

General Information

Parcel Number 89-20-03-220-217.000-003
Local Parcel Number 45-03-220-217.000-18

Tax ID: 018-00050-00

Routing Number

Property Class 511 RENTAL
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) 216 S SALEM 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

NOURI, NASSER
25331 GALLUP CIR
LAGUNA HILLS, CA 92653

Legal

PT NE SEC 3-12-1 30 X 247.5 FT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/02/2014 to 01/01/1900.

Notes

6/24/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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. Row 1: F, F, 30, 30x222, 1.05, \$98, \$103, \$3,090, 0%, 1.0000, 100.00, 0.00, 0.00, \$3,090. Row 2: 82, A, 0, .018000, 1.00, \$2,390, \$2,390, \$43, -100%, 1.0000, 0.00, 100.00, 0.00, \$00.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (30), Developer Discount, Parcel Acreage (0.17), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.15), 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 (\$3,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,100).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1120 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	144	\$11,600
Porch, Open Frame	140	\$8,300
Wood Deck	536	\$9,600

Plumbing

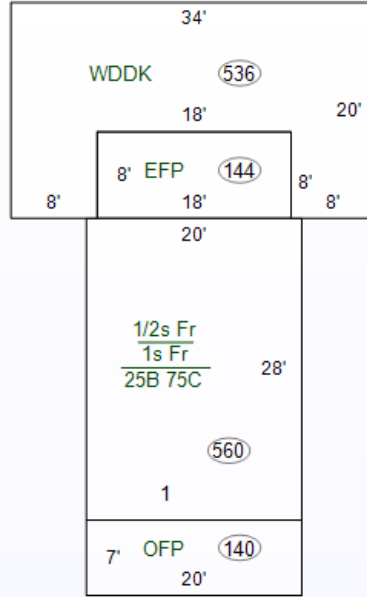
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
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	560	560	\$68,400	
2				
3				
4				
1/4				
1/2 1Fr	560	560	\$28,000	
3/4				
Attic				
Bsmt	140	0	\$17,300	
Crawl	420	0	\$5,300	
Slab				

Total Base \$119,000

Adjustments 1 Row Type Adj. x 1.00 \$119,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:560 1/2:560 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$126,400

Sub-Total, 1 Units

Exterior Features (+)	\$29,500	\$155,900
Garages (+) 0 sqft	\$0	\$155,900
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$112,638

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	1930	1930	95 F		0.85		1,260 sqft	\$112,638	65%	\$39,420	45%	100%	1.050	1.000	100.00	0.00	0.00	\$22,800
2: Detached Garage/Boat H	1	Wood Fr	D	1990	1990	35 P	\$46.21	0.85	\$31.42	18'x25'	\$14,140	52%	\$6,790	0%	100%	1.050	1.000	100.00	0.00	0.00	\$7,100
3: Lean-to	1	Earth Flo	D	2006	2006	19 P	\$4.69	0.85		8'x10' x 8'	\$255	45%	\$140	50%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: Utility Shed	1	SV	D	2000	2000	25 P		0.85		8'x10'		70%		0%	100%	1.050	1.000	100.00	0.00	0.00	\$0