

90-08-04-518-058.000-004

General Information

Parcel Number
90-08-04-518-058.000-004

Local Parcel Number
0100826800

Tax ID:

Routing Number
M04.01 R49

Property Class 510 RENTAL
1 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 200643-004
BLUFFTON AVERAGE 150

Section/Plat
04

Location Address (1)
607 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, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

BCG Capital, LLC

Ownership

BCG Capital, LLC
112 N Marion St
Bluffton, IN 46714

Legal

PORTION #4 04-26-12 .160A
PT NW SE N OF LOT 24 TOWN S



607 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2023	BCG Capital, LLC	20234025	LC	/	\$80,000	I
10/23/2020	TS Property, LLC	20204669	WR	/	\$47,000	I
08/20/2012	Gruss, David P	184653	SW	151/638	\$20,199	I
04/19/2012	Deutsche Bank Nation	182655	SD	151/276	\$60,000	I
04/22/1996	WALLACE, CHARLES	0	WD	131/612		I
01/01/1900	GRICE, JAMES/JANE		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	Misc	Misc	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	11/22/2023	07/02/2023	04/07/2022
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$8,400	Land	\$8,400	\$9,700	\$8,700	\$9,800	\$5,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$8,400	Land Non Res (2)	\$8,400	\$9,700	\$8,700	\$9,800	\$5,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$58,800	Improvement	\$58,800	\$57,500	\$46,500	\$52,600	\$42,800
\$0	Imp Res (1)	\$0	\$0	\$2,300	\$2,600	\$0
\$58,800	Imp Non Res (2)	\$58,800	\$57,500	\$44,200	\$50,000	\$42,800
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$67,200	Total	\$67,200	\$67,200	\$55,200	\$62,400	\$48,000
\$0	Total Res (1)	\$0	\$0	\$2,300	\$2,600	\$0
\$67,200	Total Non Res (2)	\$67,200	\$67,200	\$52,900	\$59,800	\$48,000
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 52' X 151', CI 52' X 151')

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		50	50x140	0.97	\$370	\$359	\$17,950	0%	1.0000	0.00	100.00	0.00	\$17,950

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$18,000
CAP 3 Value	\$0
Total Value	\$18,000

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	86 Rental - Single fami
Finished Area	1229 sqft
Make	

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	

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
Porch, Open Frame	91	\$6,300
Porch, Enclosed Frame	136	\$10,600
Patio, Concrete	780	\$6,100
Stoop, Masonry	40	\$2,300

Plumbing

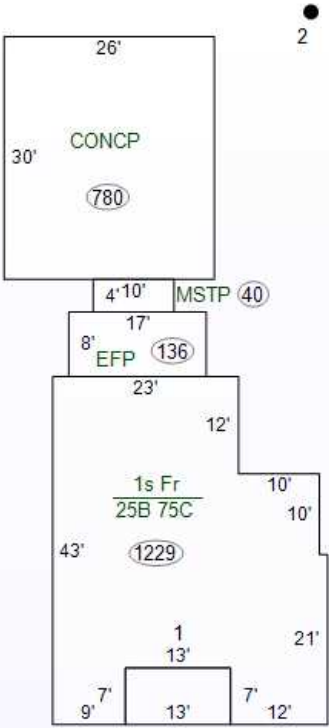
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1229	1229	\$119,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		307	0	\$19,800	
Crawl		922	0	\$7,300	
Slab					

Total Base \$146,500

Adjustments 1 Row Type Adj. x 1.00 \$146,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1229	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$152,300

Sub-Total, 1 Units

Exterior Features (+)	\$25,300	\$177,600
Garages (+) 0 sqft	\$0	\$177,600
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.96

Replacement Cost \$153,446

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	Wood Fr	D+2	1900	1970	55 A		0.96		1,536 sqft	\$153,446	45%	\$84,400	0%	100%	1.410	1.000	0.00	100.00	0.00	\$119,000
2: Detached Garage	1	Wood Fr	D	1900	1900	125 A	\$55.64	0.96	\$42.73	15'x20'	\$12,819	50%	\$6,410	0%	100%	1.000	1.000	0.00	100.00	0.00	\$6,400