

General Information

Parcel Number 89-20-02-110-106.000-003
Local Parcel Number 45-02-110-106.000-18

Tax ID: 018-00071-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 (1) 203 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

Ownership

KLEIN, WILLIAM G
PO BOX 75
BOSTON, IN 47324

Legal

PT NW SEC 2-12-1 0.45A 1 D NW SEC 2-12-1 0.25A



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

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

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

Table with 14 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. Rows show dates 04/27/2021 and 01/01/1900.

Notes

6/27/2022 Misc: 2023 GENERAL REVAL

Land Computations

Table with 2 columns: Description and Value. Rows include Calculated Acreage (0.80), Actual Frontage (170), Developer Discount, Parcel Acreage (0.80), 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 (0.80), 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 (\$17,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,200).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2363 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
Patio, Concrete	360	\$2,500
Porch, Open Frame	150	\$8,300

**Plumbing**

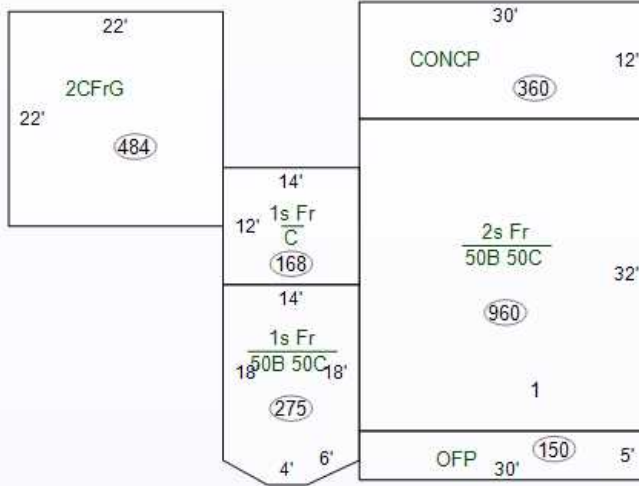
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1403	1403	\$129,100	
2	1Fr	960	960	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		618	0	\$27,100	
Crawl		786	0	\$6,700	
Slab					

**Total Base** \$213,300

**Adjustments** 1 Row Type Adj. x 1.00 \$213,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$220,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,800	\$231,000
Garages (+) 484 sqft	\$20,100	\$251,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$192,092</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	2	Wood Fr	D+2	1900	2000	25	G		0.85		2,981 sqft	\$192,092	22%	\$149,830	0%	100%	1.050	1.000	100.00	0.00	0.00	\$157,300
2: Pool, Above Ground	1	SV	D	1990	1990	35	A		0.85		23' Circ		85%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0
3: Type 3 Barn	1	T3AW	D	1930	1930	95	F	\$18.95	0.85		32' x 40' x 10'	\$15,556	70%	\$4,670	25%	100%	1.050	1.000	100.00	0.00	0.00	\$3,700
4: Wood Deck- Treated pine	1	SV	D	1990	1990	35	A		0.85		12'x16'		30%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0