

<b>Parcel Number</b> 1017172		<b>Ownership</b> <b>Name</b> AFFORDABLE HOMEMATTERS LLC	<b>Transfer of Ownership</b>		<b>Year</b> 2024	<b>Card 1</b>	
<b>County</b> Marion, IN	<b>Township</b> CENTER		<b>Date</b> Aug 02, 2024	<b>Grantor</b> RENEW INDIANAPOLIS INC - Jan 01, 1900	<b>Valid</b> Y	<b>Amount</b> 0.00	<b>Type</b> Straight
<b>Corporation</b>			Oct 20, 2017	JL CAPITAL HOLDINGS LLC - Jan 01, 1900	Y	0.00	Straight
<b>District</b>			Jan 11, 2017	Upper Class Homes, LLC - Jun 01, 2016	N	10000.00	Sale
<b>Plat</b>			Jan 12, 2017	UPPER CLASS HOMES LLC - Jan 01, 1900	Y	10000.00	Straight
<b>Map</b> 82-098-072-000	<b>Address</b>		May 16, 2014	MARION COUNTY - Jan 01, 1900	Y	0.00	Straight
<b>Alt Parcel</b> 49-10-05-199-008.000-101	1704 BELLEFONTAINE ST		May 16, 2014	ZAPATA, VERONICA A - Jan 01, 1900	Y	0.00	Straight
<b>Property Class</b> 500	INDIANAPOLIS, IN 46202--180						
<b>Tax District</b> 101							
<b>Neighborhood</b> 146082063-1-460r-063							
<b>Property Address</b> 901 N OAKLAND AV INDIANAPOLIS, IN 46201							

**VALUATION RECORD**

<b>Account</b> 3137764	<b>Assessment Year</b> 2024	<b>2023</b>	<b>2022</b>
<b>Book</b> <b>Page</b>	<b>Reason for Change</b>		
<b>Legal</b> MC KERNAN ADD L4 13FT W OF & ADJ ST VAC L4	<b>Land</b>	<b>Homestead-C1</b>	0
		<b>Residential-C2</b>	5,900
		<b>Non-Residential-C3</b>	0
		<b>Total Land</b>	5,900
	<b>Improvements</b>	<b>Homestead-C1</b>	0
		<b>Residential-C2</b>	0
		<b>Non-Residential-C3</b>	0
		<b>Total Imp</b>	0
	<b>Total Assessed Value:</b>	5,900	5,900

<b>Topography</b>	<b>Pub. Utilities</b>	<b>Street or Rd.</b>	<b>Neighborhood</b>
<input checked="" type="checkbox"/> Level	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Improving
<input type="checkbox"/> High	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Unpaved	<input checked="" type="checkbox"/> Static
<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Proposed	<input type="checkbox"/> Declining
<input type="checkbox"/> Rolling	<input checked="" type="checkbox"/> Electricity	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Other
<input type="checkbox"/> Swampy	<input type="checkbox"/>	<input type="checkbox"/> Alley	<input type="checkbox"/> Blighted

**Property Sub Class:** VACANT PLATTED LOT-500 PRINTED FROM MARION COUNTY, INDIANA

**Memorandum**

**LAND DATA AND COMPUTATIONS**

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	
F-91	0	33	143	1.04	180.00	187.00	6170	5-3	5860	
<b>Acreeage / Sq. Ft.</b>										
									<b>Total Residential Land Value</b>	5900
									<b>Total Non-Residential Land Value</b>	0
<b>Total Acreeage</b>				0.11	<b>Total Land Value</b>				5900	

**Land Type**

F Front Lot	81 Legal Ditch
R Rear Lot	82 Public Road
1 Comm. Ind. Land	83 Utility Trans. Tower
11 Primary	9 Homesite
12 Secondary	91 Res. Excess Acres
13 Undeveloped Usable	92 Ag Excess Acres
14 Undeveloped Unusable	
<b>Influence Factors</b>	
2 Classified Land	0 Other
3 Undeveloped Land	5 Misimprovement
4 Tillable Land	1 Topography
5 Non-tillable Land	2 Under Improved
6 Woodland	3 Excess Frontage
7 Other Farmland	8 View
8 Ag Support Land	4 Shape or Size
	9 Corner Infl.

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input type="checkbox"/> Single Family		0 <input checked="" type="checkbox"/> None	0 <input checked="" type="checkbox"/> None	0 <input checked="" type="checkbox"/>
2 <input type="checkbox"/> Duplex		1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/>
3 <input type="checkbox"/> Triplex	1 <input type="checkbox"/> Other	2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/>
4 <input type="checkbox"/> 4-6 Family	2 <input type="checkbox"/> Bi-level	3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home	3 <input type="checkbox"/> Tri-level	4 <input type="checkbox"/> Fin	4 <input type="checkbox"/> Full	4 <input type="checkbox"/>
0 <input type="checkbox"/> Row Type				

Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.				
2 Stucco				
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick	---	Attic		
8 Stone	---	Basement		
9 Frame w/Masonry	---	Crawl		

**Roofing**

Asphalt Shingles

Slate or Tile

Metal

**Total Base**

Floors	1	2	sq.ft.	SUB-TOTAL
Earth	<input type="checkbox"/>	<input type="checkbox"/>		
Slab	<input type="checkbox"/>	<input type="checkbox"/>		
Sub & Joists	<input type="checkbox"/>	<input type="checkbox"/>		
Wood	<input type="checkbox"/>	<input type="checkbox"/>		
Parquet	<input type="checkbox"/>	<input type="checkbox"/>		
Tile	<input type="checkbox"/>	<input type="checkbox"/>		
Carpet	<input type="checkbox"/>	<input type="checkbox"/>		
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>		
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>		

**Interior Finish**

Plaster/Dry Wall

Paneling

Fiberboard

Unfinished

Plumbing (-/+)

TF:5 - 5

Specialty Plumbing (+)

Special Features

Accommodations	Sub-Total One Unit	0
Total # Rooms		
Bedrooms		
Family Room		
Formal Dining Room		
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	
	<b>Sub-Total</b>	

**Heating / Air Conditioning**

Central Warm Air

Hot Water or Steam

Heat Pump

No Heat Gravity/Wall/Space

Central Air Cond.

**Grade and Design**

Location Multiplier

**Replacement Cost**

**REMODELING & MODERNIZATION**

	Amount	Date
Exterior		
Interior		
Kitchen		
Bath Facilities		
Plumbing System		
Heating System		
Electrical System		
Extensions		

Plumbing	#	TF
Full Baths		
Half Baths		
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		
<b>Total</b>		
No Plumb/Wtr Only		

Sketch			Value Adjustment / Exterior Features			
Parcel Number	1017172	Residential	Card	1		
			Value Adjustments			
			Exterior Features			

### SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
													Card Improvement Total						
													Total Improvement Value						

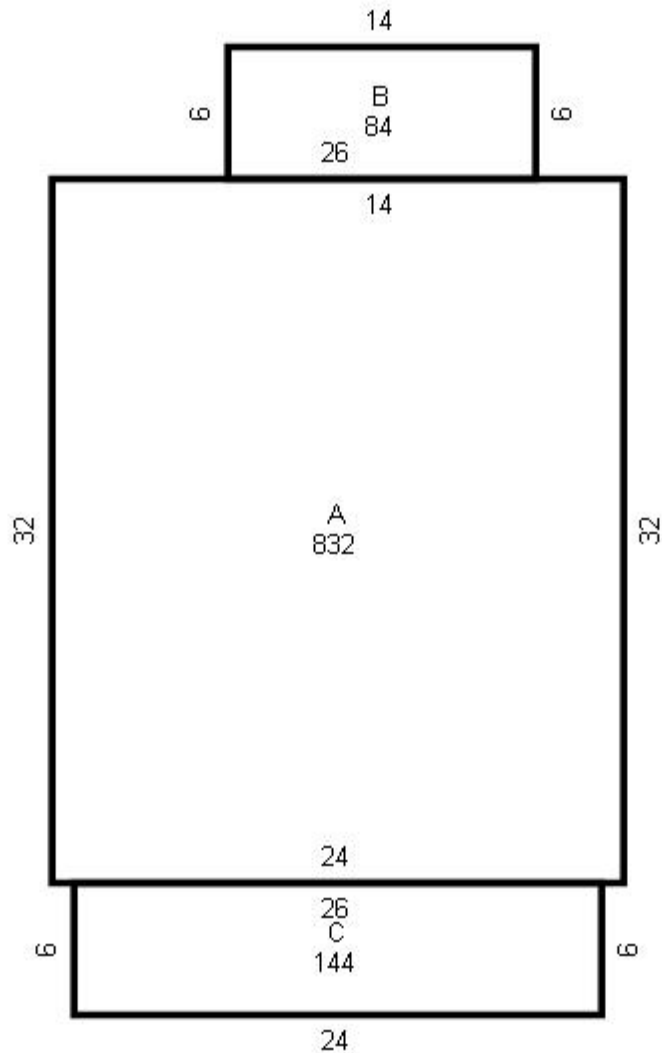
**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
1017172		
<b>Year</b>	2024	<b>Card 1</b>
<b>Property Address</b>		
901 N OAKLAND AV		

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**SKETCH/AREA TABLE ADDENDUM**

**AREA CALCULATIONS SUMMARY**



Name	Description	Size (Sqft)
	Total Sqft.	