

90-08-04-539-272.000-004

Rinehart, Scott M/Rachel R

111 E MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

**General Information****Parcel Number**

90-08-04-539-272.000-004

**Local Parcel Number**

0100856500

**Tax ID:****Routing Number**

M04.14 R71

**Property Class 429** RENTAL  
Other Retail Structures**Year: 2025****Ownership**Rinehart, Scott M/Rachel R  
203 E Washington  
Bluffton, IN 46714**111 E MARKET****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/02/2018	Rinehart, Scott M/Rac	20180417	CW	/	\$45,000	I
01/14/2002	Greir Inc	118481	WD	139/186		I
09/29/2000	RINGGER, CHAD/BR		WD	137/628	\$43,000	I
05/15/1997	NUSBAUMER, JANIC	0	WD	132/868		I
01/01/1900	COVINGTON, RONAL		WD	/		I

**Legal**ORIG PT 35-26-12  
W/2 SE/4**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

**Location Information**

WIP

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

004.030

Location Address (1)

111 E MARKET

BLUFFTON, IN 46714

02/19/2025

**Reason For Change**

AA

AA

AA

AA

AA

04/13/2025

**As Of Date**

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

1.0000

**Equalization Factor**

1.0000

1.0000

1.0000

1.0000

Notice Required

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Rinehart, Scott M/Rachel R

111 E MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

2/2

**General Information**

Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	2

**SB      B      1      U**

Wall Type      1: 2(126')      U: 2(127')

Heating      1293 sqft      1315 sqft

A/C

Sprinkler

**Plumbing RES/CI**

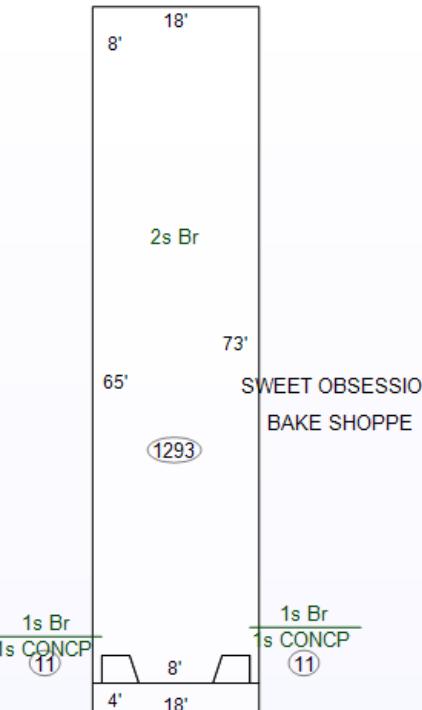
	#	TF	#	TF				
Full Bath	2	6	0	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Half Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Kitchen Sinks	2	2	0	0	<input type="checkbox"/> Other			
Water Heaters	2	2	0	0				
Add Fixtures	0	0	4	4				
Total	6	10	4	4	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio	
					<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
					<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	

**Exterior Features**

Description	Area	Value
Patio, Concrete	11	\$200
Patio, Concrete	11	\$200

**Special Features**

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 72sqft	\$2,020		

**Building Computations**

Sub-Total (all floors)	\$370,966	Garages	\$0	Unit Finish/SR	\$0.00	\$11.07
Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$0.00	\$0.00
Theater Balcony	\$0	Sub-Total (building)	\$387,786	S.F. Price	\$148.04	\$136.54
Plumbing	\$14,400	Quality (Grade)	\$1	Sub-Total		
Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost	\$0.00	\$0.00
Special Features	\$2,020	Repl. Cost New	\$372,274	Elevated Floor	\$0.00	\$0.00
Exterior Features	\$400			Total (Use)	\$191,416	\$179,550

**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	2	Brick	C	1900	1990	35 A		0.96		2,608 sqft	\$372,274	62%	\$141,460	0%	100%	1.000	0.700	0.00	50.00	50.00	\$99,000