

General Information

Parcel Number 89-20-03-220-109.000-003
Local Parcel Number 45-03-220-109.000-18
Tax ID: 018-00051-00
Routing Number

Ownership

MORELAND, TERILYN 2/3 & TERILYN CUSTODIAN FOR RONNY HENSLEY 203 W MAIN ST BOSTON, IN 47324

Legal

LOT 39 51 FT E S LOT 40

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/07/2024 to 01/01/1900.

Notes

6/23/2022 Misc: 2023 GENERAL REVALUATION
5/8/2018 Misc: 2019 GENERAL REVALUATION - ADD OFF, T3, CNPY

Property Class 510
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 4503220
Location Address (1) 203 W MAIN ST BOSTON, IN 47324

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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.

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

Data Source External Only

Collector 06/08/2022

Nexus

Appraiser 06/23/2022

Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.31), Actual Frontage (101), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$9,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1256 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
Stoop, Masonry	192	\$4,400
Canopy, Shed Type	192	\$1,600
Porch, Open Frame	830	\$29,600
Porch, Enclosed Frame	208	\$13,800
Stoop, Masonry	130	\$3,500
Canopy, Shed Type	130	\$1,100

Plumbing

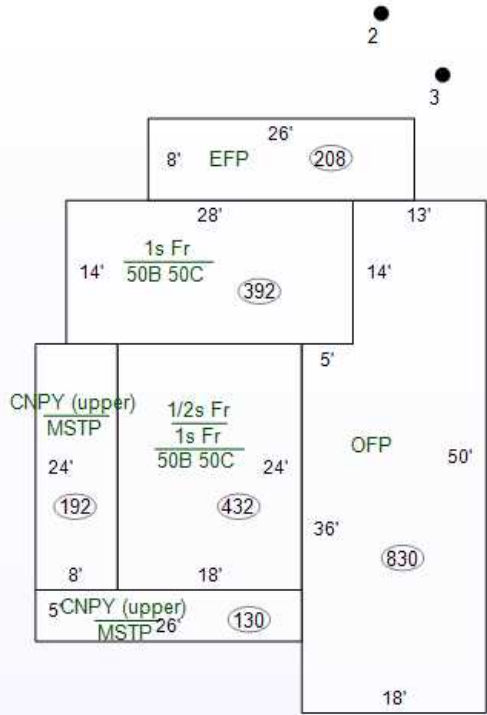
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
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	824	824	\$90,600	
2					
3					
4					
1/4					
1/2	1Fr	432	432	\$23,400	
3/4					
Attic					
Bsmt		412	0	\$21,500	
Crawl		412	0	\$5,100	
Slab					

Total Base \$140,600

Adjustments 1 Row Type Adj. x 1.00 \$140,600

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 \$140,600

Sub-Total, 1 Units

Exterior Features (+) \$54,000 \$194,600

Garages (+) 0 sqft \$0 \$194,600

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$140,599

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+1	1920	1920	105	A		0.85		1,668 sqft	\$140,599	50%	\$70,300	0%	100%	1.050	1.000	100.00	0.00	0.00	\$73,800
2: Barn, Pole (T3)	1	T3AW	C	2013	2013	12	A	\$17.90	0.85		40' x 40' x 16'	\$24,991	25%	\$18,740	0%	100%	1.050	1.000	100.00	0.00	0.00	\$19,700
3: Canopy (free standing)	1		C	2013	2013	12	A		0.85		18'x25'	\$3,060	11%	\$2,720	0%	100%	1.050	1.000	100.00	0.00	0.00	\$2,900