

90-08-04-539-241.000-004

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

OKA Corp. Holdings LLC

Ownership

OKA Corp. Holdings LLC
118 N Main, Ste 2
Bluffton, IN 46714

Legal

ORIG 18-26-12
MID 20'



118 N MAIN

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/09/2020	OKA Corp. Holdings L	20204980	QC	/		I
10/12/2006	LG RENTALS LLC	152813	WD	145/264	\$40,000	I
02/10/2003	MEYER, NINA JANE		OT	140/524		I
01/01/1900	MEYER, RAYMOND E		WD	/		I

BLUFFTON COMMERCIAL 1/2

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	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$4,400	Land	\$4,400	\$4,400	\$4,400	\$4,300	\$4,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$600	Land Non Res (2)	\$600	\$600	\$600	\$600	\$600
\$3,800	Land Non Res (3)	\$3,800	\$3,800	\$3,800	\$3,700	\$3,700
\$105,800	Improvement	\$105,800	\$95,800	\$78,900	\$72,600	\$67,600
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$12,700	Imp Non Res (2)	\$12,700	\$11,500	\$9,500	\$8,700	\$8,100
\$93,100	Imp Non Res (3)	\$93,100	\$84,300	\$69,400	\$63,900	\$59,500
\$110,200	Total	\$110,200	\$100,200	\$83,300	\$76,900	\$71,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$13,300	Total Non Res (2)	\$13,300	\$12,100	\$10,100	\$9,300	\$8,700
\$96,900	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

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

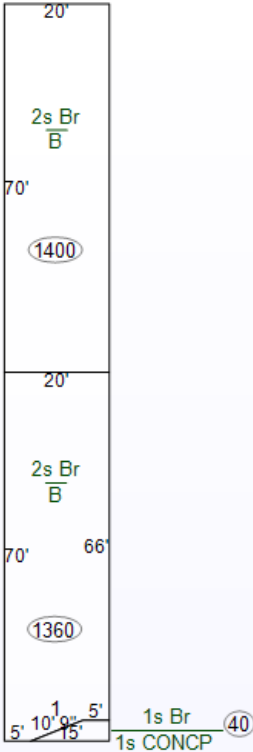
SB	B	1	U
Wall Type	B: 2(249')	1: 2(263')	U: 2(257')
Heating		2760 sqft	1000 sqft
A/C			
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	2	6	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	2	4	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	2	2	0	0	GCK Adjustments	
Water Heaters	2	2	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	0	0	<input type="checkbox"/> Insulatio	<input type="checkbox"/> SteelGP
Total	6	10	2	4	<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	40	\$400

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 76sqft	\$1,650		

PARLOR CITY
CABINETRY AND
CONSTRUCTION



Building Computations		
Sub-Total (all floors)	\$771,018	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$14,400	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$1,650	Repl. Cost New
Exterior Features	\$400	

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
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$42.65	\$156.54	\$106.45	\$63.78
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$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