

90-08-04-539-381.000-004

BCG Capital, LLC

117 S MAIN

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number
90-08-04-539-381.000-004
Local Parcel Number
0100951701
Tax ID:

Routing Number
M04.14 R127

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)
117 S MAIN
BLUFFTON, In 46714

Zoning
Land Type: Fci
Pricing Method: F

Subdivision

Lot

Market Model
C & I MARKET 0.70

Characteristics

Topography
Level:

Public Utilities
All:

Streets or Roads
Paved, Sidewalk:

Neighborhood Life Cycle Stage
Other:

Printed Tuesday, April 15, 2025

Review Group 2024

Ownership

Legal

ORIGINAL LOT 82 N. 24' (4-C)

117 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
04/04/2014	Lee Investment Tactics	191707	CD	153/109		I
08/10/1999	Greir Inc	0	WD	136/70		I
01/01/1900	DOWNTOWN INVEST		WD	/		I

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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
		Land	\$5,200	\$5,200	\$5,200	\$5,100	\$5,100
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
		Land Non Res (3)	\$2,600	\$2,600	\$2,600	\$2,500	\$2,500
		Improvement	\$159,700	\$147,800	\$121,800	\$134,900	\$125,700
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$79,900	\$73,900	\$60,900	\$67,500	\$62,900
		Imp Non Res (3)	\$79,800	\$73,900	\$60,900	\$67,400	\$62,800
		Total	\$164,900	\$153,000	\$127,000	\$140,000	\$130,800
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$82,500	\$76,500	\$63,500	\$70,100	\$65,500
		Total Non Res (3)	\$82,400	\$76,500	\$63,500	\$69,900	\$65,300

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

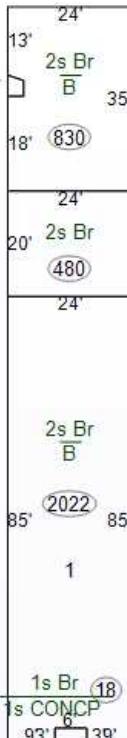
Land Computations												
Calculated Acreage												0.08
Actual Frontage												24
Developer Discount												<input type="checkbox"/>
Parcel Acreage												0.08
81 Legal Drain NV												0.00
82 Public Roads NV												0.00
83 UT Towers NV												0.00
9 Homesite												0.00
91/92 Acres												0.00
Total Acres Farmland												0.08
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												\$0
CAP 1 Value												\$0
CAP 2 Value												\$2,600
CAP 3 Value												\$2,600
Total Value												\$5,200

Data Source External Only **Collector** 09/11/2024 **Nexus** **Appraiser**

General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I Building	Pre. Framing	Wood Joist

13 DR
24 HOUR COIN 1s CONCP
LAUNDRY SERVICE (11)

LAUNDRY SERVICE



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	APART
Use Area	2852 sqft	3332 sqft	3361 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	287'	283'	294'
PAR	10	8	9
# of Units / AC	0	0	5 / N
Avg Unit sz dpth	0	0	667
Floor	B	1	2
Wall Height	8'	14'	10'
Base Rate	\$65.81	\$151.17	\$118.15
Frame Adj	(\$12.95)	(\$14.82)	(\$11.70)
Wall Height Adj	(\$3.67)	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$49.19	\$136.35	\$106.45
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$49.19	\$136.35	\$106.45
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$2.63
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$11.07
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$47.86	\$136.35	\$120.15
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$136.497	\$454.318	\$403.824

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			9,545 sqft	\$992,102	77%	\$228,180	0%	100%	1.000	0.700	0.00	50.00	50.00	\$159,700