

89-20-02-110-102.000-003

GREEN, BONNIE JEAN & KELLY

103 S SALEM ST

447, Office Bldg (1 or 2 Story)

BOSTON-184006 (018)/184 1/2

General Information

Parcel Number 89-20-02-110-102.000-003
Local Parcel Number 45-02-110-102.000-18

Tax ID: 018-00049-00

Routing Number

Property Class 447 Office Bldg (1 or 2 Story)

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 4502110

Location Address (2) 103 S SALEM ST BOSTON, IN 47324

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

GREEN, BONNIE JEAN & KELLY DUA J/T/W/R/S/ 1574 NW L ST RICHMOND, IN 47374

Legal

54 FT SE LOT 17 OP EX 8 1/4 X 32 FT N 54 FT SE LOT 18 OP EX 8 1/4 X 66 FT N LOT 38 OP



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement 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.

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Commercial

Notes

12/13/2022 CYCLICAL: 2023 GENERAL REVAL
3/25/2020 Misc: 20p21- 2020 Equalization JH/Nexus
7/30/2018 Misc: 2018 LAND AND CAP ALLOCATION CORRECTION 07-30-18
5/3/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1: NO CHANGE PER F/C 5-1-18

Land Computations

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

Data Source Aerial

Collector 12/13/2022 Nexus

Appraiser 12/13/2022 Nexus

Total Value \$10,800

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	1

SB	B	1	U
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Wall Type	1: 1(242')	U: 1(172')
Heating	3064 sqft	1629 sqft
A/C		
Sprinkler		

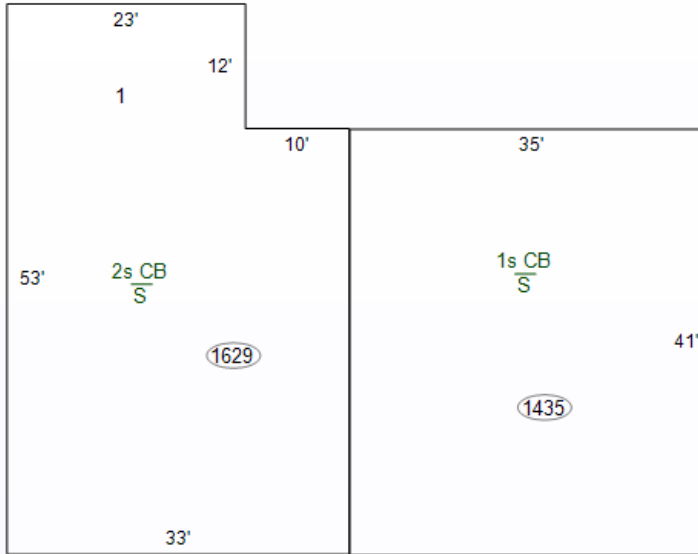
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	0	14	14	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	14	14	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Insulatio	<input type="checkbox"/> Int Liner
						<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Special Features

Description	Value	Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	GENOFF	UTLSTOR	APART
Use Area	1629 sqft	1435 sqft	1629 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	53.2%	46.8%	100.0%
Eff Perimeter	242'	242'	172'
PAR	8	8	11
# of Units / AC	0	0	1 / N
Avg Unit sz dpth	-1	-1	1629
Floor	1	1	2
Wall Height	10'	10'	8'
Base Rate	\$144.66	\$81.47	\$118.07
Frame Adj	(\$9.80)	(\$16.93)	(\$11.07)
Wall Height Adj	(\$4.90)	(\$4.88)	(\$6.10)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$129.96	\$59.66	\$100.90
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$129.96	\$59.66	\$100.90
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	(\$7.30)	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$3.63
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$122.66	\$59.66	\$104.53
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$199,813	\$85,612	\$170,279

Building Computations

Sub-Total (all floors)	\$455,705	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$478,105
Plumbing	\$22,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$325,111
Exterior Features	\$0		

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: Mixed Use Commercial	2	Concrete	D	1955	1955	70	F		0.85		4,693 sqft	\$325,111	80%	\$65,020	12%	100%	1.000	0.850	0.00	35.00	65.00	\$48,600