

89-18-34-440-128.000-003

JONES, ARLIE & C DIANE

202 W MAIN ST

510, 1 Family Dwell - Platted Lot

BOSTON-184006 (018)/184

1/2

General Information

Parcel Number 89-18-34-440-128.000-003
Local Parcel Number 44-34-440-128.000-18

Tax ID: 018-00022-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township BOSTON TOWNSHIP

District 003 (Local 018) BOSTON TOWN

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 184006-018 BOSTON-184006 (018)

Section/Plat 4434440

Location Address (1) 202 W MAIN ST BOSTON, IN 47324

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

JONES, ARLIE & C DIANE
202 W MAIN ST
BOSTON, IN 47324

Legal

LOT 35 OP & E 1/2 VAC ALLEY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 07/10/2024 and 01/01/1900.

Notes

9/3/2024 SPLIT/COMBINE/ETC: 2025 AC #8538 COMBINES 1/2 OF VACATED ALLEY 07-10-2024
6/28/2022 Misc: 2023 GENERAL REVAL



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Aerial

Collector 07/10/2024 PLAT

Appraiser 09/03/2024 ts

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	1304 sqft
<b>Make</b>	

**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 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
Wood Deck	248	\$5,400
Stoop, Masonry	96	\$3,200
Canopy, Shed Type	96	\$900

**Plumbing**

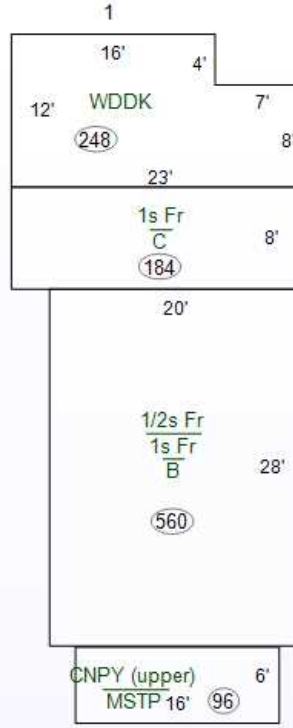
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	744	744	\$84,500	
2					
3					
4					
1/4					
1/2	1Fr	560	560	\$28,000	
3/4					
Attic					
Bsmt		560	0	\$25,300	
Crawl		184	0	\$3,700	
Slab					

	Total Base	Value
	\$141,500	\$141,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$141,500</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1/2:560 1:744	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$149,300</b>
<b>Sub-Total, 1 Units</b>		<b>\$149,300</b>
Exterior Features (+)	\$9,500	\$158,800
Garages (+) 0 sqft	\$0	\$158,800
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$107,984</b>

**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: Residential Dwelling	1 1/2	Wood Fr	D	1900	1900	125	A		0.85		1,864 sqft	\$107,984	50%	\$53,990	0%	100%	1.050	1.000	100.00	0.00	0.00	\$56,700
2: Detached Garage/Boat H	1	Pole	C	2001	2001	24	A	\$31.55	0.85	\$26.82	18'x24'	\$11,585	22%	\$9,040	0%	100%	1.050	1.000	100.00	0.00	0.00	\$9,500
3: Utility Shed	1	SV	D	1998	1998	27	A		0.85		8'x10'		60%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0