

90-08-04-539-138.000-004

BCG Capital, LLC

312 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-539-138.000-004

Local Parcel Number

0100736100

Tax ID:**Ownership**

BCG Capital, LLC

112 N Marion

Bluffton, IN 46714

Transfer of Ownership**Notes****Routing Number**

M04.14 R172

Property Class 510

1 Family Dwell - Platted Lot

Year: 2025**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)****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)

312 S MAIN

BLUFFTON, IN 46714

2025

WIP

Assessment Year

2025

AA

2024

AA

2023

AA

2022

AA

2021

AA

Reason For Change

AA

As Of Date

AA

Valuation Method

AA

Indiana Cost Mod

AA

90-08-04-539-138.000-004

BCG Capital, LLC

312 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

General Information

		#	TF
Occupancy	Single-Family		
Description	Single-Family	2	6
Story Height	2		
Style	64 Two Story - Before		
Finished Area	2624 sqft		
Make			
Floor Finish			
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile		
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other		
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"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			
Description	Area	Value	
Porch, Open Frame	168	\$9,200	

Plumbing

Floor Finish	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input 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	

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

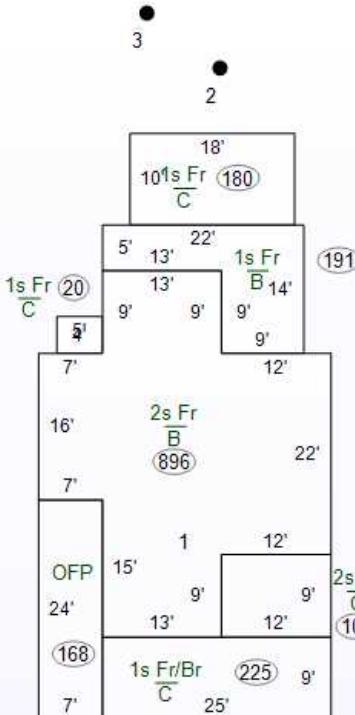
Heat Type	
Central Warm Air	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt

Exterior Features	
Description	Area

Description	Area	Value
Porch, Open Frame	168	\$9,200

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BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1620	1620	\$144,500	
2	1Fr	1004	1004	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1087	0	\$36,300	
Crawl		533	0	\$5,900	
Slab					
					Total Base \$238,700
Adjustments					1 Row Type Adj. x 1.00 \$238,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1620 2:1004 \$7,000
No Elec (-)					\$0
Plumbing (+/-)					11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$250,500
					Sub-Total, 1 Units \$259,700
Exterior Features (+)					\$9,200 \$259,700
Garages (+) 0 sqft					\$0 \$259,700
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					Replacement Cost \$236,846

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	2	1/6 Maso	C-1	1902	2000	25 A		0.96		3,711 sqft	\$236,846	22%	\$184,740	0%	100%	1,350	0.710	100.00	0.00	0.00	\$177,100
2: BRP	1		C	1980	1980	45 A		0.96		280 sqft	\$4,608	30%	\$3,230	0%	100%	1,000	1.000	100.00	0.00	0.00	\$3,200
3: Detached Garage	1	Wood Fr	D	1900	1900	125 A	\$46.21	0.96	\$35.49	19'x23'	\$15,509	50%	\$7,750	0%	100%	1,000	1.000	100.00	0.00	0.00	\$7,800