

90-08-04-518-058.000-004

BCG Capital, LLC

607 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information

Parcel Number
90-08-04-518-058.000-004
Local Parcel Number
0100826800
Tax ID:
Routing Number
M04.01 R49

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 200643-004
BLUFFTON AVERAGE 150
Section/Plat
04
Location Address (1)
607 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, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Ownership

BCG Capital, LLC
112 N Marion St
Bluffton, IN 46714
PORTION #4 04-26-12 .160A
PT NW SE N OF LOT 24 TOWN S

607 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes**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	
10/23/2020	TS Property, LLC	20204669	WR	/	\$47,000	I	
08/20/2012	Gruss, David P	184653	SW	151/638	\$20,199	I	
04/19/2012	Deutsche Bank Nation	182655	SD	151/276	\$60,000	I	
04/22/1996	WALLACE, CHARLES	0	WD	131/612		I	
01/01/1900	GRICE, JAMES/JANE		WD	/		I	

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

WIP	Assessment Year	2025		2024		2023		2022	
		AA	AA	Misc	Misc	AA	AA	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	11/22/2023	07/02/2023	04/07/2022			
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
	Land	\$8,400	\$9,700	\$8,700	\$9,800	\$5,200			
	Land Res (1)	\$0	\$0	\$0	\$0	\$0			
	Land Non Res (2)	\$8,400	\$9,700	\$8,700	\$9,800	\$5,200			
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0			
	Improvement	\$58,800	\$57,500	\$46,500	\$52,600	\$42,800			
	Imp Res (1)	\$0	\$0	\$2,300	\$2,600	\$0			
	Imp Non Res (2)	\$58,800	\$57,500	\$44,200	\$50,000	\$42,800			
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0			
	Total	\$67,200	\$67,200	\$55,200	\$62,400	\$48,000			
	Total Res (1)	\$0	\$0	\$2,300	\$2,600	\$0			
	Total Non Res (2)	\$67,200	\$67,200	\$52,900	\$59,800	\$48,000			
	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		50	50x140	0.97	\$370	\$359	\$17,950	0%	1.0000	0.00	100.00	0.00	\$17,950

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$18,000
CAP 3 Value	\$0
Total Value	\$18,000

Review Group

2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-518-058.000-004

BCG Capital, LLC

General Information

		#	TF
Occupancy	Single-Family		
Description	Single-Family	Full Bath	1 3
Story Height	1	Half Bath	1 2
Style	86 Rental - Single fami	Kitchen Sinks	1 1
Finished Area	1229 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 7

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	

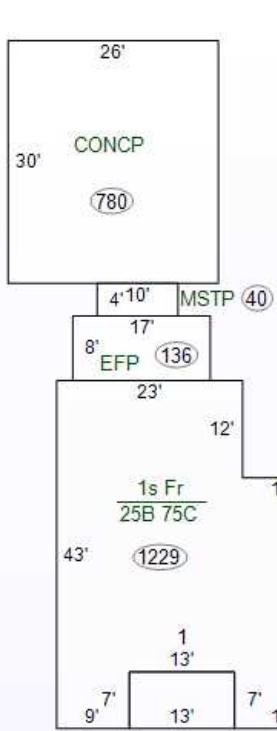
Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

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	<input type="checkbox"/> Tile

Exterior Features

Description	Area	Value
Porch, Open Frame	91	\$6,300
Porch, Enclosed Frame	136	\$10,600
Patio, Concrete	780	\$6,100
Stoop, Masonry	40	\$2,300

607 S MAIN



510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1229	1229	\$119,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		307	0	\$19,800	
Crawl		922	0	\$7,300	
Slab					
					Total Base \$146,500
Adjustments		1 Row Type Adj. x 1.00			\$146,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1229	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$152,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$25,300	\$177,600
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
				Replacement Cost	\$153,446

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		1,536 sqft	\$153,446	45%	\$84,400	0%	100%	1.410	1,000	0.00	100.00	0.00	\$119,000
2: Detached Garage	1	Wood Fr	D	1900	1900	125 A	\$55.64	0.96	\$42.73	15'x20'	\$12,819	50%	\$6,410	0%	100%	1.000	1,000	0.00	100.00	0.00	\$6,400

Total all pages

\$125,400

Total this page

\$125,400