

90-08-04-400-026.000-004

Fiechter Properties, LLC

513 S MAIN

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-400-026.000-004

Local Parcel Number

0100827900

Tax ID:**Routing Number**

M04.01 R43

Property Class 520 RENTAL
2 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 200543-004

BLUFFTON AVERAGE 132

Section/Plat

04

Location Address (1)

513 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200543 HOUSETYPE

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**Ownership**

513 S MAIN

Transfer of Ownership

Fiechter Properties, LLC

% BCG Capital, LLC

107 W Wabash

Bluffton, IN 46714

LegalPORTION #4 04-26-12 .150A 4-L PT NW SE N
OF LOT 23 SILVERS (LAND CONTRACT)**Date****Owner**

520, 2 Family Dwell - Platted Lot

Doc ID**Code****Book/Page****Adj Sale Price****V/I**

05/04/2021	Fiechter Properties, LL	20212032	CS	/	\$65,000	I
02/04/2011	Fiechter Properties LL	176630	QC	149/997		I
08/28/2006	FIECHTER, DEAN A/C	152097	WD	145/108	\$60,000	I
10/01/2001	ZIMMER, BRADLEY J/		WD	138/824	\$48,500	I
02/03/1994	STERN, DOYLE R/CA	0	WD	/		I
01/01/1900	PATTERSON, JOHN/		WD	/		I

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

2025

WIP

02/24/2025

Income Approach

1.0000

Notice Required

\$12,100

\$0

\$12,100

\$0

\$83,600

\$0

\$0

\$95,700

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\$95,700

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Fiechter Properties, LLC

General Information

	Duplex	#	TF
Occupancy	Duplex		
Description	Duplex	Full Bath	2 6
Story Height	2	Half Bath	0 0
Style	87 Rental - Duplex	Kitchen Sinks	2 2
Finished Area	2135 sqft	Water Heaters	2 2
Make		Add Fixtures	0 0
		Total	6 10

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	

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

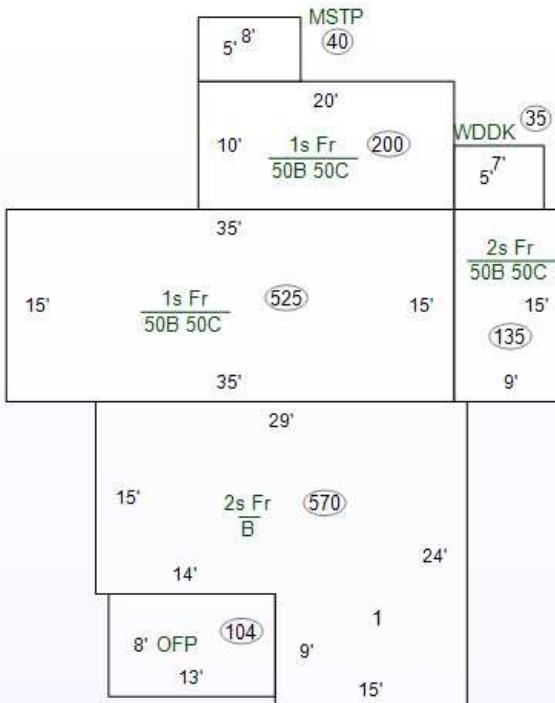
Exterior Features

Description	Area	Value
Wood Deck	35	\$1,200
Porch, Open Frame	104	\$6,300
Stoop, Masonry	40	\$2,300

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BLUFFTON AVERAGE 132/ 2/2

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1430	1430	\$130,500
2	1Fr	705	705	\$42,500
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1000	0	\$34,600
Crawl		430	0	\$5,300
Slab				
				Total Base \$212,900
Adjustments				1 Row Type Adj. x 1.00 \$212,900
Unfin Int (-)				\$0
Ex Liv Units (+)				C:1 \$8,800
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				10 - 10 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$221,700
				Sub-Total, 1 Units
Exterior Features (+)				\$9,800 \$231,500
Garages (+) 0 sqft				\$0 \$231,500
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
				Replacement Cost \$211,128

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: Duplex	2	Wood Fr	C-1	1900	1975	50 A		0.96		3,135 sqft	\$211,128	35%	\$137,230	0%	100%	1.350	0.710	0.00	100.00	0.00	\$131,500

Total all pages

\$131,500

Total this page

\$131,500