

90-08-04-504-026.000-004

General Information

Parcel Number
90-08-04-504-026.000-004

Local Parcel Number
0100901000

Tax ID:

Routing Number
M04.08 R25

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 200543-004
BLUFFTON AVERAGE 132

Section/Plat
04

Location Address (1)
805 S JOHNSON
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

ARNOLDS LOT 1 W/2 (4-P)



805 S JOHNSON

Transfer of Ownership

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

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

Notes

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	Misc	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	04/07/2022	03/01/2021
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 type="checkbox"/>	<input type="checkbox"/>
\$14,400	Land	\$14,400	\$16,200	\$15,000	\$8,200	\$7,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$14,400	Land Non Res (2)	\$14,400	\$16,200	\$15,000	\$8,200	\$7,900
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$61,500	Improvement	\$61,500	\$59,700	\$49,700	\$41,700	\$36,400
\$0	Imp Res (1)	\$0	\$3,100	\$2,900	\$0	\$0
\$61,500	Imp Non Res (2)	\$61,500	\$56,600	\$46,800	\$41,700	\$36,400
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$75,900	Total	\$75,900	\$75,900	\$64,800	\$49,900	\$44,300
\$0	Total Res (1)	\$0	\$3,100	\$2,900	\$0	\$0
\$75,900	Total Non Res (2)	\$75,900	\$72,800	\$61,800	\$49,900	\$44,300
\$0	Total Non Res (3)	\$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	<u>\$292.86</u>	\$308	\$21,560	0%	1.0000	0.00	100.00	0.00	\$21,560

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

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input 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	144	\$8,300
Porch, Enclosed Frame	96	\$9,400
Stoop, Masonry	24	\$1,800

BCG Capital, LLC

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

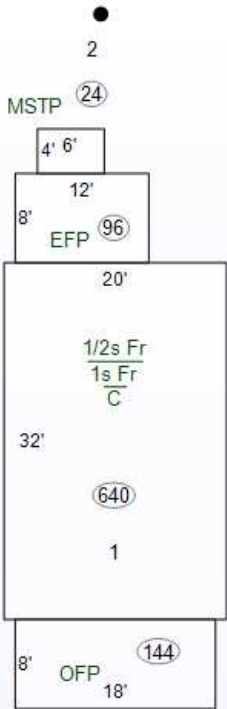
Accommodations

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

Heat Type

Central Warm Air

805 S JOHNSON



Specialty Plumbing

Description	Count	Value
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510, 1 Family Dwell - Platted Lot

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
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

Total all pages

\$92,500

Total this page

\$92,500