

90-08-04-539-053.000-004

Foundations Of Truth, Inc

113 W MARKET

685, Exempt, Religious Organization

BLUFFTON COMMERCIAL

1/4

General Information

Parcel Number

90-08-04-539-053.000-004

Local Parcel Number

0100684300

Tax ID:

Routing Number

M04.14 R60

Property Class 685

Exempt, Religious Organization

Year: 2025

Ownership

Transfer of Ownership							Notes
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
01/19/2018	Foundations Of Truth, I	20180252	WR	/		/	
01/19/2018	Shively, Andrew C	20180251	LW	/		/	
12/12/2016	ACS Commercial Prop	206767	QC	156/828			
04/04/2002	SHIVELY, CINDY A	120311	WD	139/448	\$60,000	/	
01/01/1900	CUPP, MICKEY/ROBE		WD	/		/	

Legal

ORIG PT 38-26-12
100' OF W 38.67'

Exempt

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	Reason For Change	AA	AA	AA	AA	AA
County	03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP		Notice Required	✓	✓	✓	✓	✓
District 004 (Local 004)	\$7,000	Land	\$7,000	\$7,000	\$7,000	\$6,800	\$6,800
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
School Corp 8445	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
M.S.D. BLUFFTON-HARRISON	\$7,000	Land Non Res (3)	\$7,000	\$7,000	\$7,000	\$6,800	\$6,800
Neighborhood 203543-004	\$657,100	Improvement	\$657,100	\$579,500	\$477,200	\$557,100	\$423,600
BLUFFTON COMMERCIAL DOWN	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$657,100	Imp Non Res (3)	\$657,100	\$579,500	\$477,200	\$557,100	\$423,600
Section/Plat	\$664,100	Total	\$664,100	\$586,500	\$484,200	\$563,900	\$430,400
004.030	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
113 W MARKET	\$664,100	Total Non Res (3)	\$664,100	\$586,500	\$484,200	\$563,900	\$430,400

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		38	38x100	0.82	\$225	\$185	\$7,030	0%	1.0000	0.00	0.00	100.00	\$7,030

Land Computations	
Calculated Acreage	0.09
Actual Frontage	38
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$7,000
Total Value	\$7,000

Subdivision

Lot

Market Model

C & I MARKET 0.85

Characteristics

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 09/11/2024

Nexus

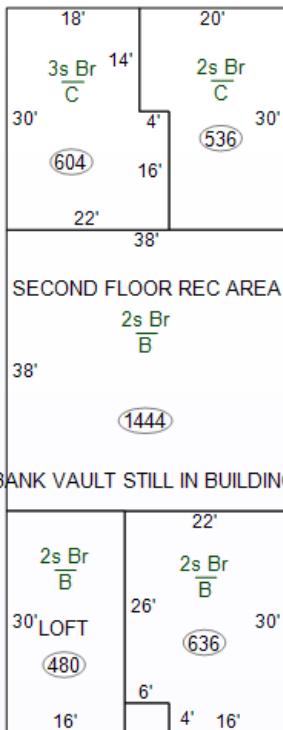
Appraiser

90-08-04-539-053.000-004

Foundations Of Truth, Inc

113 W MARKET 685, Exempt, Religious Organization BLUFFTON COMMERCIAL 2/4

General Information																				
Occupancy	C/I Building	Pre. Use	General Office																	
Description	C/I Building	Pre. Framing	Wood Joist																	
Story Height	3	Pre. Finish	Unfinished																	
Type	N/A	# of Units	0																	
SB	B	1	U																	
Wall Type	B: 2(212')	1: 2(260')	U: 2(376')																	
Heating		3700 sqft	3188 sqft																	
A/C		3700 sqft	3188 sqft																	
Sprinkler																				
Plumbing RES/CI			Roofing																	
Full Bath	0	0	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal											
Half Bath	0	0	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate											
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	10	10	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner													
Total	0	0	10	10	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl													
Exterior Features																				
Description			Area		Value															
Stoop, Masonry			24		\$1,800															
Special Features			Other Plumbing																	
Description		Value	Description		Value	Building Computations														
BF, MV/D 480sqft		\$230,270				Sub-Total (all floors)	\$1,019,250	Garages	\$0											
Mezz 480sqft		\$15,446				Racquetball/Squash	\$0	Fireplaces	\$1,600											
						Theater Balcony	\$0	Sub-Total (building)	\$1,284,366											
						Plumbing	\$16,000	Quality (Grade)	\$1											
						Other Plumbing	\$0	Location Multiplier	0.96											
						Special Features	\$245,716	Repl. Cost New	\$1,356,291											
						Exterior Features	\$1,800	Total (Use)	\$99,303											
Summary of Improvements																				
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	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+2	1890	2000	25 A	0.96		10,612 sqft	\$1,356,291	43%	\$773,090	0%	100%	1,000	0.850	0.00	0.00	100.00	\$657,100



Sub-Total (all floors)	\$1,019,250	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$1,600
Theater Balcony	\$0	Sub-Total (building)	\$1,284,366
Plumbing	\$16,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$245,716	Repl. Cost New	\$1,356,291
Exterior Features	\$1,800	Total (Use)	\$99,303

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENOFF	UTLSTOR
Use Area	2584 sqft	3700 sqft	1140 sqft	1444 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	30.6%	38.8%
Eff Perimeter	212'	260'	272'	272'
PAR	8	7	7	7
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	0	0
Floor	B	1	2	2
Wall Height	8'	10'	10'	20'
Base Rate	\$55.52	\$146.68	\$131.80	\$67.12
Frame Adj	(\$12.95)	(\$8.72)	(\$10.26)	(\$12.71)
Wall Height Adj	(\$2.81)	(\$7.20)	(\$5.72)	\$22.88
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$39.76	\$130.76	\$115.82	\$77.29
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$39.76	\$130.76	\$115.82	\$77.29
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	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$4.23
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	\$38.43	\$130.76	\$115.82	\$81.52
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$99,303	\$483,812	\$132,035	\$117,715

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	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+2	1890	2000	25 A	0.96		10,612 sqft	\$1,356,291	43%	\$773,090	0%	100%	1,000	0.850	0.00	0.00	100.00	\$657,100

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Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	GENOFF	UTLSTOR	UTLSTOR
Use Area	604 sqft	536 sqft	604 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	16.2%	14.4%	100.0%
Eff Perimeter	272'	272'	104'
PAR	7	7	17
# of Units / AC	0	0	0
Avg Unit sz dpth	0	0	0
Floor	2	2	3
Wall Height	10'	10'	10'
Base Rate	\$131.80	\$67.12	\$177.16
Frame Adj	(\$10.26)	(\$12.71)	(\$12.71)
Wall Height Adj	(\$5.72)	(\$4.62)	(\$13.36)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$115.82	\$49.79	\$151.09
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$115.82	\$49.79	\$151.09
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$115.82	\$48.46	\$149.76
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$69,955	\$25,975	\$90,455

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

