

90-08-09-100-009.000-004

General Information

Parcel Number
90-08-09-100-009.000-004

Local Parcel Number
0100652200

Tax ID:

Routing Number
M05.07 R54

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 203343-004
BLUFFTON COM/IND SOUTH

Section/Plat
09

Location Address (1)
1241 S MAIN
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

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

0.336A W PT MID PT NENE (9-D)



1241 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2021	BCG Capital LLC	20214989	WR	/	\$86,000	I
12/06/2017	ARK Enterprises, LLC	20172212	WR	/		I
04/18/2017	Reinhard, Alex M/Kristi	208387	WR	157/235	\$40,000	I
01/20/2015	Kunkel, Stephen W	197382	QC	154/558		I
12/12/2014	Kunkel, Stephen W	196877	QC	154/441		I
04/16/2003	KUNKEL, STEPHEN	129271	QC	140/733		I

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
02/16/2025	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"/>
\$10,900	Land	\$10,900	\$13,900	\$10,200	\$8,100	\$8,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$10,900	Land Non Res (2)	\$10,900	\$13,900	\$10,200	\$8,100	\$8,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$75,200	Improvement	\$75,200	\$72,200	\$52,500	\$52,500	\$52,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$75,200	Imp Non Res (2)	\$75,200	\$72,200	\$52,500	\$52,500	\$52,000
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$86,100	Total	\$86,100	\$86,100	\$62,700	\$60,600	\$60,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$86,100	Total Non Res (2)	\$86,100	\$86,100	\$62,700	\$60,600	\$60,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	0.336	1.77	\$31,000	\$54,870	\$18,436	0%	1.0000	0.00	100.00	0.00	\$18,440

BLUFFTON COM/IND SOU

1/2

Notes

Land Computations

Calculated Acreage	0.34
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.34
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.34
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$18,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$18,400
CAP 3 Value	\$0
Total Value	\$18,400

General Information

OccupancyDuplex

DescriptionDuplex R 01

Story Height2

Style87 Rental - Duplex

Finished Area2224 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☒Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Wood Deck

36

\$1,200

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

5

Living Rooms

2

Dining Rooms

0

Family Rooms

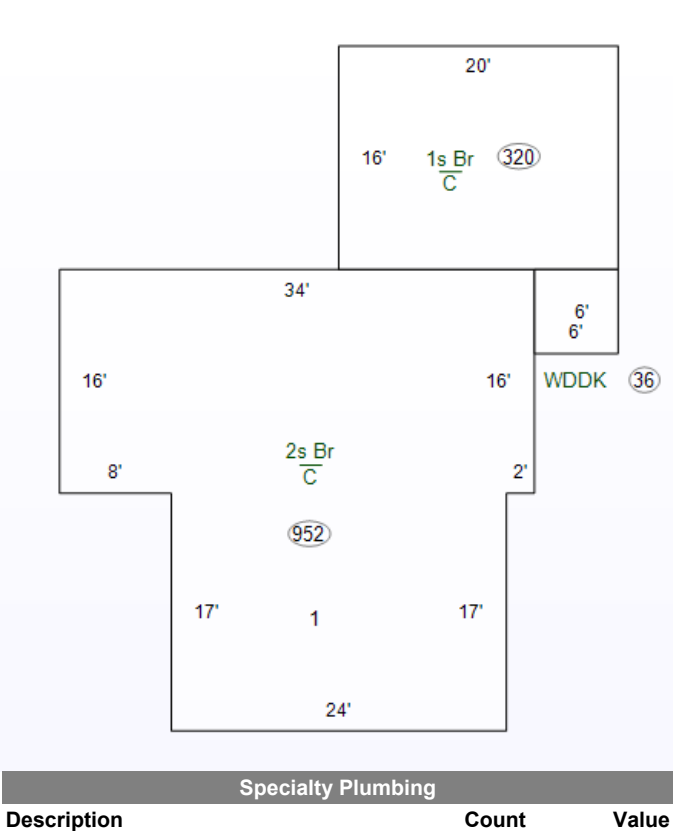
0

Total Rooms

9

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1272	1272	\$135,200	
2	7	952	952	\$60,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1272	0	\$8,700	
Slab					
				Total Base	\$204,700
Adjustments		1 Row Type Adj. x 1.00			\$204,700
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					\$213,500
Sub-Total, 1 Units					
Exterior Features (+)				\$1,200	\$214,700
Garages (+) 0 sqft				\$0	\$214,700
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
Replacement Cost					\$195,806

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 R 01	2	Brick	C-1	1900	1975	50	A		0.96		2,224 sqft	\$195,806	35%	\$127,270	0%	100%	1.000	1.000	0.00	100.00	0.00	\$127,300