

90-08-04-539-116.000-004

General Information

Parcel Number  
90-08-04-539-116.000-004

Local Parcel Number  
0100724300

Tax ID:

Routing Number  
M03.07 R45

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)  
115 E CENTRAL  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 HOUSETYPE

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 LOT 232 EX W 90' (4-G)



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"/>
\$7,800	Land	\$7,800	\$7,400	\$7,500	\$4,900	\$5,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$7,800	Land Non Res (2)	\$7,800	\$7,400	\$7,500	\$4,900	\$5,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$90,100	Improvement	\$90,100	\$90,500	\$81,600	\$81,300	\$77,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$90,100	Imp Non Res (2)	\$90,100	\$90,500	\$81,600	\$81,300	\$77,300
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,900	Total	\$97,900	\$97,900	\$89,100	\$86,200	\$83,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$97,900	Total Non Res (2)	\$97,900	\$97,900	\$89,100	\$86,200	\$83,000
\$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		70	70x70	0.74	\$292.86	\$217	\$15,190	0%	1.0000	0.00	100.00	0.00	\$15,190

115 E CENTRAL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/10/2020	BCG Capital LLC	20204988	WR	/	\$120,000	I
03/03/2016	Trinity Properties, LLC	202914	WR	155/870	\$77,000	I
12/29/2011	Tonner, Travis W	181066	WD	150/948	\$75,500	I
05/10/2005	Pence, Carrie A	144395	WD	143/418		I
05/10/2005	GAUNT, BRIAN/KELL	144395	WD	143/418	\$60,900	I
01/17/1997	LINGER INN DEVELO	0	WD	132/529	\$48,000	I

Res

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.11
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$15,200
CAP 3 Value	\$0
Total Value	\$15,200

Data Source External Only Collector 05/21/2024 Nexus Appraiser

General Information

Occupancy	Duplex
Description	Duplex
Story Height	2
Style	87 Rental - Duplex
Finished Area	3128 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" 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	190	\$4,400
Patio, Concrete	112	\$800
Porch, Open Frame	128	\$7,500
Stoop, Masonry	20	\$1,800
Canopy, Roof Extension	20	\$800
Stoop, Masonry	12	\$1,800
Porch, Enclosed Frame	20	\$4,800
Stoop, Masonry	20	\$1,800
Canopy, Roof Extension	20	\$800

Plumbing

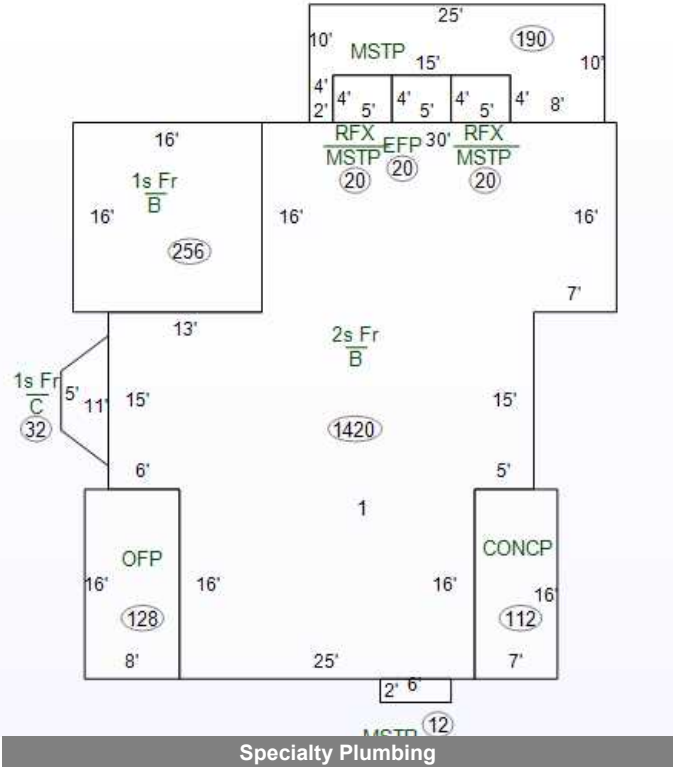
	#	TF
Full Bath	2	6
Half Bath	2	4
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	8	14

Accommodations

Bedrooms	3
Living Rooms	2
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
1s Fr C	32	
2s Fr B	1420	
OFF	128	
CONCP	112	
MSTP	12	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1708	1708	\$147,400	
2	1Fr	1420	1420	\$66,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		966	0	\$34,100	
Crawl		32	0	\$3,200	
Slab					

Total Base \$251,300

Adjustments 1 Row Type Adj. x 1.00 \$251,300

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 (+ / -)	14 - 10 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$263,300

Sub-Total, 1 Units

Exterior Features (+)	\$24,500	\$287,800
Garages (+) 0 sqft	\$0	\$287,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.96
Replacement Cost		\$262,474

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	C-1	1900	1980	45 A		0.96		4,094 sqft	\$262,474	30%	\$183,730	0%	100%	1.350	0.710	0.00	100.00	0.00	\$176,100