

90-08-04-539-243.000-004

General Information

Parcel Number
90-08-04-539-243.000-004

Local Parcel Number
0100834100

Tax ID:

Routing Number
M04.09 R02

Property Class 520 RENTAL
2 Family Dwell - Platted Lot

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)
112 W SOUTH
BLUFFTON, In 46714

Zoning

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

BCG Capital, LLC

Ownership

BCG Capital, LLC
112 N Marion St
Bluffton, IN 46714

Legal

ORIGINAL MID 50' LOT 200 (4-G)



112 W SOUTH

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

520, 2 Family Dwell - Platted Lot

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	Indiana Cost Mod	Income Approach	Income Approach	Income Approach
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"/>
\$7,800	Land	\$7,800	\$15,900	\$9,200	\$6,200	\$6,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$7,800	Land Non Res (2)	\$7,800	\$15,900	\$9,200	\$6,200	\$6,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$87,900	Improvement	\$87,900	\$53,300	\$79,900	\$80,000	\$68,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$87,900	Imp Non Res (2)	\$87,900	\$53,300	\$79,900	\$80,000	\$68,200
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$95,700	Total	\$95,700	\$69,200	\$89,100	\$86,200	\$75,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$95,700	Total Non Res (2)	\$95,700	\$69,200	\$89,100	\$86,200	\$75,000
\$0	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	<u>\$252.94</u>	\$187	\$15,895	0%	1.0000	0.00	100.00	0.00	\$15,900

BLUFFTON AVERAGE 132/ 1/2

Notes

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

General Information

Occupancy	Duplex
Description	Duplex
Story Height	2
Style	87 Rental - Duplex
Finished Area	2780 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	20	\$1,800
Canopy, Shed Type	20	\$400
Stoop, Masonry	20	\$1,800
Canopy, Shed Type	20	\$400
Stoop, Masonry	20	\$1,800
Canopy, Shed Type	20	\$400
Stoop, Masonry	20	\$1,800
Canopy, Shed Type	20	\$400

Plumbing

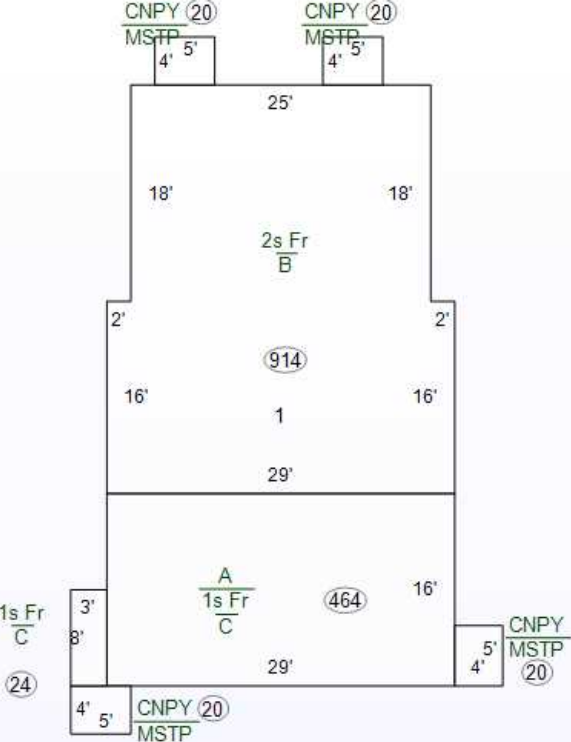
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1402	1402	\$129,100	
2	1Fr	914	914	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic		464	464	\$13,500	
Bsmt		914	0	\$33,100	
Crawl		488	0	\$5,700	
Slab					

Total Base \$231,000

Adjustments 1 Row Type Adj. x 1.00 \$231,000

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 10 - 10 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$239,800

Sub-Total, 1 Units

Exterior Features (+) \$8,800 \$248,600

Garages (+) 0 sqft \$0 \$248,600

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.96

Replacement Cost \$214,790

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: Duplex	2	Wood Fr	D+2	1900	1980	45	A		0.96		3,694 sqft	\$214,790	38%	\$133,170	0%	100%	1.350	1.000	0.00	100.00	0.00	\$179,800