

90-08-04-539-024.000-004

TM Rentals LLC

116 S MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number
90-08-04-539-024.000-004
Local Parcel Number
0100666002
Tax ID:

Routing Number
M04.14 R125

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)
116 S MAIN
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.70

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Ownership

TM Rentals LLC
211 Elm Grove Rd
Bluffton, IN 46714
ORIG S PT LOT 83
CONDO 2

Legal

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Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/15/2019	TM Rentals LLC	20190757	CW	/	\$150,000	I
04/28/1998	L M & H INVESTMENT		0	WD	134/138	I
10/14/1997	LAUTZENHEISER, M		0	WD	133/431	I
02/24/1997	ADDED DEBORAH K		0	WD	132/628	I
01/01/1900	CUPP-TROXEL PART		WD	/		I

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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
		Land	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
		Improvement	\$68,500	\$36,900	\$30,400	\$31,300	\$29,100
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$68,500	\$36,900	\$30,400	\$31,300	\$29,100
		Total	\$71,200	\$39,600	\$33,100	\$34,000	\$31,800
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$71,200	\$39,600	\$33,100	\$34,000	\$31,800

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		50	50x140	0.97	\$225	\$218	\$10,900	-75%	1.0000	0.00	0.00	100.00	\$2,730

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$2,700
Total Value	\$2,700

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-024.000-004

TM Rentals LLC

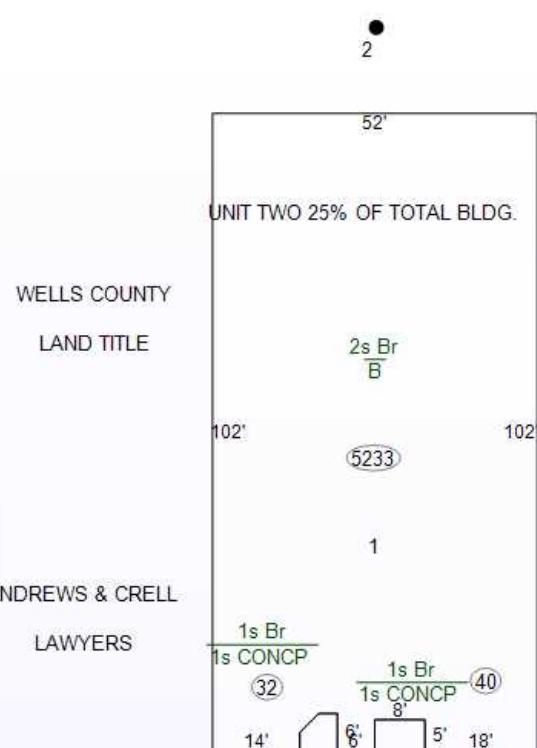
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2/2

General Information										
Occupancy	C/I Building	Pre. Use	General Office							
Description	C/I Building	Pre. Framing	Wood Joist							
Story Height	2	Pre. Finish	Finished Divided							
Type	N/A	# of Units	0							
	SB	B	1	U						
Wall Type	B: 2(328')		1: 2(328')		U: 2(308')					
Heating			5233 sqft		5305 sqft					
A/C			5233 sqft		5305 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	ANDREWS & CRELL			
Patio, Concrete					40	\$400	LAWYERS			
Patio, Concrete					32	\$200				
Special Features			Other Plumbing							
Description		Value	Description		Value	Building Computations				
Can, CT 60sqft		\$1,300				Sub-Total (all floors)	\$1,051,310	Garages	\$0	
Can, CT 60sqft		\$1,300				Racquetball/Squash	\$0	Fireplaces	\$0	
						Theater Balcony	\$0	Sub-Total (building)	\$1,070,510	S.F. Price
						Plumbing	\$16,000	Quality (Grade)	\$1	Sub-Total
						Other Plumbing	\$0	Location Multiplier	0.96	Unit Cost
						Special Features	\$2,600	Repl. Cost New	\$1,027,689	Elevated Floor
						Exterior Features	\$600			Total (Use)



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENRET	UTLSTOR
Use Area	5233 sqft	2621 sqft	2612 sqft	5305 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	50.1%	49.9%	100.0%
Eff Perimeter	328'	328'	328'	308'
PAR	6	6	6	6
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	0	0
Floor	B	1	1	2
Wall Height	8'	14'	14'	12'
Base Rate	\$44.66	\$135.40	\$122.95	\$59.62
Frame Adj	(\$12.95)	(\$8.72)	(\$14.82)	(\$12.71)
Wall Height Adj	(\$1.90)	\$6.30	\$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	\$29.81	\$132.98	\$108.13	\$46.91
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$29.81	\$132.98	\$108.13	\$46.91
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$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	\$28.48	\$132.98	\$108.13	\$51.14
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$149,036	\$348,541	\$282,436	\$271,298

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	1902	1990	35 A	0.96			15,771 sqft	\$1,027,689	62%	\$390,520	75%	100%	1,000	0.700	0.00	0.00	100.00	\$68,300
2: Paving	1	Concrete	C	1990	1990	35 A	\$3.51	0.96	\$3.37	1,872 sqft	\$6,308	80%	\$1,260	75%	100%	1,000	0.700	0.00	0.00	100.00	\$200