

90-08-04-539-183.000-004

OKA Corp. Holdings LLC

112 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/4

General Information**Parcel Number**

90-08-04-539-183.000-004

Local Parcel Number

0100779800

Tax ID:**Routing Number**

M04.14 R64

Property Class 429

Other Retail Structures

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)

112 N MAIN

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

C & I MARKET 0.70

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

Ownership

OKA Corp. Holdings LLC

118 N Main

Bluffton, IN 46714

Legal

ORIG PT 37-38 00-26-12

N PT

112 N MAIN

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Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/09/2021	OKA Corp. Holdings L	20210665	CW	/	\$75,000	I
11/02/2005	Rittenhouse Properties	147414	CD	144/103	\$135,000	I
11/14/1996	FIECHTER, HERMAN	0	WD	60/170		I
04/20/1990	ON CONTRACT W/G	0	WD	125/25		I
01/01/1900	ISCH, HARRY/CLARI		WD	/		I

Notes**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
02/19/2025		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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
		Land	\$9,200	\$9,200	\$9,200	\$9,000	\$9,000
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$3,200	\$3,200	\$3,200	\$3,100	\$3,100
		Land Non Res (3)	\$6,000	\$6,000	\$6,000	\$5,900	\$5,900
		Improvement	\$185,900	\$166,300	\$136,900	\$119,900	\$113,000
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$63,200	\$56,500	\$46,500	\$40,800	\$38,400
		Imp Non Res (3)	\$122,700	\$109,800	\$90,400	\$79,100	\$74,600
		Total	\$195,100	\$175,500	\$146,100	\$128,900	\$122,000
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$66,400	\$59,700	\$49,700	\$43,900	\$41,500
		Total Non Res (3)	\$128,700	\$115,800	\$96,400	\$85,000	\$80,500

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		42	42x140	0.97	\$225	\$218	\$9,156	0%	1.0000	0.00	34.00	66.00	\$9,160

Land Computations

Calculated Acreage	0.13
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$3,200
CAP 3 Value	\$6,000
Total Value	\$9,200

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

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General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	12

SB B 1 U

Wall Type B: 2(300') 1: 2(308') U: 2(576')

Heating 3230 sqft 5617 sqft

A/C 3230 sqft

Sprinkler

Plumbing RES/CI

TF # TF

Full Bath 6 18 0 0

Half Bath 0 0 2 4

Kitchen Sinks 6 6 0

Water Heaters 6 6 0

Add Fixtures 0 0 0 0

Total 18 30 2 4

Roofing

 Built Up Tile Metal Wood Asphalt Slate Other

GCK Adjustments

 Low Prof Ext Sheat Insulatio SteelGP AluSR Int Liner HGSR PPS Sand Pnl

Exterior Features

Description Area Value

Patio, Concrete 20 \$200

Patio, Concrete 30 \$200

Special Features

Other Plumbing

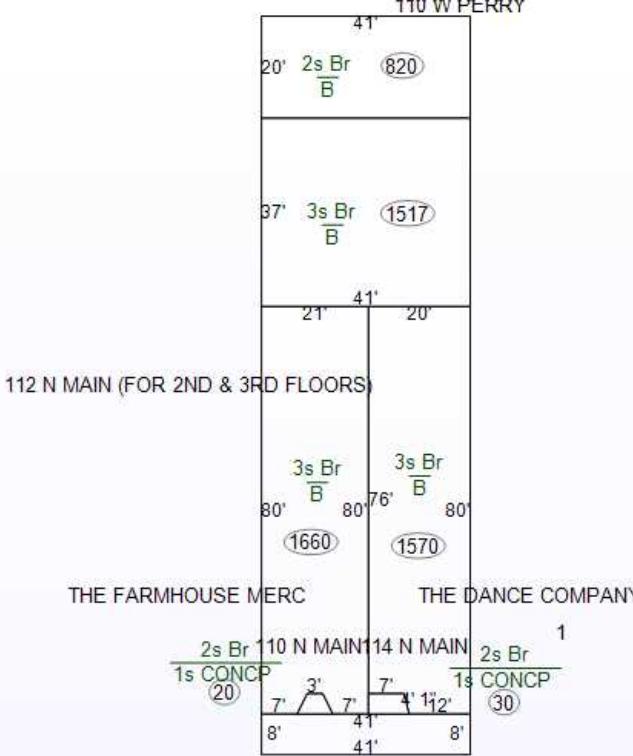
Description Value Description Value

Can, CT 328sqft \$9,200

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BLUFFTON COMMERCIAL 2/4



Building Computations

Sub-Total (all floors)	\$1,343,337	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,383,337
Plumbing	\$30,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$9,200	Repl. Cost New	\$1,328,004
Exterior Features	\$400	Elevated Floor	\$0.00

Summary of Improvements

Description Story Height Constr Type Grade Year Built 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 3 Brick C 1890 1970 55 A 0.96 21,548 sqft \$1,328,004 80% \$265,600 0% 100% 1.000 0.700 0.00 34.00 66.00 \$185,900

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	APART
Use Area	5567 sqft	3230 sqft	2337 sqft	5617 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	58.0%	42.0%	100.0%
Eff Perimeter	300'	308'	308'	301'
PAR	5	6	6	5
# of Units / AC	0	0	0	12 / N
Avg Unit sz dpth	-1	-1	-1	468
Floor	B	1	1	2
Wall Height	7'	14'	14'	10'
Base Rate	\$40.91	\$122.95	\$78.59	\$85.61
Frame Adj	(\$12.95)	(\$14.82)	(\$18.42)	(\$11.70)
Wall Height Adj	(\$3.00)	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$24.96	\$108.13	\$60.17	\$73.91
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$24.96	\$108.13	\$60.17	\$73.91
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)	\$0.00
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

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Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	4797 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	275'
PAR	6
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	3
Wall Height	12'
Base Rate	\$59.62
Frame Adj	(\$12.71)
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$46.91
BPA Factor	1.00
Sub Total (rate)	\$46.91
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	\$45.58
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$218,647

Special Features

Description Value Description

Exterior Features

Area Value

Other Plumbing

Description Value

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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

