

90-08-04-539-417.000-004

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

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

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 W 35' LOT 200 (4-G)



114 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

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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	Income Approach	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"/>
\$10,200	Land	\$10,200	\$11,500	\$11,800	\$6,600	\$7,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$10,200	Land Non Res (2)	\$10,200	\$11,500	\$11,800	\$6,600	\$7,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$61,800	Improvement	\$61,800	\$60,500	\$55,400	\$45,100	\$37,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$61,800	Imp Non Res (2)	\$61,800	\$60,500	\$55,400	\$45,100	\$37,200
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$72,000	Total	\$72,000	\$72,000	\$67,200	\$51,700	\$44,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$72,000	Total Non Res (2)	\$72,000	\$72,000	\$67,200	\$51,700	\$44,300
\$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

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General Information

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

Floor Finish

☐ Earth ☐ Tile
☒ Slab ☐ Carpet
☒ Sub & Joist ☐ Unfinished
☒ Wood ☐ Other
☐ Parquet

Wall Finish

☒ Plaster/Drywall ☐ Unfinished
☒ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

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

BCG Capital, LLC

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

Accommodations

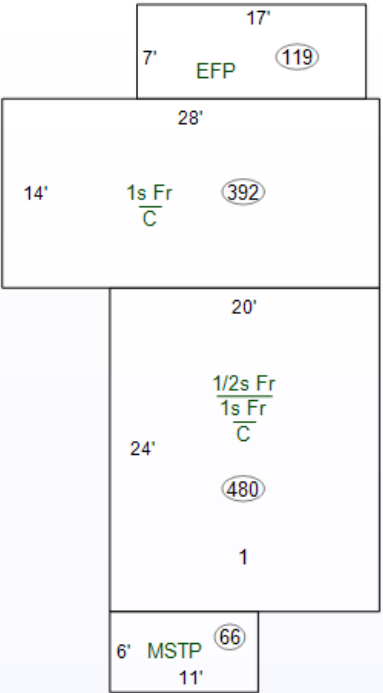
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

114 W SOUTH

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BLUFFTON AVERAGE 132/ 2/2



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	872	872	\$94,800	
2					
3					
4					
1/4					
1/2	1Fr	480	480	\$25,200	
3/4					
Attic					
Bsmt					
Crawl		872	0	\$7,100	
Slab					

Total Base \$127,100

Adjustments 1 Row Type Adj. x 1.00 \$127,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:872 1/2:480	(\$6,600)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$120,500

Sub-Total, 1 Units

Exterior Features (+)	\$13,300	\$133,800
Garages (+) 0 sqft	\$0	\$133,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	

Replacement Cost \$115,603

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: Single-Family	1 1/2	Wood Fr	D+2	1900	1980	45	A		0.96		1,352 sqft	\$115,603	38%	\$71,670	0%	100%	1.350	1.000	0.00	100.00	0.00	\$96,800