

90-08-04-539-318.000-004

BCG Capital LLC

107 W WABASH

447, Office Bldg (1 or 2 Story)

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number

90-08-04-539-318.000-004

Local Parcel Number

0100902600

Tax ID:

Ownership

BCG Capital LLC

112 N Marion St
Bluffton, IN 46714

Legal

ORIGINAL PT W/2 LOT 02 (4-C)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/14/2020	BCG Capital LLC	20203982	WR	/	\$75,000	I
01/23/2018	Trinity Properties, LLC	20180284	WR	/	\$63,500	I
12/12/2016	MMCBLW LLC	206755	PR	156/822		I
01/01/1900	Wittwer, Larry L / Betty		WD	/		I

Notes

Routing Number

M04.14 R08

Property Class 447 RENTAL
Office Bldg (1 or 2 Story)

Commercial

Year: 2025

Location Information	2025	Assessment Year	2025	2024	2023	2022	2021
	WIP	Reason For Change	AA	AA	AA	AA	AA
County Wells	03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Township HARRISON TOWNSHIP	Indiana Cost Mod 1.0000	Valuation Method	Indiana Cost Mod				
District 004 (Local 004) BLUFFTON CITY-HARRISON TOW	\$9,000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
School Corp 8445 M.S.D. BLUFFTON-HARRISON	\$9,000	Notice Required	<input type="checkbox"/>				
Neighborhood 203543-004 BLUFFTON COMMERCIAL DOWN	\$84,600	Land	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$9,000	\$9,000	\$9,000	\$8,800	\$8,800
		Improvement	\$84,600	\$74,600	\$65,200	\$65,000	\$60,800
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$84,600	\$74,600	\$65,200	\$65,000	\$60,800
		Total	\$93,600	\$83,600	\$74,200	\$73,800	\$69,600
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$93,600	\$83,600	\$74,200	\$73,800	\$69,600

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
Subdivision	Fci	F		70	70x70	0.68	\$189.29	\$129	\$9,030	0%	1.0000	0.00	0.00	100.00	\$9,030

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	\$0
CAP 3 Value	\$9,000
Total Value	\$9,000

Lot

Market Model
C & I MARKET 1.00

Characteristics

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group 2024

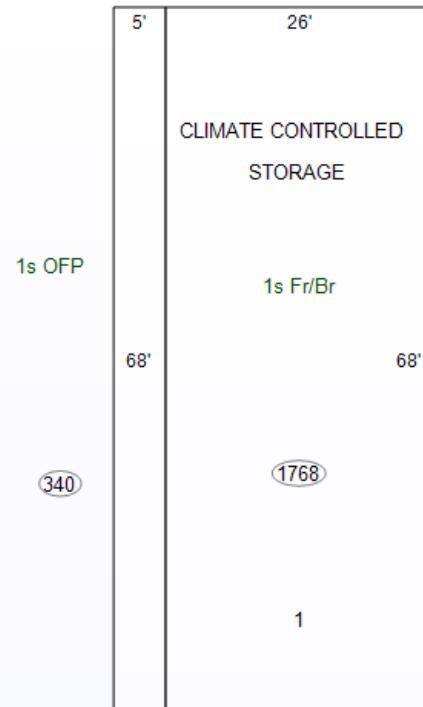
Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

General Information					
Occupancy	C/I Building	Pre. Use	General Office		
Description	C/I Building	Pre. Framing	Wood Joist		
Story Height	1	Pre. Finish	Finished Divided		
Type	N/A	# of Units	0		
	SB	B	1	U	
Wall Type	1: 1(120'),2(68')				
Heating	1768 sqft				
A/C	1768 sqft				
Sprinkler					
Plumbing RES/CI			Roofing		
	#	TF	#	TF	
Full Bath	0	0	0	0	<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal
Half Bath	0	0	2	4	<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate
Kitchen Sinks	<input type="checkbox"/> Other				
Water Heaters					
Add Fixtures	0	0	0	0	GCK Adjustments
Total	0	0	2	4	<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio
					<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
					<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pln
Exterior Features					
Description				Area	Value
Porch, Open Frame				340	\$15,600



Floor/Use Computations		
Pricing Key	GCR	GCM
Use	GENOFF	UTLSTOR
Use Area	884 sqft	884 sqft
Area Not in Use	0 sqft	0 sqft
Use %	50.0%	50.0%
Eff Perimeter	188'	188'
PAR	11	11
# of Units / AC	0 / N	0
Avg Unit sz dpth		0
Floor	1	1
Wall Height	8'	8'
Base Rate	\$154.68	\$115.53
Frame Adj	\$0.00	(\$17.47)
Wall Height Adj	\$0.00	(\$23.55)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$154.68	\$74.52
BPA Factor	1.00	1.00
Sub Total (rate)	\$154.68	\$74.52
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$4.23
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$154.68	\$78.75
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$136,741	\$69,611

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	1	2/6 Maso	C	1970	1990	35 A		0.96		1,768 sqft	\$219,218	62%	\$83,300	0%	100%	1.000	1.000	0.00	0.00	100.00	\$83,300
2: Paving	1	Asphalt	C	1970	1970	55 A	\$2.81	0.96	\$2.70	2,450 sqft	\$6,609	80%	\$1,320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300