

90-08-04-539-241.000-004

OKA Corp. Holdings LLC

118 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-241.000-004

Local Parcel Number

0100833100

Tax ID:**Routing Number**

M04.14 R33

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

004.030

Location Address (1)

118 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**Data Source** External Only**Ownership**

OKA Corp. Holdings LLC

118 N Main, Ste 2

Bluffton, IN 46714

Legal

ORIG 18-26-12

MID 20'

Date**Owner****Transfer of Ownership****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

11/09/2020 OKA Corp. Holdings L

20204980 QC /

10/12/2006 LG RENTALS LLC

152813 WD 145/264

\$40,000

I

02/10/2003 MEYER, NINA JANE

OT 140/524

01/01/1900 MEYER, RAYMOND E

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
As Of Date	02/19/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Valuation Method	Indiana Cost Mod						
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>						
Land	\$4,400	\$4,400	\$4,400	\$4,400	\$4,300	\$4,300	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$600	\$600	\$600	\$600	\$600	\$600	
Land Non Res (3)	\$3,800	\$3,800	\$3,800	\$3,800	\$3,700	\$3,700	
Improvement	\$105,800	\$95,800	\$78,900	\$72,600	\$67,600		
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (2)	\$12,700	\$11,500	\$9,500	\$8,700	\$8,100		
Imp Non Res (3)	\$93,100	\$84,300	\$69,400	\$63,900	\$59,500		
Total	\$110,200	\$100,200	\$83,300	\$76,900	\$71,900		
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$13,300	\$12,100	\$10,100	\$9,300	\$8,700		
Total Non Res (3)	\$96,900	\$88,100	\$73,200	\$67,600	\$63,200		

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		20	20x140	0.97	\$225	\$218	\$4,360	0%	1.0000	0.00	12.00	88.00	\$4,360

Land Computations

Calculated Acreage	0.06
Actual Frontage	20
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$600
CAP 3 Value	\$3,800
Total Value	\$4,400

Collector 09/11/2024 Nexus

Appraiser

90-08-04-539-241.000-004

OKA Corp. Holdings LLC

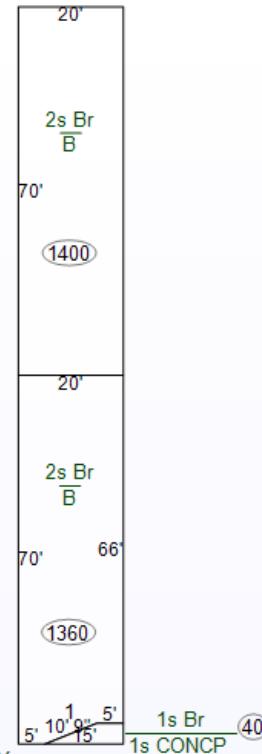
118 N MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

2/2

General Information									
Occupancy	C/I Building	Pre. Use	General Retail						
Description	C/I Building	Pre. Framing	Wood Joist						
Story Height	2	Pre. Finish	Unfinished						
Type	N/A	# of Units	0						
SB	B	1	U						
Wall Type	B: 2(249')	1: 2(263')	U: 2(257')						
Heating		2760 sqft	1000 sqft						
A/C									
Sprinkler									
Plumbing RES/CI			Roofing						
Full Bath	2	6	0	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal		
Half Bath	0	0	2	4	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate		
Kitchen Sinks	2	2	0	0	<input type="checkbox"/> Other				
GCK Adjustments									
Water Heaters	2	2	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	6	10	2	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		
Exterior Features									
Description			Area		Value				
Patio, Concrete			40		\$400				
Special Features			Other Plumbing						
Description		Value	Description		Value	Building Computations			
Can, CT 76sqft		\$1,650				Sub-Total (all floors)	\$771,018	Garages	\$0
						Racquetball/Squash	\$0	Fireplaces	\$0
						Theater Balcony	\$0	Sub-Total (building)	\$787,468
						Plumbing	\$14,400	Quality (Grade)	\$1
						Other Plumbing	\$0	Location Multiplier	0.96
						Special Features	\$1,650	Repl. Cost New	\$755,970
						Exterior Features	\$400	Total (Use)	\$117,714

PARLOR CITY
CABINETRY AND
CONSTRUCTION

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	APART	UTLSTOR
Use Area	2760 sqft	2760 sqft	1000 sqft	1800 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	35.7%	64.3%
Eff Perimeter	249'	263'	257'	257'
PAR	9	10	9	9
# of Units / AC	0	0	0 / N	0
Avg Unit sz dpth	-1	-1		0
Floor	B	1	2	2
Wall Height	8'	14'	10'	10'
Base Rate	\$60.14	\$176.36	\$118.15	\$84.24
Frame Adj	(\$12.95)	(\$14.82)	(\$11.70)	(\$12.71)
Wall Height Adj	(\$3.21)	\$0.00	\$0.00	(\$6.42)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$43.98	\$161.54	\$106.45	\$65.11
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$43.98	\$161.54	\$106.45	\$65.11
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	(\$1.33)
A/C	\$0.00	(\$5.00)	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Building Computations				
Sub-Total (all floors)	\$771,018	Garages	\$0	
Racquetball/Squash	\$0	Fireplaces	\$0	
Theater Balcony	\$0	Sub-Total (building)	\$787,468	
Plumbing	\$14,400	Quality (Grade)	\$1	
Other Plumbing	\$0	Location Multiplier	0.96	
Special Features	\$1,650	Repl. Cost New	\$755,970	
Exterior Features	\$400	Elevated Floor	\$0.00	
		Total (Use)	\$117,714	
			\$432,050	
			\$106,450	
			\$114,804	

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	1980	45 A	0.96			8,320 sqft	\$755,970	80%	\$151,190	0%	100%	1,000	0.700	0.00	12.00	88.00	\$105,800