

90-08-04-505-171.000-004

General Information

Parcel Number  
90-08-04-505-171.000-004

Local Parcel Number  
0100915200

Tax ID:

Routing Number  
M04.01 R62

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  
4P

Location Address (1)  
821 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
High ☐

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

TOWNLEY SOUTH 68 (4-P)



821 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
05/22/2019	T.S. Property LLC	20191658	PR	/	\$65,000	I
12/02/1999	HOCHSTEDLER, EUG	0	WD	136/501	\$56,500	I
06/23/1995	TRAN, TRISTAN X/KI	0	PR	130/759		I
07/19/1993	LUTZ, A LOUISE	0	WD	128/428		I
01/01/1900	SOWARDS, JOSEPH/		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	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"/>
\$12,200	Land	\$12,200	\$14,000	\$12,500	\$6,900	\$7,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$12,200	Land Non Res (2)	\$12,200	\$14,000	\$12,500	\$6,900	\$7,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$69,400	Improvement	\$69,400	\$67,600	\$54,700	\$44,800	\$44,100
\$0	Imp Res (1)	\$0	\$0	\$3,700	\$0	\$0
\$69,400	Imp Non Res (2)	\$69,400	\$67,600	\$51,000	\$44,800	\$44,100
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$81,600	Total	\$81,600	\$81,600	\$67,200	\$51,700	\$51,700
\$0	Total Res (1)	\$0	\$0	\$3,700	\$0	\$0
\$81,600	Total Non Res (2)	\$81,600	\$81,600	\$63,500	\$51,700	\$51,700
\$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		63	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	0.00	100.00	0.00	\$20,980

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 3 Value	\$0
Total Value	\$21,000



General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	86 Rental - Single fami
Finished Area	1324 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
Stoop, Masonry	35	\$1,800
Porch, Open Frame	135	\$7,500

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1324	1324	\$125,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		252	0	\$19,000	
Crawl		1072	0	\$7,900	
Slab					

Total Base \$152,400

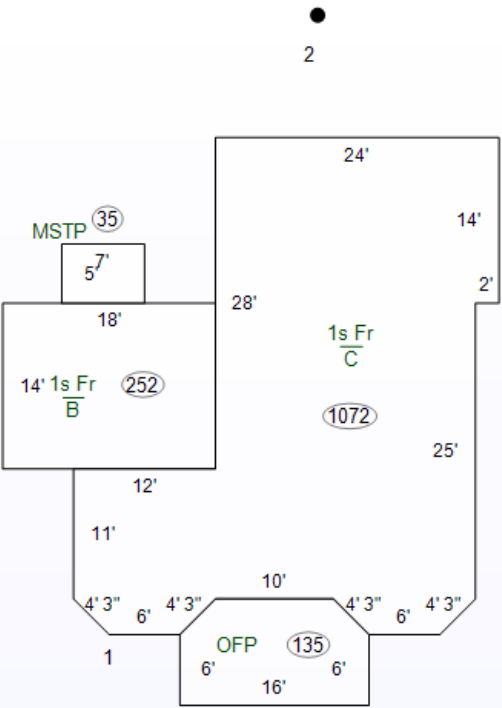
Adjustments 1 Row Type Adj. x 1.00 \$152,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1324	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$156,800

Sub-Total, 1 Units

Exterior Features (+)	\$9,300	\$166,100
Garages (+) 0 sqft	\$0	\$166,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	
Replacement Cost		\$143,510



Specialty Plumbing

Description	Count	Value
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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		1,576 sqft	\$143,510	45%	\$78,930	0%	100%	1.410	1.000	0.00	100.00	0.00	\$111,300
2: Detached Garage	1	Wood Fr	D	1955	1955	70 A	\$44.13	0.96	\$33.89	20'x24'	\$16,268	47%	\$8,620	0%	100%	1.000	1.000	0.00	100.00	0.00	\$8,600