

90-08-09-100-037.000-004

General Information

Parcel Number  
90-08-09-100-037.000-004

Local Parcel Number  
0100710600

Tax ID:

Routing Number  
M05.07 R49

Property Class 453  
Car Wash

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)  
1309 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 ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2023

KTB Enterprises, LLC

Ownership

KTB Enterprises, LLC  
% EKCB Enterprises LLC  
1309 S Main Street  
Bluffton, IN 46714

Legal

9-26-12 Pt N E 1.78A (LAND CONTRACT) (9-D)



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"/> |
| \$55,700         | Land                | \$55,700                 | \$55,700                 | \$35,200                 | \$35,200                 | \$34,800                 |
| \$0              | Land Res (1)        | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$55,700         | Land Non Res (3)    | \$55,700                 | \$55,700                 | \$35,200                 | \$35,200                 | \$34,800                 |
| \$150,100        | Improvement         | \$150,100                | \$112,800                | \$111,400                | \$111,000                | \$104,400                |
| \$0              | Imp Res (1)         | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$150,100        | Imp Non Res (3)     | \$150,100                | \$112,800                | \$111,400                | \$111,000                | \$104,400                |
| \$205,800        | Total               | \$205,800                | \$168,500                | \$146,600                | \$146,200                | \$139,200                |
| \$0              | Total Res (1)       | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$205,800        | Total Non Res (3)   | \$205,800                | \$168,500                | \$146,600                | \$146,200                | \$139,200                |

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    |
|-----------|----------------|---------|------------|------|--------|----------|-----------|------------|---------|---------------|-------|-------|--------|----------|
| 11        | A              |         | 0          | 0.8  | 1.19   | \$41,000 | \$48,790  | \$39,032   | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$39,030 |
| 13        | A              |         | 0          | 0.98 | 1.00   | \$17,000 | \$17,000  | \$16,660   | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$16,660 |

1309 S MAIN

Transfer of Ownership

| Date       | Owner                | Doc ID   | Code | Book/Page | Adj Sale Price | V/I |
|------------|----------------------|----------|------|-----------|----------------|-----|
| 11/29/2022 | KTB Enterprises, LLC | 20224863 | CS   | /         | \$275,000      | I   |
| 03/22/2022 | KTB Enterprises, LLC | 20221274 | WR   | /         | \$135,000      | I   |
| 11/30/2007 | Kelly, Linda         | 159232   | CT   | 66/263    | \$135,000      | I   |
| 08/25/2006 | KELLY, DAVID/LINDA   | 152083   | CT   | 66/263    | \$135,000      | I   |
| 01/04/1983 | KTB Enterprises, LLC |          | WD   | /         |                | I   |
| 01/01/1900 | DUTCH MAID CAR W     |          | WD   | /         |                | I   |

Commercial

453, Car Wash

BLUFFTON COM/IND SOUTH 1/4

Notes

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 1.78                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 1.78                     |
| 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    | 1.78                     |
| 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             | \$55,700                 |
| Total Value             | \$55,700                 |

| General Information |              |              |                   |   |
|---------------------|--------------|--------------|-------------------|---|
| Occupancy           | C/I Building | Pre. Use     | Utility / Storage |   |
| 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(162') |  |  |  |
| Heating   |            |  |  |  |
| A/C       |            |  |  |  |
| 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  |   | 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  | 1 | 1       | <input type="checkbox"/> SteelGP  | <input type="checkbox"/> AluSR     | <input type="checkbox"/> Int Liner |
| Total           | 0 | 0  | 1 | 1       | <input type="checkbox"/> HGSR     | <input type="checkbox"/> PPS       | <input type="checkbox"/> Sand Pnl  |

| Exterior Features |      |       |
|-------------------|------|-------|
| Description       | Area | Value |



| Floor/Use Computations |           |
|------------------------|-----------|
| Pricing Key            | GCM       |
| Use                    | UTLSTOR   |
| Use Area               | 1680 sqft |
| Area Not in Use        | 0 sqft    |
| Use %                  | 100.0%    |
| Eff Perimeter          | 162'      |
| PAR                    | 10        |
| # of Units / AC        | 0         |
| Avg Unit sz dpth       | 0         |
| Floor                  | 1         |
| Wall Height            | 10'       |

|                  |           |
|------------------|-----------|
| Base Rate        | \$96.63   |
| Frame Adj        | (\$16.93) |
| Wall Height Adj  | (\$6.36)  |
| Dock Floor       | \$0.00    |
| Roof Deck        | \$0.00    |
| Adj Base Rate    | \$73.34   |
| BPA Factor       | 1.00      |
| Sub Total (rate) | \$73.34   |
| Interior Finish  | \$0.00    |
| Partitions       | \$0.00    |
| Heating          | (\$1.33)  |
| A/C              | \$0.00    |
| Sprinkler        | \$0.00    |
| Lighting         | \$0.00    |
| Unit Finish/SR   | \$0.00    |
| GCK Adj.         | \$0.00    |
| S.F. Price       | \$72.01   |
| Sub-Total        |           |
| Unit Cost        | \$0.00    |
| Elevated Floor   | \$0.00    |
| Total (Use)      | \$120,977 |

| Special Features |       | Other Plumbing |       |
|------------------|-------|----------------|-------|
| Description      | Value | Description    | Value |

| Building Computations  |           |                      |           |
|------------------------|-----------|----------------------|-----------|
| Sub-Total (all floors) | \$120,977 | Garages              | \$0       |
| Racquetball/Squash     | \$0       | Fireplaces           | \$0       |
| Theater Balcony        | \$0       | Sub-Total (building) | \$122,577 |
| Plumbing               | \$1,600   | Quality (Grade)      | \$1       |
| Other Plumbing         | \$0       | Location Multiplier  | 0.96      |
| Special Features       | \$0       | Repl. Cost New       | \$117,674 |
| 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     | 1973       | 1990     | 35         | A  |           | 0.96 |          | 1,680 sqft | \$117,674 | 80%      | \$23,530      | 0%      | 100% | 1.000 | 1.500 | 0.00  | 0.00  | 100.00 | \$35,300     |
| 2: Car Wash, Do-It Yourself | 1            | SV          | C     | 1979       | 1990     | 35         | A  | \$14,02   | 0.96 | \$28,80  | 4 Bays     | \$115,200 | 80%      | \$23,040      | 0%      | 100% | 1.000 | 1.500 | 0.00  | 0.00  | 100.00 | \$34,600     |
| 3: Paving                   | 1            | Concrete    | C     | 1973       | 1973     | 52         | A  | \$3.51    | 0.96 | \$3.37   | 336 sqft   | \$1,132   | 80%      | \$230         | 0%      | 100% | 1.000 | 1.500 | 0.00  | 0.00  | 100.00 | \$300        |

General Information

Occupancy

Description

Story Height

Style

Finished Area

Make

Paving

Paving 1

0

N/A

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Wood Shingle

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Other

Exterior Features

| Description | Area | Value |
|-------------|------|-------|
|-------------|------|-------|

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

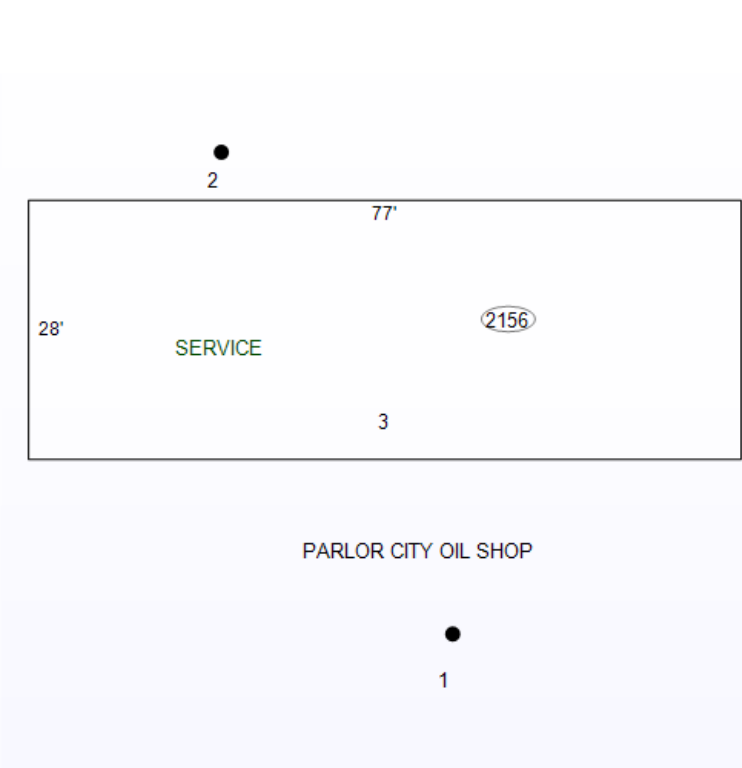
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



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  |        |      |        |       |        |

| Adjustments | Total Base | 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               |     | \$0      |
| Sub-Total, 1 Units                |     |          |
| Exterior Features (+)             | \$0 | \$0      |
| Garages (+) 0 sqft                | \$0 | \$0      |
| Quality and Design Factor (Grade) |     | 1.00     |
| Location Multiplier               |     | 0.96     |
| Replacement Cost                  |     | \$67,848 |

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: Paving 1        | 1            | Asphalt     | C     | 1975       | 1975     | 50         | A  | \$2.57    | 0.96 | \$2.47   | 27,500 sqft | \$67,848  | 80%      | \$13,570      | 0%      | 100% | 1.000 | 1.500 | 0.00  | 0.00  | 100.00 | \$20,400     |
| 2: Paving 2        | 1            | Concrete    | C     | 1975       | 1975     | 50         | A  | \$3.51    | 0.96 | \$3.37   | 224 sqft    | \$755     | 80%      | \$150         | 0%      | 100% | 1.000 | 1.500 | 0.00  | 0.00  | 100.00 | \$200        |
| 3: Service Station | 1            |             | C     | 1960       | 1990     | 35         | A  | \$95.56   | 0.96 | \$91.74  | 2,156 sqft  | \$197,786 | 80%      | \$39,560      | 0%      | 100% | 1.000 | 1.500 | 0.00  | 0.00  | 100.00 | \$59,300     |

