

Parcel Number 1021148		Ownership Name	Transfer of Ownership		Year	2025	Card 1
County	Marion, IN	NEGRON, CRISTINA NICOLE RIVERA & MINH TRI ANDREW DANG	Date	Grantor	Valid	Amount	Type
Township	CENTER		Apr 25, 2025	BRECKENRIDGE, DAIZSHANAE & - Jan 01, 1900	Y	0.00	Straight
Corporation			Apr 25, 2025	Aidan Brett Millican - Apr 22, 2025	Y	264000.00	Sale
District			Oct 26, 2022	NEAR EAST AREA RENEWAL - Jan 01, 1900	Y	0.00	Straight
Plat			Oct 26, 2022	Near East Area Renewal - Oct 06, 2022	Y	180000.00	Sale
Map	82-097-076-000		May 08, 2020	Renew Indianapolis,LLC - Apr 09, 2020	N	3500.00	Sale
Alt Parcel	49-10-05-143-004.000-101		May 08, 2020	RENEW INDIANAPOLIS INC - Jan 01, 1900	Y	0.00	Straight
Property Class	510		Oct 23, 2017	JL CAPITAL HOLDINGS LLC - Jan 01, 1900	Y	0.00	Straight
Tax District	101		Jan 11, 2017	Upper Class Homes, LLC - Jun 01, 2016	N	10000.00	Sale
Neighborhood	146082063-1-460r-063		Jan 11, 2017	UPPER CLASS HOMES - Jan 01, 1900	Y	10000.00	Straight
		May 19, 2014	MARION COUNTY - Jan 01, 1900	Y	0.00	Straight	
		May 19, 2014	BUCKNER, TERRELL - Jan 01, 1900	Y	0.00	Straight	

Property Address
844 N PARKER AV
INDIANAPOLIS, IN 46201

Account 3166401
Book **Page**
Legal
BALDWIN & MILLERS N E ADD L10 1FT E OF & ADJ L10

Topography	Pub. Utilities	Street or Rd.	Neighborhood
<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

VALUATION RECORD				
Assessment Year	2025	2024	2023	
Reason for Change				
Land	Homestead-C1	16,900	16,900	16,900
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	16,900	16,900	16,900
Improvements	Homestead-C1	213,700	191,200	199,400
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	213,700	191,200	199,400
Total Assessed Value:		230,600	208,100	216,300

Property Sub Class: RES ONE FAMILY PLATTED LOT-510 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-9	0	40	130	0.94	450.00	423.00	16920	0-	16920	
Acreeage / Sq. Ft.										
Total Residential Land Value 16900										
Total Non-Residential Land Value 0										
Total Acreeage				0.12		Total Land Value				16900

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	
Influence Factors	
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 checked="" type="checkbox"/> Single Family	0.00	0 <input checked="" type="checkbox"/> None	0 <input checked="" type="checkbox"/> None	0 <input 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		2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/>
4 <input type="checkbox"/> 4-6 Family		3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		4 <input type="checkbox"/> Fin	4 <input type="checkbox"/> Full	4 <input checked="" type="checkbox"/>
0 <input type="checkbox"/> Row Type				

Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1 812	1.00	812	88,500
2 Stucco	1 740	2.00	740	44,000
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone		Basement		
9 Frame w/Masonry	812	Crawl		6,800

Roofing	
Asphalt Shingles	<input type="checkbox"/>
Slate or Tile	<input type="checkbox"/>
Metal	<input type="checkbox"/>

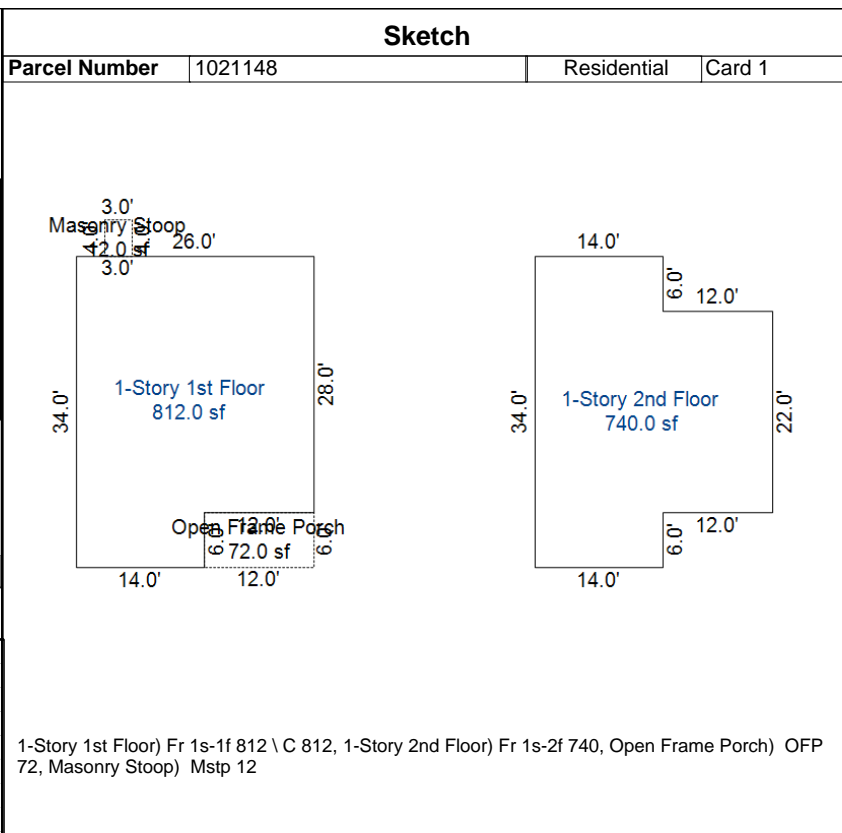
Floors	1	2	Total Base	Value
Earth	<input type="checkbox"/>	<input type="checkbox"/>	139,300	1.00
Slab	<input type="checkbox"/>	<input type="checkbox"/>		
Sub & Joists	<input type="checkbox"/>	<input type="checkbox"/>	sq.ft.	139,300
Wood	<input type="checkbox"/>	<input type="checkbox"/>	Full Unfin Interior (-)	
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	Half Unfin Interior (-)	
Tile	<input type="checkbox"/>	<input type="checkbox"/>	Extra Living Units (+)	
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	Rec. Room (+)	
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace (+)	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	Loft (+)	
			No Heat (-)	

Interior Finish	1	2	Value
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>	1552 Air Conditioning (+) 6,500
Paneling	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing (-/+)
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>	TF: 9 - 5 = 4 3,200
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	Specialty Plumbing (+)
			Special Features

Accommodations		Sub-Total One Unit	Value
Total # Rooms	0	149,000	
Bedrooms	0	149,000	
Family Room	0		
Formal Dining Room	0		
Rec Room	Type	Attached Garage (+)	
	Area	Attached Carport (+)	
Fireplace	Stacks	Basement (-)	
	Metal	Exterior Features	5,300
	Openings	Sub-Total	154,300

Heating / Air Conditioning	
Central Warm Air	<input checked="" type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>
Heat Pump	<input type="checkbox"/>
No Heat	<input type="checkbox"/>
Gravity/Wall/Space	<input type="checkbox"/>
Central Air Cond.	<input checked="" type="checkbox"/>

Plumbing	#	TF	Amount	Date
Full Baths	0	0		
Half Baths	0	0		
Kitchen Sink	1	1		
Water Heater	1	1		
Extra fixtures	7			
Total	9			
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>		



1-Story 1st Floor) Fr 1s-1f 812 \ C 812, 1-Story 2nd Floor) Fr 1s-2f 740, Open Frame Porch) OFF 72, Masonry Stoop) Mstp 12

Value Adjustment / Exterior Features	
Parcel Number	1021148 Residential Card 1
Value Adjustments	
Exterior Features	
Stoop- Msnry- Elevated - 1 - 12sf - 0	
Porch- Open Frm/ equal- 1st fl - 1 - 72sf - 5300	

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
Dwelling		Frame	C+	2021	2021	A				1552	1.00		162020	3	157160	100	1.00	1.36	213700
													Card Improvement Total	213700					
													Total Improvement Value	213700					

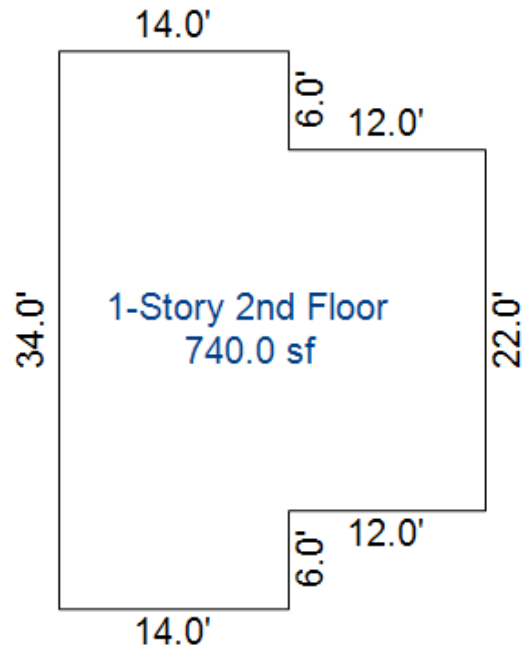
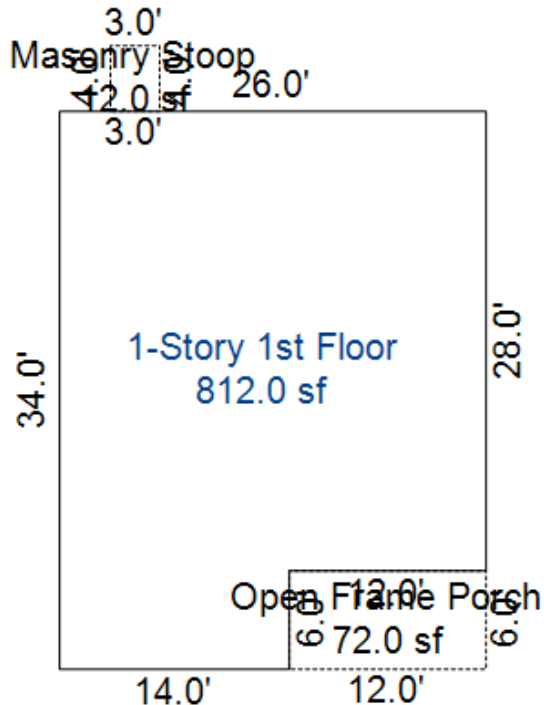
SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1021148		
Year	2025	Card 1
Property Address		
844 N PARKER AV		

1-Story 1st Floor) Fr 1s-1f 812 \ C 812, 1-Story 2nd Floor) Fr 1s-2f 740, Open Frame Porch) OFP 72, Masonry Stoop) Mstp 12

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
Masonry Stoop	Mstp	12
1-Story 1st Floor	1s-1f	812
1-Story 2nd Floor	1s-2f	740
Open Frame Porch	OFP	72
Total Sqft.		1636