

90-08-04-539-381.000-004

General Information

Parcel Number
90-08-04-539-381.000-004

Local Parcel Number
0100951701

Tax ID:

Routing Number
M04.14 R127

Property Class 429 RENTAL
Other Retail Structures

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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
04

Location Address (1)
117 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.70

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
Bluffton, IN 46714

Legal

ORIGINAL LOT 82 N. 24' (4-C)

117 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/02/2018	BCG Capital, LLC	20181497	LW	/	\$185,000	I
04/04/2014	Lee Investment Tactics	191707	CD	153/109		I
08/10/1999	Greir Inc	0	WD	136/70		I
01/01/1900	DOWNTOWN INVEST		WD	/		I

429, Other Retail Structures

BLUFFTON COMMERCIAL 1/2

Notes



Commercial

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
02/19/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
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"/>
\$5,200	Land	\$5,200	\$5,200	\$5,200	\$5,100	\$5,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,600	Land Non Res (2)	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
\$2,600	Land Non Res (3)	\$2,600	\$2,600	\$2,600	\$2,500	\$2,500
\$159,700	Improvement	\$159,700	\$147,800	\$121,800	\$134,900	\$125,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$79,900	Imp Non Res (2)	\$79,900	\$73,900	\$60,900	\$67,500	\$62,900
\$79,800	Imp Non Res (3)	\$79,800	\$73,900	\$60,900	\$67,400	\$62,800
\$164,900	Total	\$164,900	\$153,000	\$127,000	\$140,000	\$130,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$82,500	Total Non Res (2)	\$82,500	\$76,500	\$63,500	\$70,100	\$65,500
\$82,400	Total Non Res (3)	\$82,400	\$76,500	\$63,500	\$69,900	\$65,300

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

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		24	24x140	0.97	<u>\$225</u>	\$218	\$5,232	0%	1.0000	0.00	50.00	50.00	\$5,230

Land Computations

Calculated Acreage	0.08
Actual Frontage	24
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$2,600
CAP 3 Value	\$2,600
Total Value	\$5,200

Data Source External Only

Collector 09/11/2024 Nexus

Appraiser

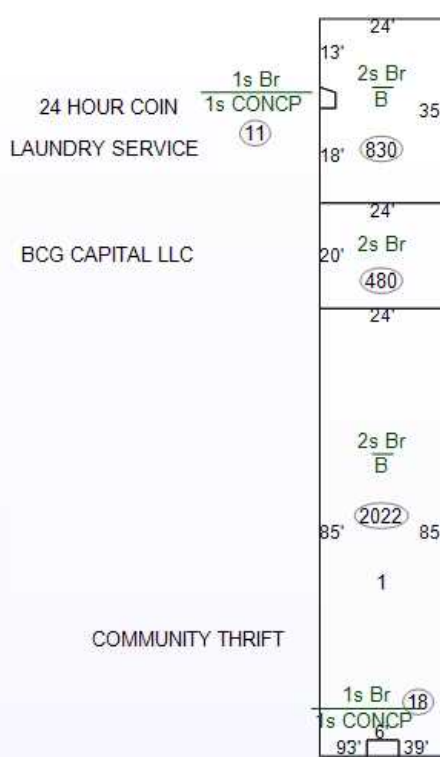
General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	5

	SB	B	1	U
Wall Type	B: 2(287')	1: 2(283')		U: 2(294')
Heating			3332 sqft	3361 sqft
A/C			3332 sqft	3361 sqft
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	8	24	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	8	8		0	GCK Adjustments		
Water Heaters	8	8		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	4	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	24	40	4	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	18	\$200
Patio, Concrete	11	\$200

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations			
Sub-Total (all floors)	\$994,639	Garages	\$
Racquetball/Squash	\$0	Fireplaces	\$
Theater Balcony	\$0	Sub-Total (building)	\$1,033,438
Plumbing	\$38,400	Quality (Grade)	\$
Other Plumbing	\$0	Location Multiplier	0.9
Special Features	\$0	Repl. Cost New	\$992,100
Exterior Features	\$400		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	APART
Use Area	2852 sqft	3332 sqft	3361 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	287'	283'	294'
PAR	10	8	9
# of Units / AC	0	0	5 / N
Avg Unit sz dpth	0	0	667
Floor	B	1	2
Wall Height	8'	14'	10'
Base Rate	\$65.81	\$151.17	\$118.15
Frame Adj	(\$12.95)	(\$14.82)	(\$11.70)
Wall Height Adj	(\$3.67)	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$49.19	\$136.35	\$106.45
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$49.19	\$136.35	\$106.45
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$2.63
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$11.07
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$47.86	\$136.35	\$120.15
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$136,497	\$454,318	\$403,824

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		9,545 sqft	\$992,102	77%	\$228,180	0%	100%	1.000	0.700	0.00	50.00	50.00	\$159,700