

90-08-04-539-380.000-004

BCG Capital, LLC

119 S MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

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General Information**Parcel Number**

90-08-04-539-380.000-004

Local Parcel Number

0100951500

Tax ID:**Ownership**

BCG Capital, LLC

112 N Marion

Bluffton, IN 46714

Transfer of Ownership**Notes****Routing Number**

M04.14 R128

Property Class 429

RENTAL

Other Retail Structures

Legal

ORIGINAL N 23' LOT 82 (4-C)

Year: 2025

2025

Assessment Year

2025

2024

2023

2022

2021

Location Information

WIP

County

Wells

Township

HARRISON TOWNSHIP

District 004 (Local 004)

BLUFFTON CITY-HARRISON TOW

\$4,800

\$0

\$2,000

\$2,800

\$111,400

\$0

\$46,800

\$64,600

\$116,200

\$0

\$48,800

\$67,400

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Commercial**Valuation Records (Work In Progress values are not certified values and are subject to change)**

	2025	Assessment Year	2025		2024		2023		2022		2021	
			Reason For Change	AA	As Of Date	AA	AA	AA	AA	AA	AA	AA
County	02/19/2025				04/13/2025		03/30/2024		03/14/2023		04/07/2022	
Wells	Indiana Cost Mod						Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod	
Township	1.0000						1.0000		1.0000		1.0000	
HARRISON TOWNSHIP												
District 004 (Local 004)	\$4,800						\$4,800		\$4,800		\$4,700	
BLUFFTON CITY-HARRISON TOW	\$0						\$0		\$0		\$0	
School Corp 8445	\$2,000						\$2,000		\$2,000		\$2,000	
M.S.D. BLUFFTON-HARRISON	\$2,800						\$2,800		\$2,800		\$2,700	
Neighborhood 203543-004	\$111,400						\$104,800		\$82,800		\$86,100	
BLUFFTON COMMERCIAL DOWN	\$0						\$0		\$0		\$0	
Section/Plat	\$46,800						\$46,800		\$34,800		\$36,200	
04	\$64,600						\$64,600		\$48,000		\$49,900	
Total	\$116,200						\$109,600		\$87,600		\$90,800	
Total Res (1)	\$0						\$0		\$0		\$0	
Total Non Res (2)	\$48,800						\$46,000		\$36,800		\$38,200	
Total Non Res (3)	\$67,400						\$67,400		\$50,800		\$52,600	

Land Data (Standard Depth: Res 150', CI 150')**Base Lot: Res 53' X 145', CI 53' X 145'**

Zoning	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
	Fci	F		22	22x140	0.97	\$225	\$218	\$4,796	0%	1.0000	0.00	42.00	58.00	\$4,800

Subdivision**Lot****Market Model**

C & I MARKET 0.70

Characteristics**Topography****Flood Hazard**

Level

Public Utilities

All

Streets or Roads

Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

Land Computations

Calculated Acreage	0.07
Actual Frontage	22
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.07
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	0.07
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	\$2,000
CAP 3 Value	\$2,800
Total Value	\$4,800

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BCG Capital, LLC

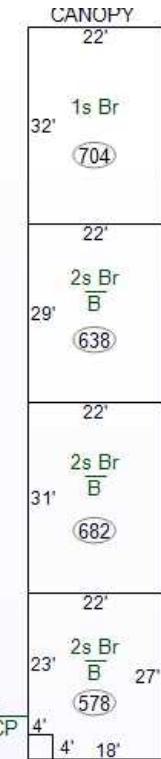
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BLUFFTON COMMERCIAL

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General Information																					
Occupancy	C/I Building	Pre. Use	Apartment																		
Description	C/I Building	Pre. Framing	Wood Joist																		
Story Height	2	Pre. Finish	Unfinished																		
Type	N/A	# of Units	8	SB	B	1	U														
Wall Type	B: 2(177')	1: 2(233')	U: 2(185')																		
Heating		2602 sqft	1914 sqft																		
A/C		2602 sqft	1914 sqft																		
Sprinkler																					
Plumbing RES/CI			Roofing																		
Full Bath	4	12	0	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal											
Half Bath	0	0	0					<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate											
Kitchen Sinks	4	4	0	GCK Adjustments																	
Water Heaters	4	4	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio															
Add Fixtures	0	0	5	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner															
Total	12	20	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl															
Exterior Features																					
Description	Area		Value																		
Patio, Concrete	16		\$200																		
Special Features		Other Plumbing								Building Computations											
Description	Value	Description	Value	Sub-Total (all floors)		\$684,096	Garages	\$0	Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00								
Can, CT 110sqft	\$2,380	Racquetball/Squash		\$0			Fireplaces	\$0	GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00								
Can, CT 462sqft	\$10,010	Theater Balcony		\$0		Sub-Total (building)		\$720,686	S.F. Price	\$42.65	\$171.79	\$147.83	\$96.71								
		Plumbing		\$24,000		Quality (Grade)		\$1	Sub-Total												
		Other Plumbing		\$0		Location Multiplier		0.96	Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00								
		Special Features		\$12,390		Repl. Cost New		\$691,859	Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00								
		Exterior Features		\$200		Total (Use)		\$80,950	Total (Use)	\$99,295	\$100,820	\$61,701									
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: C/I Building	2	Brick	C	1900	1980	45 A		0.96		6,414 sqft	\$691,859	77%	\$159,130	0%	100%	1,000	0.700	0.00	42.00	58.00	\$111,400



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENRET	UTLSTOR
Use Area	1898 sqft	578 sqft	682 sqft	638 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	22.2%	26.2%	24.5%
Eff Perimeter	177'	233'	233'	233'
PAR	9	9	9	9
# of Units / AC	0	0	0	0
Avg Unit sz dpth	0	0	0	0
Floor	B	1	1	1
Wall Height	8'	14'	14'	14'
Base Rate	\$60.14	\$171.41	\$162.65	\$110.90
Frame Adj	(\$12.95)	(\$8.72)	(\$14.82)	(\$18.42)
Wall Height Adj	(\$3.21)	\$9.10	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$43.98	\$171.79	\$147.83	\$92.48
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$43.98	\$171.79	\$147.83	\$92.48
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$4.23
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00

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Floor/Use Computations		
Pricing Key	GCM	GCM
Use	UTLSTOR	APART
Use Area	704 sqft	1914 sqft
Area Not in Use	0 sqft	0 sqft
Use %	27.1%	100.0%
Eff Perimeter	233'	185'
PAR	9	10
# of Units / AC	0	8 / N
Avg Unit sz dpth	0	239
Floor	1	2
Wall Height	14'	10'
Base Rate	\$110.90	\$127.11
Frame Adj	(\$18.42)	(\$11.70)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$92.48	\$115.41
BPA Factor	1.00	1.00
Sub Total (rate)	\$92.48	\$115.41
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$4.23	\$2.63
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$24.72
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$96.71	\$142.76
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$68,084	\$273,247

Special Features			Exterior Features		
Description	Value	Description	Area	Value	
Other Plumbing					
Description		Value			

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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
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