate	\$137.16	\$22.95
Frame Adj	(\$19.84)	\$0.00
Wall Height Adj	\$0.00	(\$2.25)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$117.32	\$22.95
BPA Factor	1.00	1.00
Sub Total (rate)	\$117.32	\$22.95
Interior Finish	\$0.00	\$4.45
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.60)
A/C	\$4.23	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$2.35
S.F. Price	\$121.55	\$25.90
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$315,176	\$7,381

Building Computations			
Sub-Total (all floors)	\$322,557	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$335,057
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$800	Location Multiplier	0.96
Special Features	\$3,700	Repl. Cost New	\$321,655
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	5/6 Maso	C	1986	2000	25 A		0.96		2,878 sqft	\$321,655	62%	\$122,230	0%	100%	1.000	1.200	0.00	0.00	100.00	\$146,700
2: Paving 1	1	Asphalt	C	1960	1960	65 A	\$2.81	0.96	\$2.70	9,300 sqft	\$25,088	80%	\$5,020	0%	100%	1.000	1.200	0.00	0.00	100.00	\$6,000
3: Paving 2	1	Concrete	C	2017	2017	8 A	\$3.51	0.96	\$3.37	266 sqft	\$896	42%	\$520	0%	100%	1.000	1.200	0.00	0.00	100.00	\$600