

90-08-04-511-003.000-004

General Information

Parcel Number
90-08-04-511-003.000-004

Local Parcel Number
0100656300

Tax ID:

Routing Number
M04.01 R52

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 200643-004
BLUFFTON AVERAGE 150

Section/Plat
04

Location Address (1)
623 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
Bluffton, IN 46714

Legal

RW TOWNLEY SOUTH LOT 24
EX N 44.5FT LOT 25 EX S 50 FT



623 S MAIN

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------------|----------|------|-----------|----------------|-----|
| 10/08/2019 | BCG Capital, LLC | 20193460 | LW | / | \$85,000 | I |
| 04/26/2018 | Trinity Properties, LLC | 20181405 | WR | / | \$77,000 | I |
| 10/27/2014 | Eisaman, Seth | 196296 | WR | 154/304 | \$30,000 | I |
| 11/20/1997 | LUCABAUGH, FREDE | 0 | WD | 133/578 | \$48,000 | I |
| 01/01/1900 | BARR, MAUDE E | | WD | / | | I |

520, 2 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 | 2022 | 2021 |
|-----------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 02/16/2025 | As Of Date | 04/13/2025 | 03/30/2024 | 03/14/2023 | 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$7,100 | Land | \$7,100 | \$8,200 | \$8,100 | \$5,300 | \$5,800 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$7,100 | Land Non Res (2) | \$7,100 | \$8,200 | \$8,100 | \$5,300 | \$5,800 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$83,700 | Improvement | \$83,700 | \$82,600 | \$74,400 | \$74,500 | \$72,400 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$83,700 | Imp Non Res (2) | \$83,700 | \$82,600 | \$74,400 | \$74,500 | \$72,400 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$90,800 | Total | \$90,800 | \$90,800 | \$82,500 | \$79,800 | \$78,200 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$90,800 | Total Non Res (2) | \$90,800 | \$90,800 | \$82,500 | \$79,800 | \$78,200 |
| \$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 | | 49 | 48x170 | 1.06 | \$370 | \$392 | \$18,816 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$18,820 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.19 |
| Actual Frontage | 49 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.19 |
| 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 | 0.19 |
| 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 | \$18,800 |
| CAP 3 Value | \$0 |
| Total Value | \$18,800 |

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information

Occupancy

Duplex

Description

Duplex

Story Height

2

Style

87 Rental - Duplex

Finished Area

2277 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

35

\$1,200

Porch, Open Frame

202

\$10,100

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

4

Living Rooms

2

Dining Rooms

0

Family Rooms

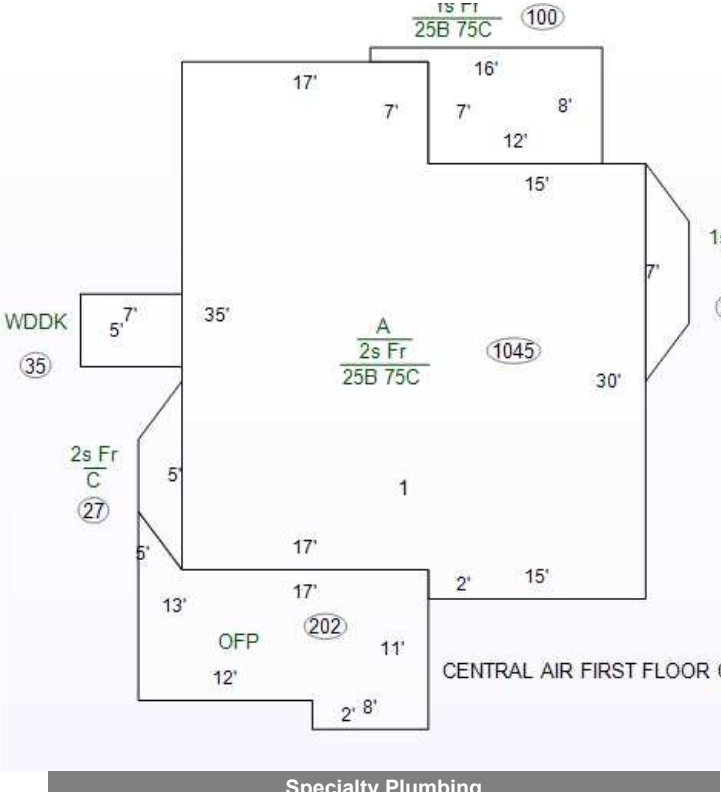
0

Total Rooms

8

Heat Type

Central Warm Air



| Cost Ladder | | | | |
|-----------------------------------|--------|------|--------|------------------------|
| Floor | Constr | Base | Finish | Value |
| 1 | 1Fr | 1205 | 1205 | \$117,700 |
| 2 | 1Fr | 1072 | 1072 | \$54,500 |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | 1045 | 0 | \$8,600 |
| Bsmt | | 319 | 0 | \$20,200 |
| Crawl | | 886 | 0 | \$7,100 |
| Slab | | | | |
| Total Base | | | | \$208,100 |
| Adjustments | | | | 1 Row Type Adj. x 1.00 |
| Unfin Int (-) | | | | \$0 |
| Ex Liv Units (+) | | | | C:1 \$8,800 |
| Rec Room (+) | | | | \$0 |
| Loft (+) | | | | \$0 |
| Fireplace (+) | | | | \$0 |
| No Heating (-) | | | | \$0 |
| A/C (+) | | | | 1:1205 \$4,200 |
| No Elec (-) | | | | \$0 |
| Plumbing (+ / -) | | | | 10 - 10 = 0 x \$0 \$0 |
| Spec Plumb (+) | | | | \$0 |
| Elevator (+) | | | | \$0 |
| Sub-Total, One Unit | | | | \$221,100 |
| Sub-Total, 1 Units | | | | |
| Exterior Features (+) | | | | \$11,300 \$232,400 |
| Garages (+) 0 sqft | | | | \$0 \$232,400 |
| Quality and Design Factor (Grade) | | | | 0.95 |
| Location Multiplier | | | | 0.96 |
| Replacement Cost | | | | \$211,949 |

| 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 | 2 | Wood Fr | C-1 | 1880 | 1990 | 35 A | | 0.96 | | 3,641 sqft | \$211,949 | 26% | \$156,840 | 0% | 100% | 1.410 | 1.000 | 0.00 | 100.00 | 0.00 | \$221,100 |