

90-08-09-100-009.000-004

BCG Capital LLC

1241 S MAIN

520, 2 Family Dwell - Platted Lot

BLUFFTON COM/IND SOU

1/2

General Information**Parcel Number**

90-08-09-100-009.000-004

Local Parcel Number

0100652200

Tax ID:**Routing Number**

M05.07 R54

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 203343-004

BLUFFTON COM/IND SOUTH

Section/Plat

09

Location Address (1)

1241 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

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024**Data Source** External Only**Ownership****Transfer of Ownership****Notes**

BCG Capital LLC

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

11/01/2021	BCG Capital LLC	20214989	WR	/	\$86,000	I
12/06/2017	ARK Enterprises, LLC	20172212	WR	/		I
04/18/2017	Reinhard, Alex M/Kristi	208387	WR	157/235	\$40,000	I
01/20/2015	Kunkel, Stephen W	197382	QC	154/558		I
12/12/2014	Kunkel, Stephen W	196877	QC	154/441		I
04/16/2003	KUNKEL, STEPHEN	129271	QC	140/733		I

Legal

0.336A W PT MID PT NENE (9-D)

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

2025

WIP

02/16/2025

Income Approach

1.0000

HARRISON TOWNSHIP

\$10,900

\$0

\$10,900

\$0

\$75,200

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\$75,200

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\$86,100

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General Information

Occupancy Duplex
 Description Duplex R 01
 Story Height 2
 Style 87 Rental - Duplex
 Finished Area 2224 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
Wood Deck	36	\$1,200

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

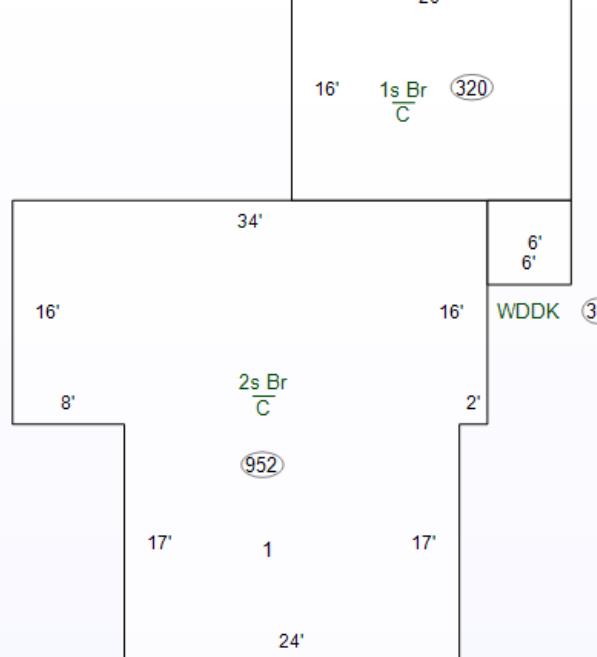
Bedrooms	5
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air

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**Specialty Plumbing**

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1272	1272	\$135,200	
2	7	952	952	\$60,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1272	0	\$8,700	
Slab					
					Total Base \$204,700
Adjustments					1 Row Type Adj. x 1.00 \$204,700
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 \$213,500
					Sub-Total, 1 Units
Exterior Features (+)					\$1,200
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					Replacement Cost \$195,806

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 R 01	2	Brick	C-1	1900	1975	50 A		0.96		2,224 sqft	\$195,806	35%	\$127,270	0%	100%	1.000	1.000	0.00	100.00	0.00	\$127,300

Total all pages

\$127,300

Total this page

\$127,300