

90-08-04-505-171.000-004

BCG Capital, LLC

821 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-505-171.000-004

Local Parcel Number

0100915200

Tax ID:**Routing Number**

M04.01 R62

Property Class 510 RENTAL
1 Family Dwell - Platted Lot**Ownership**

BCG Capital, LLC

112 N Marion St

Bluffton, IN 46714

Legal

TOWNLEY SOUTH 68 (4-P)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2023	BCG Capital, LLC	20234025	LC	/	\$80,000	I
05/22/2019	T.S. Property LLC	20191658	PR	/	\$65,000	I
12/02/1999	HOCHSTEDLER, EUG		0 WD	136/501	\$56,500	I
06/23/1995	TRAN, TRISTAN X/KI		0 PR	130/759		I
07/19/1993	LUTZ, A LOUISE		0 WD	128/428		I
01/01/1900	SOWARDS, JOSEPH/		WD	/		I

Notes**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 200643-004

BLUFFTON AVERAGE 150

Section/Plat

4P

Location Address (1)

821 S MAIN

BLUFFTON, IN 46714

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	Misc	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Land	\$12,200	\$14,000	\$12,500	\$6,900	\$7,600
	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)	\$12,200	\$14,000	\$12,500	\$6,900	\$7,600
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$69,400	\$67,600	\$54,700	\$44,800	\$44,100
	Imp Res (1)	\$0	\$0	\$3,700	\$0	\$0
	Imp Non Res (2)	\$69,400	\$67,600	\$51,000	\$44,800	\$44,100
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Total	\$81,600	\$81,600	\$67,200	\$51,700	\$51,700
	Total Res (1)	\$0	\$0	\$3,700	\$0	\$0
	Total Non Res (2)	\$81,600	\$81,600	\$63,500	\$51,700	\$51,700
	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150')**Base Lot: Res 52' X 151', CI 52' X 151')**

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		63	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	0.00	100.00	0.00	\$20,980

Land Computations

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 3 Value	\$0
Total Value	\$21,000

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

N/A

Characteristics**Topography Flood Hazard**

High

Public Utilities ERA

All

Streets or Roads TIF

Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

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BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 86 Rental - Single fami
 Finished Area 1324 sqft
 Make

Plumbing

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"/> Wood Shingle		<input type="checkbox"/> Other	

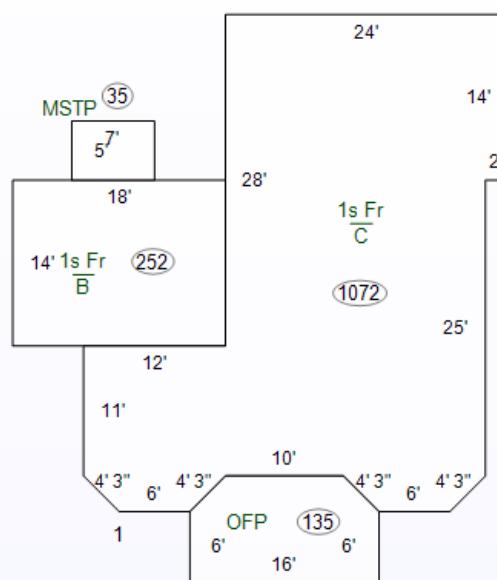
Exterior Features		
Description	Area	Value
Stoop, Masonry	35	\$1,800
Porch, Open Frame	135	\$7,500

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1324	1324	\$125,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		252	0	\$19,000	
Crawl		1072	0	\$7,900	
Slab					
					Total Base \$152,400
Adjustments					1 Row Type Adj. x 1.00 \$152,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1324 \$4,400
No Elec (-)					\$0
Plumbing (+ / -)					5 - 5 = 0 x \$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$156,800
					Sub-Total, 1 Units
Exterior Features (+)					\$9,300
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
					Replacement Cost \$143,510

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	Wood Fr	D+2	1900	1970	55 A		0.96		1,576 sqft	\$143,510	45%	\$78,930	0%	100%	1,410	1,000	0.00	100.00	0.00	\$111,300
2: Detached Garage	1	Wood Fr	D	1955	1955	70 A	\$44.13	0.96	\$33.89	20'x24'	\$16,268	47%	\$8,620	0%	100%	1,000	1,000	0.00	100.00	0.00	\$8,600