

90-08-04-539-024.000-004

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 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

TM Rentals LLC

Ownership

TM Rentals LLC
211 Elm Grove Rd
Bluffton, IN 46714

Legal

ORIG S PT LOT 83
CONDO 2



116 S MAIN

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 INVESTMEN	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

429, Other Retail Structures

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"/>
\$2,700	Land	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,700	Land Non Res (3)	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
\$68,500	Improvement	\$68,500	\$36,900	\$30,400	\$31,300	\$29,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$68,500	Imp Non Res (3)	\$68,500	\$36,900	\$30,400	\$31,300	\$29,100
\$71,200	Total	\$71,200	\$39,600	\$33,100	\$34,000	\$31,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$71,200	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	<u>\$225</u>	\$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

BLUFFTON COMMERCIAL

Notes

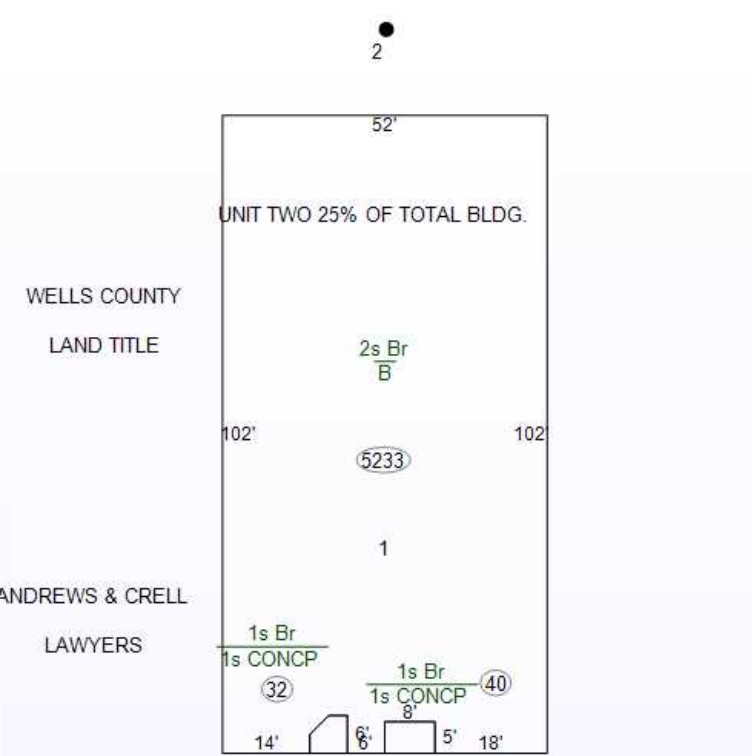
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

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
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
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
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
Can, CT 60sqft	\$1,300		
Can, CT 60sqft	\$1,300		



Building Computations			
Sub-Total (all floors)	\$1,051,310	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,070,510
Plumbing	\$16,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$2,600	Repl. Cost New	\$1,027,689
Exterior Features	\$600		

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