

90-08-04-504-026.000-004

BCG Capital, LLC

805 S JOHNSON

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-504-026.000-004

Local Parcel Number

0100901000

Tax ID:**Ownership**

BCG Capital, LLC

112 N Marion St
Bluffton, IN 46714**Date****Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

03/07/2016 BCG Capital, LLC

202965

WR

155/881

\$45,000

I

11/23/1998 Crosbie, Barry

0

WD

135/998

I

01/01/1900 OKEY, KENT L

WD

/

I

Notes**Routing Number**

M04.08 R25

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

ARNOLDS LOT 1 W/2 (4-P)

Year: 2025

2025

WIP

Assessment Year

2025

AA

2024

AA

2023

Misc

2022

AA

2021

AA

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)

805 S JOHNSON

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
Reason For Change		AA		AA		AA	AA
As Of Date	02/16/2025	04/13/2025	03/30/2024	07/02/2023	04/07/2022	03/01/2021	
Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
Equalization Factor	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$14,400	\$14,400	\$16,200	\$15,000	\$8,200	\$7,900	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$14,400	\$14,400	\$16,200	\$15,000	\$8,200	\$7,900	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$61,500	\$61,500	\$59,700	\$49,700	\$41,700	\$36,400	
Imp Res (1)	\$0	\$0	\$3,100	\$2,900	\$0	\$0	\$0
Imp Non Res (2)	\$61,500	\$61,500	\$56,600	\$46,800	\$41,700	\$36,400	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$75,900	\$75,900	\$75,900	\$64,800	\$49,900	\$44,300	
Total Res (1)	\$0	\$0	\$3,100	\$2,900	\$0	\$0	\$0
Total Non Res (2)	\$75,900	\$75,900	\$72,800	\$61,800	\$49,900	\$44,300	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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		70	70x147	1.05	\$292.86	\$308	\$21,560	0%	1.0000	0.00	100.00	0.00	\$21,560

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

N/A

Characteristics**Topography** Flood HazardLevel **Public Utilities** ERAAll **Streets or Roads** TIFPaved, Sidewalk **Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 05/31/2024

Nexus

Appraiser

Land Computations

Calculated Acreage	0.24
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$21,600
CAP 3 Value	\$0
Total Value	\$21,600

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General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 1/2
 Style 86 Rental - Single fami
 Finished Area 1280 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

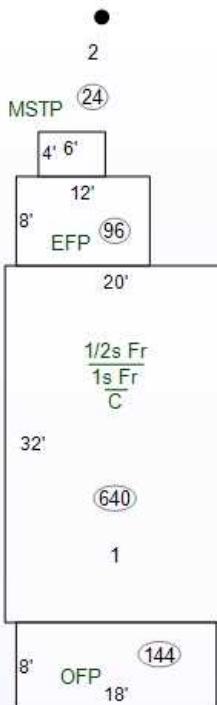
Exterior Features

Description	Area	Value
Porch, Open Frame	144	\$8,300
Porch, Enclosed Frame	96	\$9,400
Stoop, Masonry	24	\$1,800

Plumbing

#	TF
Full Bath	1
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

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BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	640	640	\$76,600	
2					
3					
4					
1/4					
1/2	1Fr	640	640	\$31,400	
3/4					
Attic					
Bsmt					
Crawl	640	0	\$6,400		
Slab					
					Total Base \$114,400
Adjustments	1 Row Type Adj. x 1.00				\$114,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$116,000
					Sub-Total, 1 Units
Exterior Features (+)					\$19,500 \$135,500
Garages (+) 0 sqft					\$0 \$135,500
					Quality and Design Factor (Grade) 0.90
					Location Multiplier 0.96
					Replacement Cost \$117,072

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 1/2	Wood Fr	D+2	1900	1965	60 A		0.96		1,280 sqft	\$117,072	45%	\$64,390	0%	100%	1,350	1,000	0.00	100.00	0.00	\$86,900
2: Detached Garage	1	Wood Fr	D	1900	1900	125 F	\$48.82	0.96	\$37.49	19'x20'	\$14,248	65%	\$4,990	0%	100%	1,000	1,000	0.00	100.00	0.00	\$5,000
3: Utility Shed	1		D	1900	1900	125 A	\$26.02	0.96	\$19.98	8'x10'	\$1,599	65%	\$560	0%	100%	1,000	1,000	0.00	100.00	0.00	\$600