

90-08-09-100-041.000-004

General Information

Parcel Number  
90-08-09-100-041.000-004

Local Parcel Number  
0100939700

Tax ID:

Routing Number  
M05.07 R18

Property Class 686  
Exempt, Church, Chapel, Mosque,

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  
9C

Location Address (1)  
1248 S MAIN  
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model  
N/A

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 2024

APOSTOLIC CHRISTIAN CHURCH

Ownership

APOSTOLIC CHRISTIAN CHURCH  
OF BLUF INC & BLUF N INC  
P O BOX 30  
BLUFFTON, IN 46714

Legal

(09-C) 1.258A (29% EXEMPT) E PT NW NE W OF  
HWY



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
02/16/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$51,600	Land	\$51,600	\$57,800	\$39,800	\$39,800	\$39,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$51,600	Land Non Res (3)	\$51,600	\$57,800	\$39,800	\$39,800	\$39,800
\$265,700	Improvement	\$265,700	\$205,800	\$205,800	\$210,400	\$180,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$265,700	Imp Non Res (3)	\$265,700	\$205,800	\$205,800	\$210,400	\$180,000
\$317,300	Total	\$317,300	\$263,600	\$245,600	\$250,200	\$219,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$317,300	Total Non Res (3)	\$317,300	\$263,600	\$245,600	\$250,200	\$219,800

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	1.258	1.00	\$41,000	\$41,000	\$51,578	0%	1.0000	0.00	0.00	100.00	\$51,580

1248 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/06/2000	APOSTOLIC CHRISTI		CD	137/549		I
09/14/1999	NESCO, INC	0	WD	136/225		I
01/01/1900	CUPP, MICKEY R/TR		WD	/		I

686, Exempt, Church, Chapel, Mosque,

BLUFFTON COM/IND SOU

1/4

Notes

Land Computations

Calculated Acreage	1.26
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.26
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	1.26
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	\$51,600
Total Value	\$51,600

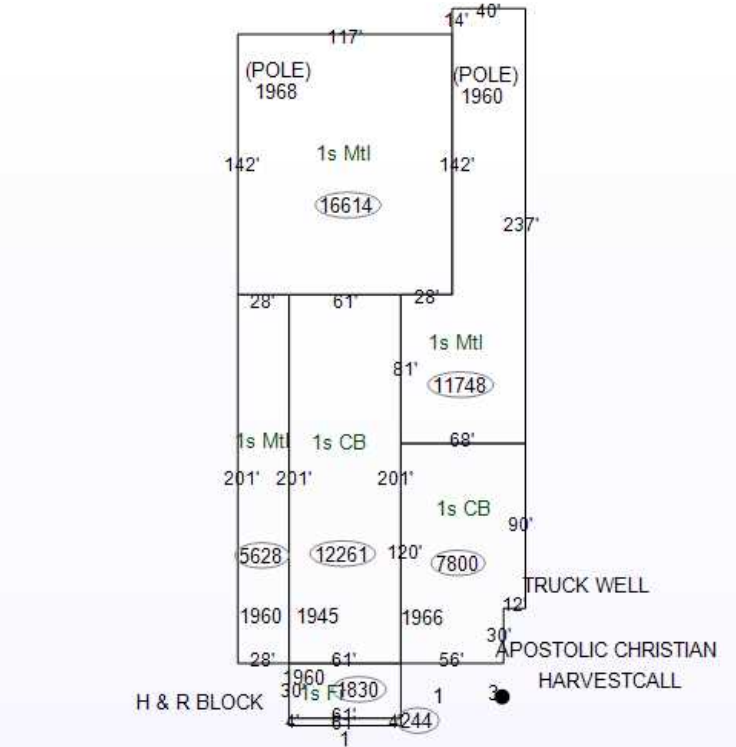
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	C/I Building	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(1088')			
Heating			
1830 sqft			
A/C			
1830 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	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	0	1	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	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
Can, CT 244sqft	\$6,850		
DF, TW/R 112' 2140sqft	\$15,540		



Building Computations			
Sub-Total (all floors)	\$1,346,099	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,373,289
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$22,390	Repl. Cost New	\$1,318,358
Exterior Features	\$0		

Floor/Use Computations				
Pricing Key	GCM	GCI	GCI	GCI
Use	GENOFF	LWRHSE	LWRHSE	LWRHSE
Use Area	1830 sqft	12261 sqft	5628 sqft	7800 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	3.3%	21.9%	10.1%	14.0%
Eff Perimeter	1088'	1088'	1088'	1088'
PAR	2	2	2	2
# of Units / AC	0	0 / N	0 / N	0 / N
Avg Unit sz dpth	-1			
Floor	1	1	1	1
Wall Height	9'	20'	14'	16'
Base Rate	\$97.99	\$47.74	\$47.74	\$47.74
Frame Adj	(\$9.80)	(\$17.07)	(\$17.07)	(\$17.07)
Wall Height Adj	(\$3.66)	\$0.40	(\$0.80)	(\$0.14)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$84.53	\$31.07	\$29.87	\$30.53
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$84.53	\$31.07	\$29.87	\$30.53
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.60)	(\$1.60)	(\$1.60)
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$84.53	\$29.47	\$28.27	\$28.93
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$154,690	\$361,332	\$159,104	\$225,654

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	Metal	C	1945	1990	35	A		0.96		55,881 sqft	\$1,318,358	80%	\$263,670	0%	100%	1.000	1.000	0.00	0.00	100.00	\$263,700
2: Paving 1	1	Asphalt	C	1990	1990	35	A	\$2.81	0.96	\$2.70	2,730 sqft	\$7,364	80%	\$1,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
3: Paving 2	1	Concrete	C	1990	1990	35	A	\$3.51	0.96	\$3.37	672 sqft	\$2,264	80%	\$450	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500

Floor/Use Computations		
Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	11748 sqft	16614 sqft
Area Not in Use	0 sqft	0 sqft
Use %	21.0%	29.7%
Eff Perimeter	1088'	1088'
PAR	2	2
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	10'	18'
<b>Base Rate</b>	<b>\$11.54</b>	<b>\$11.54</b>
Frame Adj	\$0.00	\$0.00
Wall Height Adj	(\$0.59)	\$1.80
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$11.54</b>	<b>\$11.54</b>
BPA Factor	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$11.54</b>	<b>\$11.54</b>
Interior Finish	\$4.45	\$4.45
Partitions	\$0.00	\$0.00
Heating	(\$1.60)	(\$1.60)
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.	\$0.38	\$0.59
<b>S.F. Price</b>	<b>\$14.18</b>	<b>\$16.78</b>
<b>Sub-Total</b>		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$166,577</b>	<b>\$278,743</b>

Special Features		Exterior Features		
Description	Value	Description	Area	Value

Other Plumbing	
Description	Value

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

