

90-08-04-539-417.000-004

BCG Capital, LLC

114 W SOUTH

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-539-417.000-004

Local Parcel Number

010-08341-03

Tax ID:**Routing Number**

M04.09 R02.1

Property Class 510 RENTAL
1 Family Dwell - Platted Lot**Ownership**

BCG Capital, LLC

112 N Marion St

Bluffton, IN 46714

Legal

ORIGINAL W 35' LOT 200 (4-G)

114 W SOUTH**510, 1 Family Dwell - Platted Lot****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/02/2016	BCG Capital, LLC	205436	WR	156/509	\$50,000	I
08/31/2004	Midwest Preferred Pro		TD	142/522		I
01/01/2002	Steffen Trust, Mark A/L		UM	/		I
06/19/1996	STEFFEN, MARK A/L	0	WD	131/825		I
01/01/1900	STEFFEN, MARK ALA		WD	/		I

Notes**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 200543-004

BLUFFTON AVERAGE 132

Section/Plat

04

Location Address (1)

114 W SOUTH

BLUFFTON, IN 46714

**Res****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
Income Approach		Valuation Method	Income Approach				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
		Land	\$10,200	\$11,500	\$11,800	\$6,600	\$7,100
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$10,200	\$11,500	\$11,800	\$6,600	\$7,100
		Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Improvement	\$61,800	\$60,500	\$55,400	\$45,100	\$37,200
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$61,800	\$60,500	\$55,400	\$45,100	\$37,200
		Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Total	\$72,000	\$72,000	\$67,200	\$51,700	\$44,300
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$72,000	\$72,000	\$67,200	\$51,700	\$44,300
		Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132'**Base Lot: Res 54' X 127', CI 54' X 127')**

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
F	F		85	85x70	0.74	\$252.94	\$187	\$15,895	0%	1.0000	0.00	100.00	0.00	\$15,900

Land Computations

Calculated Acreage	0.14
Actual Frontage	85
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	\$15,900
CAP 3 Value	\$0
Total Value	\$15,900

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

N/A

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**Data Source External Only****Collector 05/29/2024****Nexus****Appraiser**

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BLUFFTON AVERAGE 132/ 2/2

General Information

Occupancy Duplex
 Description Single-Family
 Story Height 1 1/2
 Style 86 Rental - Single fami
 Finished Area 1352 sqft
 Make

Plumbing

#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Floor Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Wall Finish
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Roofing
 Exterior Features

Description	Area	Value
Stoop, Masonry	66	\$2,700
Porch, Enclosed Frame	119	\$10,600