

90-08-04-539-218.000-004

Vanover Sports Limited, LLC

109 W MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

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

90-08-04-539-218.000-004

**Local Parcel Number**

0100809800

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

M04.14 R61

**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)**

109 W MARKET

BLUFFTON, In 46714

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

C &amp; 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

Collector 09/11/2024 Nexus

Appraiser

**Ownership**

Vanover Sports Limited, LLC

**Transfer of Ownership**

4620 E 900 S

Keystone, IN 46759

**Legal**

ORIG 38-26-12

PTE PT S PT

**Commercial****Valuation Records (Work In Progress values are not certified values and are subject to change)**2025      **Assessment Year**      2025      2024      2023      2022      2021WIP      **Reason For Change**      AA      AA      AA      AA      AA03/03/2025      **As Of Date**      04/13/2025      03/30/2024      03/14/2023      04/07/2022      03/01/2021Indiana Cost Mod      **Valuation Method**      Indiana Cost Mod      Indiana Cost Mod      Indiana Cost Mod      Indiana Cost Mod1.0000      **Equalization Factor**      1.0000      1.0000      1.0000      1.0000Notice Required                              

Land      \$2,900      \$2,900      \$2,900      \$2,800      \$2,800

Land Res (1)      \$0      \$0      \$0      \$0      \$0

Land Non Res (2)      \$0      \$0      \$0      \$0      \$0

Land Non Res (3)      \$2,900      \$2,900      \$2,900      \$2,800      \$2,800

Improvement      \$51,800      \$46,900      \$38,600      \$33,800      \$31,600

Imp Res (1)      \$0      \$0      \$0      \$0      \$0

Imp Non Res (2)      \$0      \$0      \$0      \$0      \$0

Imp Non Res (3)      \$51,800      \$46,900      \$38,600      \$33,800      \$31,600

Total      \$54,700      \$49,800      \$41,500      \$36,600      \$34,400

Total Res (1)      \$0      \$0      \$0      \$0      \$0

Total Non Res (2)      \$0      \$0      \$0      \$0      \$0

Total Non Res (3)      \$54,700      \$49,800      \$41,500      \$36,600      \$34,400

**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

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      18      18x80      0.72      \$225      \$162      \$2,916      0%      1.0000      0.00      0.00      100.00      \$2,920

**Notes**

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Vanover Sports Limited, LLC

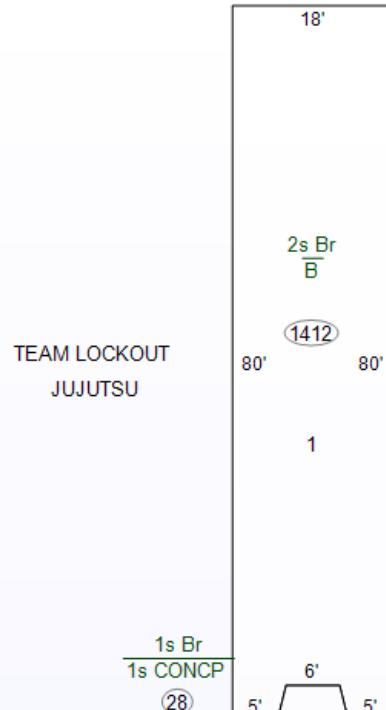
109 W MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

2/2

General Information									
Occupancy	C/I Building	Pre. Use	Utility / Storage						
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(122')	1: 2(138')	U: 2(116')						
Heating			1412 sqft						
A/C			1412 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	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate		
Half Bath	0	0	0	0	<input type="checkbox"/> Other				
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	4	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner		
Total	0	0	4	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		
Exterior Features									
Description		Area	Value						
Patio, Concrete		28	\$200						



Floor/Use Computations																					
Pricing Key	GCM	GCM	GCM																		
Use	UTLSTOR	GENRET	UTLSTOR																		
Use Area	1412 sqft	1412 sqft	1440 sqft																		
Area Not in Use	0 sqft	0 sqft	0 sqft																		
Use %	100.0%	100.0%	100.0%																		
Eff Perimeter	122'	138'	116'																		
PAR	9	10	8																		
# of Units / AC	0	0	0																		
Avg Unit sz dpth	-1	-1	-1																		
Floor	B	1	2																		
Wall Height	8'	14'	12'																		
<b>Base Rate</b>	<b>\$60.14</b>	<b>\$176.36</b>	<b>\$76.82</b>																		
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)																		
Wall Height Adj	(\$3.21)	\$0.00	\$0.00																		
Dock Floor	\$0.00	\$0.00	\$0.00																		
Roof Deck	\$0.00	\$0.00	\$0.00																		
<b>Adj Base Rate</b>	<b>\$43.98</b>	<b>\$161.54</b>	<b>\$64.11</b>																		
BPA Factor	1.00	1.00	1.00																		
<b>Sub Total (rate)</b>	<b>\$43.98</b>	<b>\$161.54</b>	<b>\$64.11</b>																		
Interior Finish	\$0.00	\$0.00	\$0.00																		
Partitions	\$0.00	\$0.00	\$0.00																		
Heating	(\$1.33)	\$0.00	(\$1.33)																		
A/C	\$0.00	\$0.00	\$0.00																		
Sprinkler	\$0.00	\$0.00	\$0.00																		
Lighting	\$0.00	\$0.00	\$0.00																		
<b>Special Features</b>	<b>Other Plumbing</b>	<b>Building Computations</b>																			
Description	Value	Description	Value																		
		Sub-Total (all floors)	\$378,719																		
		Racquetball/Squash	\$0																		
		Theater Balcony	\$0																		
		Sub-Total (building)	\$385,319																		
		Plumbing	\$6,400																		
		Other Plumbing	\$0																		
		Special Features	\$0																		
		Exterior Features	\$200																		
<b>Summary of Improvements</b>																					
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		4,264 sqft	\$369,907	80%	\$73,980	0%	100%	1.000	0.700	0.00	0.00	100.00	\$51,800