

90-08-04-511-003.000-004

BCG Capital, LLC

623 S MAIN

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

## 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

Data Source External Only

Ownership

623 S MAIN

Transfer of Ownership

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information	
Parcel Number	BCG Capital, LLC
90-08-04-511-003.000-004	112 N Marion
Local Parcel Number	Bluffton, IN 46714
Tax ID:	
Routing Number	RW TOWNLEY SOUTH LOT 24
M04.01 R52	EX N 44.5FT LOT 25 EX S 50 FT

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

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



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Assessment Year	2025	2025	2024	2023	2022	2021
	WIP	Reason For Change	AA	AA	AA	AA
As Of Date	02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Valuation Method	Income Approach					
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>					
<b>Land</b>	<b>\$7,100</b>	<b>\$7,100</b>	<b>\$8,200</b>	<b>\$8,100</b>	<b>\$5,300</b>	<b>\$5,800</b>
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,100	\$7,100	\$8,200	\$8,100	\$5,300	\$5,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$83,700</b>	<b>\$82,600</b>	<b>\$74,400</b>	<b>\$74,500</b>	<b>\$72,400</b>	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$83,700	\$83,700	\$82,600	\$74,400	\$74,500	\$72,400
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$90,800</b>	<b>\$90,800</b>	<b>\$82,500</b>	<b>\$79,800</b>	<b>\$78,200</b>	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$90,800	\$90,800	\$82,500	\$79,800	\$78,200	
Total Non Res (3)	\$0	\$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
<b>Total Value</b>	<b>\$18,800</b>

Collector 09/17/2024 Nexus

Appraiser

90-08-04-511-003.000-004

BCG Capital, LLC

2/2

**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

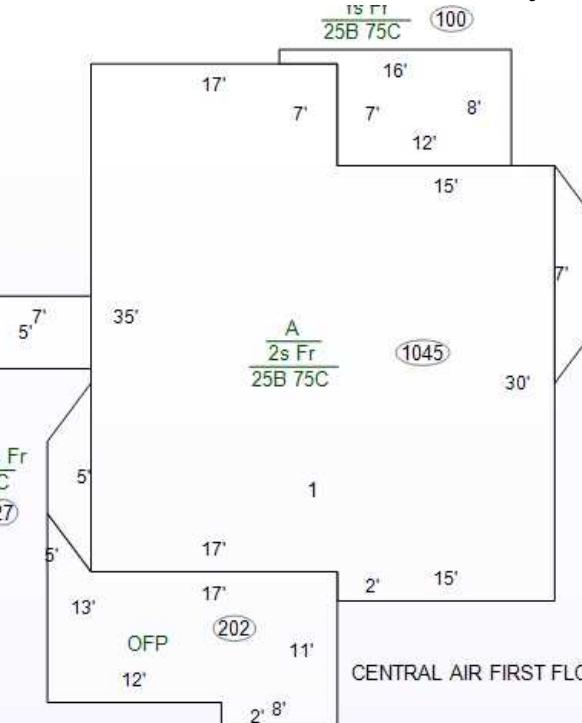
**Plumbing**

#	TF	
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

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BLUFFTON AVERAGE 150/

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1205	1205	\$117,700	
2	1Fr	1072	1072	\$54,500	
3					
4					
1/4					
1s Fr	1/2				
B					
3/4					
Attic	1045	0	\$8,600		
Bsmt	319	0	\$20,200		
Crawl	886	0	\$7,100		
Slab					
					<b>Total Base</b> \$208,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$208,100
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
Spec Plumb (+)					\$0
Elevator (+)					\$0
					<b>Sub-Total, One Unit</b> \$221,100
					<b>Sub-Total, 1 Units</b>
Exterior Features (+)					\$11,300 \$232,400
Garages (+) 0 sqft					\$0 \$232,400
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					<b>Replacement Cost</b> \$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

Total all pages

\$221,100

Total this page

\$221,100