

90-08-04-539-143.000-004

King of Smoke Shop Inc

404 S MAIN

420, Small Detached Retail or Less Than

BLUFFTON COMMERCIAL/ 1/2

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

Data Source

External Only

Ownership**Transfer of Ownership**

90-08-04-539-143.000-004

King of Smoke Shop Inc

404 S MAIN

420, Small Detached Retail of Less Than

BLUFFTON COMMERCIAL/ 2/2

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			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"/> Insulatio		
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 Pnl		

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations										Floor/Use Computations									
Sub-Total (all floors)	\$197,537	Garages			\$0	Unit Finish/SR				Interior Finish	\$0.00	\$0.00							
Racquetball/Squash	\$0	Fireplaces			\$0	GCK Adj.				Partitions	(\$3.68)	\$0.00							
Theater Balcony	\$0	Sub-Total (building)		\$200,737	S.F. Price	\$179.25	\$184.13			Heating	\$0.00	\$0.00							
Plumbing	\$3,200	Quality (Grade)			\$1	Sub-Total				A/C	(\$5.00)	(\$5.00)							
Other Plumbing	\$0	Location Multiplier			0.96	Unit Cost				Sprinkler	\$0.00	\$0.00							
Special Features	\$0	Repl. Cost New			\$173,437	Elevated Floor				Lighting	\$0.00	\$0.00							
Exterior Features	\$0	Total (Use)			\$35,133	Total (Use)	\$162,404												

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