

89-18-35-330-308.000-003

ROBBINS, GREG

106 E MAIN ST

510, 1 Family Dwell - Platted Lot

BOSTON-184006 (018)/184

1/2

General Information

Parcel Number 89-18-35-330-308.000-003
Local Parcel Number 44-35-330-308.000-18

Ownership

ROBBINS, GREG
5089 FOOTS RD
RICHMOND, IN 47374

Transfer of Ownership

Date 01/01/1900 Owner ROBBINS, GREG Doc ID Code Book/Page Adj Sale Price V/I

Notes

7/8/2022 Misc: 2023 GENERAL REVAL

Tax ID: 018-00045-00

Legal

LOT 13 O P

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

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 4435330

Location Address (1) 106 E 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

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

Table with 7 columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

Table with 15 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 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1440 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	320	\$6,700
Stoop, Masonry	40	\$2,300

Plumbing

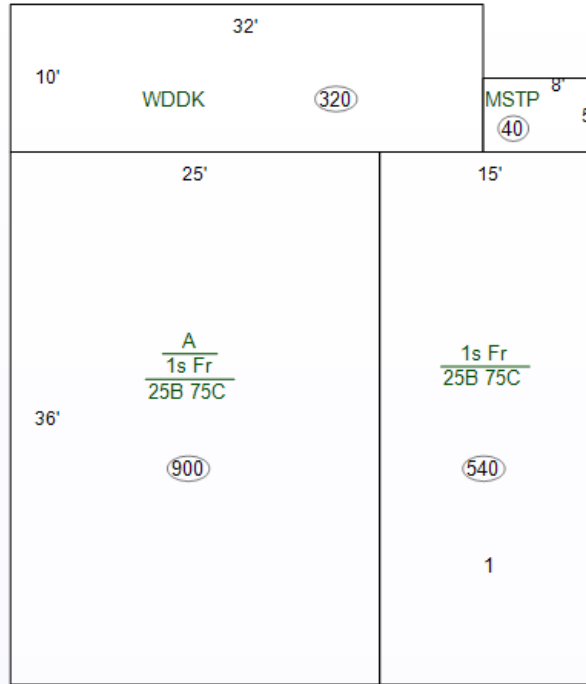
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1440	1440	\$131,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	900	0	\$8,000	
Bsmt	360	0	\$20,700	
Crawl	1080	0	\$7,900	
Slab				

Total Base \$168,400

Adjustments 1 Row Type Adj. x 1.00 \$168,400

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

Sub-Total, One Unit \$168,400

Sub-Total, 1 Units

Exterior Features (+)	\$9,000	\$177,400
Garages (+) 0 sqft	\$0	\$177,400
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost		\$90,474

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	E+2	1900	1900	125	A			0.85		2,700 sqft	\$90,474	50%	\$45,240	0%	100%	1.050	1.000	100.00	0.00	0.00	\$47,500