

90-08-04-539-183.000-004

General Information

Parcel Number
90-08-04-539-183.000-004

Local Parcel Number
0100779800

Tax ID:

Routing Number
M04.14 R64

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)
112 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
Bluffton, IN 46714

Legal

ORIG PT 37-38 00-26-12
N PT



112 N MAIN

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/09/2021	OKA Corp. Holdings L	20210665	CW	/	\$75,000	I
11/02/2005	Rittenhouse Properties	147414	CD	144/103	\$135,000	I
11/14/1996	FIECHTER, HERMAN	0	WD	60/170		I
04/20/1990	ON CONTRACT W/G	0	WD	125/25		I
01/01/1900	ISCH, HARRY/CLARI		WD	/		I

BLUFFTON COMMERCIAL 1/4

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
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"/>
\$9,200	Land	\$9,200	\$9,200	\$9,200	\$9,000	\$9,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,200	Land Non Res (2)	\$3,200	\$3,200	\$3,200	\$3,100	\$3,100
\$6,000	Land Non Res (3)	\$6,000	\$6,000	\$6,000	\$5,900	\$5,900
\$185,900	Improvement	\$185,900	\$166,300	\$136,900	\$119,900	\$113,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$63,200	Imp Non Res (2)	\$63,200	\$56,500	\$46,500	\$40,800	\$38,400
\$122,700	Imp Non Res (3)	\$122,700	\$109,800	\$90,400	\$79,100	\$74,600
\$195,100	Total	\$195,100	\$175,500	\$146,100	\$128,900	\$122,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$66,400	Total Non Res (2)	\$66,400	\$59,700	\$49,700	\$43,900	\$41,500
\$128,700	Total Non Res (3)	\$128,700	\$115,800	\$96,400	\$85,000	\$80,500

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		42	42x140	0.97	\$225	\$218	\$9,156	0%	1.0000	0.00	34.00	66.00	\$9,160

Land Computations

Calculated Acreage	0.13
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$3,200
CAP 3 Value	\$6,000
Total Value	\$9,200

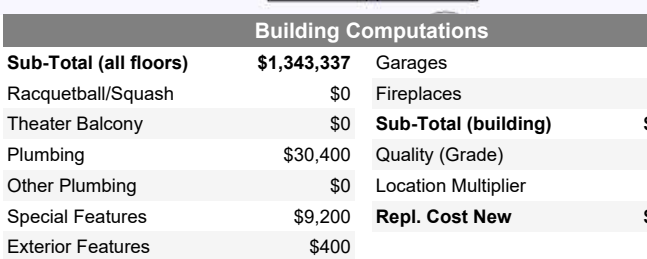
Oka Corp. Holdings LLC

	SB	B	1	U
Wall Type	B: 2(300')	1: 2(308')		U: 2(576')
Heating			3230 sqft	5617 sqft
A/C			3230 sqft	
Sprinkler				

Exterior Features		
Description	Area	Value
Patio, Concrete	20	\$200
Patio, Concrete	30	\$200

Special Features	
Description	Value
Can, CT 328sqft	\$9,200

429, Other Retail Structures



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Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	APART
Use Area	5567 sqft	3230 sqft	2337 sqft	5617 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	58.0%	42.0%	100.0%
Eff Perimeter	300'	308'	308'	301'
PAR	5	6	6	5
# of Units / AC	0	0	0	12 / N
Avg Unit sz dpth	-1	-1	-1	468
Floor	B	1	1	2
Wall Height	7'	14'	14'	10'
Base Rate	\$40.91	\$122.95	\$78.59	\$85.61
Frame Adj	(\$12.95)	(\$14.82)	(\$18.42)	(\$11.70)
Wall Height Adj	(\$3.00)	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$24.96	\$108.13	\$60.17	\$73.91
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$24.96	\$108.13	\$60.17	\$73.91
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)	\$0.00
A/C	\$0.00	\$0.00	\$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	\$16.24
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$23.63	\$108.13	\$58.84	\$90.15
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$131,548	\$349,260	\$137,509	\$506,373

[illegible]

Total all pages	\$185,900
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