

90-08-04-539-053.000-004

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

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)
113 W MARKET
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.85

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

Foundations Of Truth, Inc

Ownership

Foundations Of Truth, Inc
c/o Reinhard, Mark
2252 SE SR 116
Bluffton, IN 46714

Legal

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



113 W MARKET

Transfer of Ownership

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

685, Exempt, Religious Organization

BLUFFTON COMMERCIAL

1/4

Notes

Exempt

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
03/05/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$7,000	Land	\$7,000	\$7,000	\$7,000	\$6,800	\$6,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,000	Land Non Res (3)	\$7,000	\$7,000	\$7,000	\$6,800	\$6,800
\$657,100	Improvement	\$657,100	\$579,500	\$477,200	\$557,100	\$423,600
\$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
\$664,100	Total	\$664,100	\$586,500	\$484,200	\$563,900	\$430,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$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	<u>\$225</u>	\$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

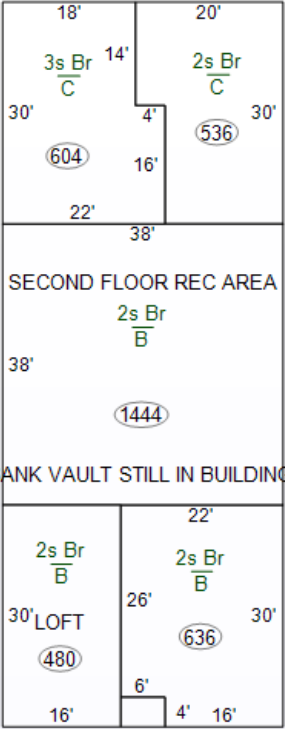
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	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			
#	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	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
BF, MV/D 480sqft	\$230,270		
Mezz 480sqft	\$15,446		



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

Building Computations		
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	

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	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

[illegible]

