

89-20-03-220-210.000-003

General Information

Parcel Number
89-20-03-220-210.000-003

Local Parcel Number
45-03-220-210.000-18

Tax ID:
018-00096-00

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
4503220

Location Address (1)
202 S SALEM ST
BOSTON, IN 47324

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2027

STOVER, ERICA

Ownership

STOVER, ERICA
202 S SALEM ST
BOSTON, IN 47324

Legal

PT NE SEC 3-12-1 0.34A



202 S SALEM ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/16/2024	STOVER, ERICA	2024008726	WD	/	\$50,000	I
12/16/2024	BURCH, JAMIE	2024008725	QC	/		I
12/16/2024	BURCH, JAMIE 50% &	2024008724	SA	/		I
01/01/1900	BURCH, LEONARD M		CO	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

BOSTON-184006 (018)/184 1/2

Notes

1/22/2025 Sales Disclosure: 2025 SALES REVIEW

Res

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$6,200	Land	\$6,200	\$6,200	\$5,400	\$4,700	\$4,700
\$6,200	Land Res (1)	\$6,200	\$6,200	\$5,400	\$4,700	\$4,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$63,700	Improvement	\$63,700	\$63,700	\$85,400	\$75,100	\$75,900
\$63,700	Imp Res (1)	\$63,700	\$63,700	\$85,400	\$75,100	\$75,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$69,900	Total	\$69,900	\$69,900	\$90,800	\$79,800	\$80,600
\$69,900	Total Res (1)	\$69,900	\$69,900	\$90,800	\$79,800	\$80,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		60	60x222	1.05	\$98	\$103	\$6,180	0%	1.0000	100.00	0.00	0.00	\$6,180
82	A		0	.034000	1.00	\$2,120	\$2,120	\$72	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	0.34
Actual Frontage	60
Developer Discount	☐
Parcel Acreage	0.34
81 Legal Drain NV	0.00
82 Public Roads NV	0.03
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	\$6,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$6,200

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1718 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

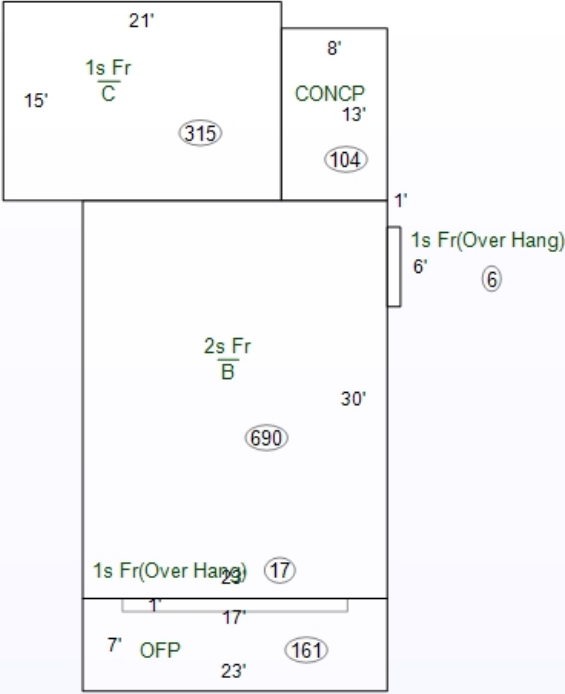
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	161	\$8,300
Patio, Concrete	104	\$800



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1011	1011	\$105,300	
2	1Fr	707	707	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		690	0	\$28,600	
Crawl		315	0	\$4,600	
Slab					
				Total Base	\$181,000
Adjustments				1 Row Type Adj. x 1.00	\$181,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				1:250	\$2,100
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$189,200
				Sub-Total, 1 Units	
Exterior Features (+)				\$9,100	\$198,300
Garages (+) 0 sqft				\$0	\$198,300
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.85	
				Replacement Cost	\$151,700

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	1960	65 F		0.85		2,408 sqft	\$151,700	60%	\$60,680	0%	100%	1.050	1.000	100.00	0.00	0.00	\$63,700