

90-08-04-539-024.001-004

TM Rentals LLC

112 S MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-024.001-004

Local Parcel Number

0100666000

Tax ID:**Routing Number**

M04.14 R126

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 S MAIN

BLUFFTON, IN 46714

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

C & I MARKET 0.70

Characteristics**Topography** **Flood Hazard**

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**Legal**ORIG N PT LOT 83
CONDO 1

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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
12/13/2011	L, M & H Investments I	180666	WD	150/850		I
12/02/2011	L,M & H Investments I	180666	WD	150/850	\$40,000	I
07/21/2005	Rittenhouse Properties	145553	QC	143/701		I
11/27/2002	RITTENHOUSE, BRO	125757	WD	140/293	\$80,000	I
02/24/1997	CUPP-TROXEL	0	WD	132/625		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	\$8,200	\$8,200	\$8,200	\$8,000	\$8,000
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$8,200	\$8,200	\$8,200	\$8,000	\$8,000
		Improvement	\$243,900	\$137,800	\$113,700	\$116,800	\$108,200
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$243,900	\$137,800	\$113,700	\$116,800	\$108,200
		Total	\$252,100	\$146,000	\$121,900	\$124,800	\$116,200
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$252,100	\$146,000	\$121,900	\$124,800	\$116,200

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		50	50x140	0.97	\$225	\$218	\$10,900	-25%	1.0000	0.00	0.00	100.00	\$8,180

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	\$8,200
Total Value	\$8,200

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-024.001-004

TM Rentals LLC

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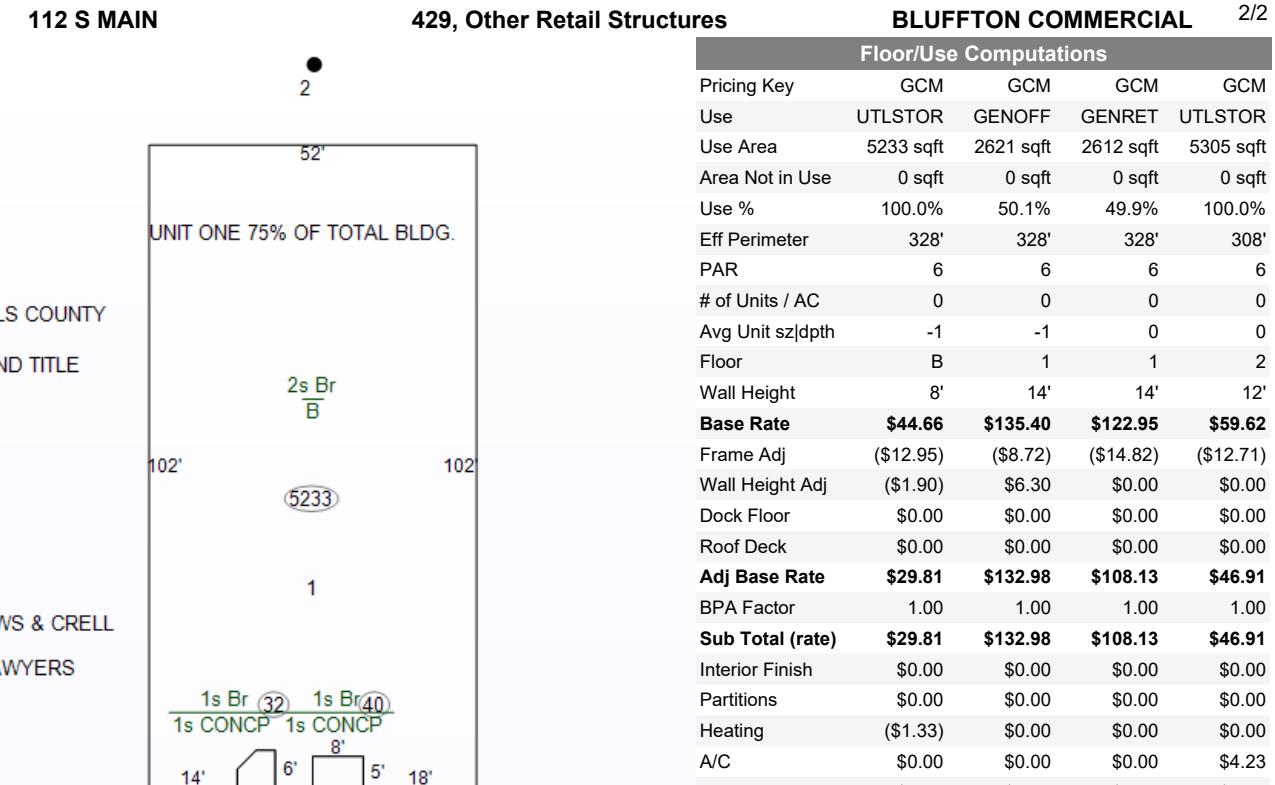
BLUFFTON COMMERCIAL

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 <input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Other						
Full Bath	0	0	0	0							
Half Bath	0	0	0	0							
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
Patio, Concrete	40	\$400
Patio, Concrete	32	\$200

Special Features		Other Plumbing	
Description	Value	Description	Value
PE, A	\$199,500		
Can, CT 60sqft	\$1,300		
Can, CT 60sqft	\$1,300		



ANDREWS & CRELL

LAWYERS

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	\$1,219,209	62%	\$463,300	25%	100%	1.000	0.700	0.00	0.00	100.00	\$243,200
2: Paving	1	Concrete	C	1990	1990	35 A	\$3.51	0.96	\$3.37	1,872 sqft	\$6,308	80%	\$1,260	25%	100%	1.000	0.700	0.00	0.00	100.00	\$700

Total all pages

\$243,900

Total this page

\$243,900