

90-08-04-539-138.000-004

General Information

Parcel Number  
90-08-04-539-138.000-004

Local Parcel Number  
0100736100

Tax ID:

Routing Number  
M04.14 R172

Property Class 510  
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 200543-004  
BLUFFTON AVERAGE 132

Section/Plat  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads  
Paved, Sidewalk

TIF  
☐

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

ORIGINAL PT150 (4-G)

312 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/23/2024	BCG Capital, LLC	20240628	WR	/	\$145,000	I
04/03/2023	Barber, David Edwain/	20231027	WR	/	\$169,000	I
08/13/1984	RITTENHOUSE, GEO	0	WD	/		I
01/01/1900	RITTENHOUSE		WD	/		I

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

Notes



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
03/05/2025	As Of Date	04/13/2025	06/27/2024	03/14/2023	04/07/2022	03/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$21,100	Land	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$21,100	Land Res (1)	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$188,100	Improvement	\$188,100	\$158,000	\$141,400	\$136,400	\$120,600
\$188,100	Imp Res (1)	\$188,100	\$158,000	\$141,400	\$136,400	\$120,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$209,200	Total	\$209,200	\$179,100	\$162,500	\$149,800	\$134,000
\$209,200	Total Res (1)	\$209,200	\$179,100	\$162,500	\$149,800	\$134,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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		70	70x140	1.03	<u>\$292.86</u>	\$302	\$21,140	0%	1.0000	100.00	0.00	0.00	\$21,140

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$21,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,100

Data Source External Only

Collector 05/28/2024 Nexus

Appraiser

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General Information

Occupancy	Single-Family
Description	Single-Family
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
<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
Porch, Open Frame	168	\$9,200

BCG Capital, LLC

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

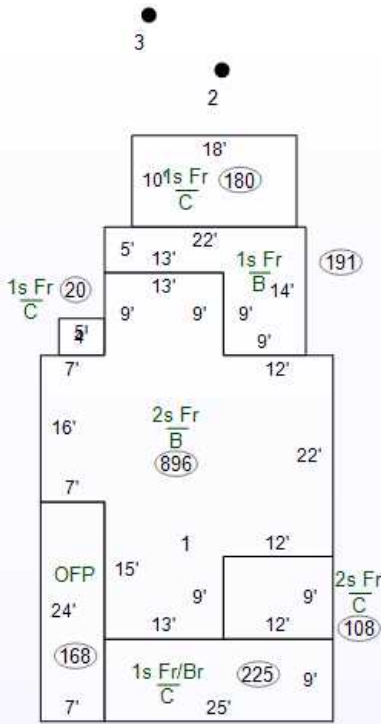
Accommodations

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

Heat Type

Central Warm Air

312 S MAIN



Specialty Plumbing

Description	Count	Value
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510, 1 Family Dwell - Platted Lot

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

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