

90-08-04-539-380.000-004

General Information

Parcel Number
90-08-04-539-380.000-004

Local Parcel Number
0100951500

Tax ID:

Routing Number
M04.14 R128

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)
119 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 N 23' LOT 82 (4-C)



119 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
10/28/2013	Lee Investment Tactics	191707	CD	153/109	\$65,000	I
08/10/1999	Greir Inc	0	WD	136/70		I
01/01/1900	DOWNTOWN INVEST		WD	/		I

429, Other Retail Structures

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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"/>
\$4,800	Land	\$4,800	\$4,800	\$4,800	\$4,700	\$4,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,000	Land Non Res (2)	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
\$2,800	Land Non Res (3)	\$2,800	\$2,800	\$2,800	\$2,700	\$2,700
\$111,400	Improvement	\$111,400	\$104,800	\$82,800	\$86,100	\$80,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$46,800	Imp Non Res (2)	\$46,800	\$44,000	\$34,800	\$36,200	\$33,900
\$64,600	Imp Non Res (3)	\$64,600	\$60,800	\$48,000	\$49,900	\$46,800
\$116,200	Total	\$116,200	\$109,600	\$87,600	\$90,800	\$85,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$48,800	Total Non Res (2)	\$48,800	\$46,000	\$36,800	\$38,200	\$35,900
\$67,400	Total Non Res (3)	\$67,400	\$63,600	\$50,800	\$52,600	\$49,500

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		22	22x140	0.97	\$225	\$218	\$4,796	0%	1.0000	0.00	42.00	58.00	\$4,800

Land Computations

Calculated Acreage	0.07
Actual Frontage	22
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.07
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	0.07
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	\$2,000
CAP 3 Value	\$2,800
Total Value	\$4,800

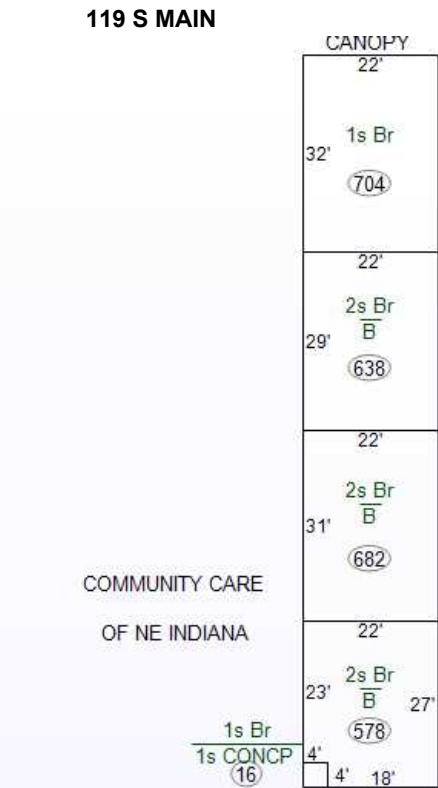
General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	8

SB	B	1	U
Wall Type	B: 2(177')	1: 2(233')	U: 2(185')
Heating		2602 sqft	1914 sqft
A/C		2602 sqft	1914 sqft
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	4	12	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	4	4		0	GCK Adjustments	
Water Heaters	4	4		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	5	5	<input type="checkbox"/> Insulatio	
Total	12	20	5	5	<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 Pnl	

Exterior Features		
Description	Area	Value
Patio, Concrete	16	\$200

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 110sqft	\$2,380		
Can, CT 462sqft	\$10,010		



Building Computations		
Sub-Total (all floors)	\$684,096	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$24,000	Quality (Grade)
Other Plumbing	\$0	Location Multiplier
Special Features	\$12,390	Repl. Cost New
Exterior Features	\$200	

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENRET	UTLSTOR
Use Area	1898 sqft	578 sqft	682 sqft	638 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	22.2%	26.2%	24.5%
Eff Perimeter	177'	233'	233'	233'
PAR	9	9	9	9
# of Units / AC	0	0	0	0
Avg Unit sz/dpth	0	0	0	0
Floor	B	1	1	1
Wall Height	8'	14'	14'	14'
Base Rate	\$60.14	\$171.41	\$162.65	\$110.90
Frame Adj	(\$12.95)	(\$8.72)	(\$14.82)	(\$18.42)
Wall Height Adj	(\$3.21)	\$9.10	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$43.98	\$171.79	\$147.83	\$92.48
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$43.98	\$171.79	\$147.83	\$92.48
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$4.23
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$42.65	\$171.79	\$147.83	\$96.71
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$80,950	\$99,295	\$100,820	\$61,701

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		6,414 sqft	\$691,859	77%	\$159,130	0%	100%	1.000	0.700	0.00	42.00	58.00	\$111,400

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119 S MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

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Floor/Use Computations		
Pricing Key	GCM	GCM
Use	UTLSTOR	APART
Use Area	704 sqft	1914 sqft
Area Not in Use	0 sqft	0 sqft
Use %	27.1%	100.0%
Eff Perimeter	233'	185'
PAR	9	10
# of Units / AC	0	8 / N
Avg Unit sz dpth	0	239
Floor	1	2
Wall Height	14'	10'
Base Rate	\$110.90	\$127.11
Frame Adj	(\$18.42)	(\$11.70)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$92.48	\$115.41
BPA Factor	1.00	1.00
Sub Total (rate)	\$92.48	\$115.41
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$4.23	\$2.63
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$24.72
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$96.71	\$142.76
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$68,084	\$273,247

Special Features		Exterior Features		
Description	Value	Description	Area	Value

Other Plumbing	
Description	Value

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

Total all pages

\$111,400

