

90-08-04-539-243.000-004

BCG Capital, LLC

112 W SOUTH

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

**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**Ownership**

BCG Capital, LLC

112 N Marion St

Bluffton, IN 46714

**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****Legal**

ORIGINAL MID 50' LOT 200 (4-G)

**Year: 2025****Res****Valuation Records (Work In Progress values are not certified values and are subject to change)****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

2025

WIP

03/05/2025

Income Approach

1.0000

Notice Required

**Assessment Year**

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

2025

AA

04/13/2025

Income Approach

1.0000

2024

AA

03/30/2024

Indiana Cost Mod

Income Approach

2023

AA

03/14/2023

Income Approach

1.0000

2022

AA

04/07/2022

Income Approach

1.0000

2021

AA

03/01/2021

Income Approach

1.0000

**Zoning**

F

F

Land Type

Pricing Metho

Soil ID

Act Front.

Size

Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

**Subdivision**

F

F

85

85x70

0.74

\$252.94

\$187

\$15,895

0%

1.0000

0.00

100.00

0.00

\$15,900

**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

Tuesday, April 15, 2025

**Review Group** 2024**Data Source** External Only**Collector**

05/29/2024

Nexus

**Appraiser****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
<b>Total Value</b>	<b>\$15,900</b>

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BCG Capital, LLC

2/2

**General Information**

		#	TF
Occupancy	Duplex		
Description	Duplex	Full Bath	2 6
Story Height	2	Half Bath	0 0
Style	87 Rental - Duplex	Kitchen Sinks	2 2
Finished Area	2780 sqft	Water Heaters	2 2
Make		Add Fixtures	0 0
		Total	6 10

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	

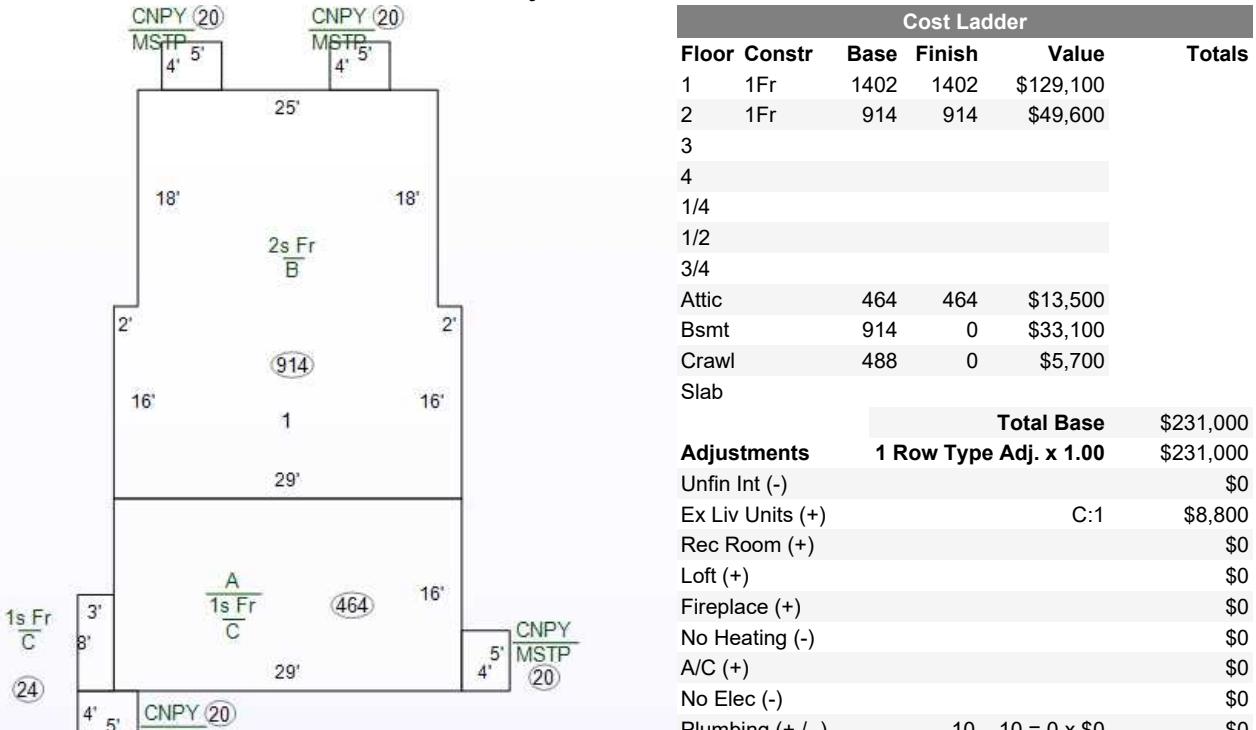
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

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

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**Specialty Plumbing**

Description	Count	Value
Exterior Features (+)		\$8,800
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.96
<b>Replacement Cost</b>		<b>\$214,790</b>

**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

Total all pages

\$179,800

Total this page

\$179,800