

Parcel Number 1021148		Ownership Name BRECKENRIDGE, DAIZSHANAE & AIDAN BRETT MILLICAN JTWRs		Transfer of Ownership Date Oct 26, 2022		Year 2024	Card 1 Valid Y
County Marion, IN	Township CENTER			Grantor NEAR EAST AREA RENEWAL - Jan 01, 1900			Amount 0.00
Corporation				Date Oct 26, 2022			Type Straight
District				Date May 08, 2020			Amount 180000.00
Plat				Date May 08, 2020			Type Sale
Map 82-097-076-000	Address 844 N PARKER AVE INDIANAPOLIS, IN 46201--245			Date Oct 23, 2017			Amount 3500.00
Alt Parcel 49-10-05-143-004.000-101				Date Jan 11, 2017			Type Straight
Property Class 510				Date Jan 11, 2017			Amount 10000.00
Tax District 101				Date May 19, 2014			Type Straight
Neighborhood 146082063-1-460r-063				Date May 19, 2014			Amount 0.00

Property Address
844 N PARKER AV
INDIANAPOLIS, IN 46201

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

Account 3069479	Page
Legal BALDWIN & MILLERS N E ADD L10 1FT E OF & ADJ L10	

VALUATION RECORD				
Assessment Year	2024	2023	2022	
Reason for Change				
Land	Homestead-C1	16,900	16,900	
	Residential-C2	0	0	
	Non-Residential-C3	0	0	
	Total Land	16,900	16,900	16,900
Improvements	Homestead-C1	191,200	199,400	
	Residential-C2	0	0	
	Non-Residential-C3	0	0	
	Total Imp	191,200	199,400	211,700
Total Assessed Value:		208,100	216,300	228,600

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.											
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	5 Misimprovement									
3 Undeveloped Land	1 Topography	6 Restrictions									
4 Tillable Land	2 Under Improved	7 Traffic Flow									
5 Non-tillable Land	3 Excess Frontage	8 View									
6 Woodland	4 Shape or Size	9 Corner Infl.									
7 Other Farmland											
8 Ag Support Land											
Total Acreeage							0.12	Total Land Value		16900	
								Total Residential Land Value		16900	
								Total Non-Residential Land Value		0	

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	68,100
2 Stucco	1 740	2.00	740	33,900
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone		Basement		
9 Frame w/Masonry	812	Crawl		5,300

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

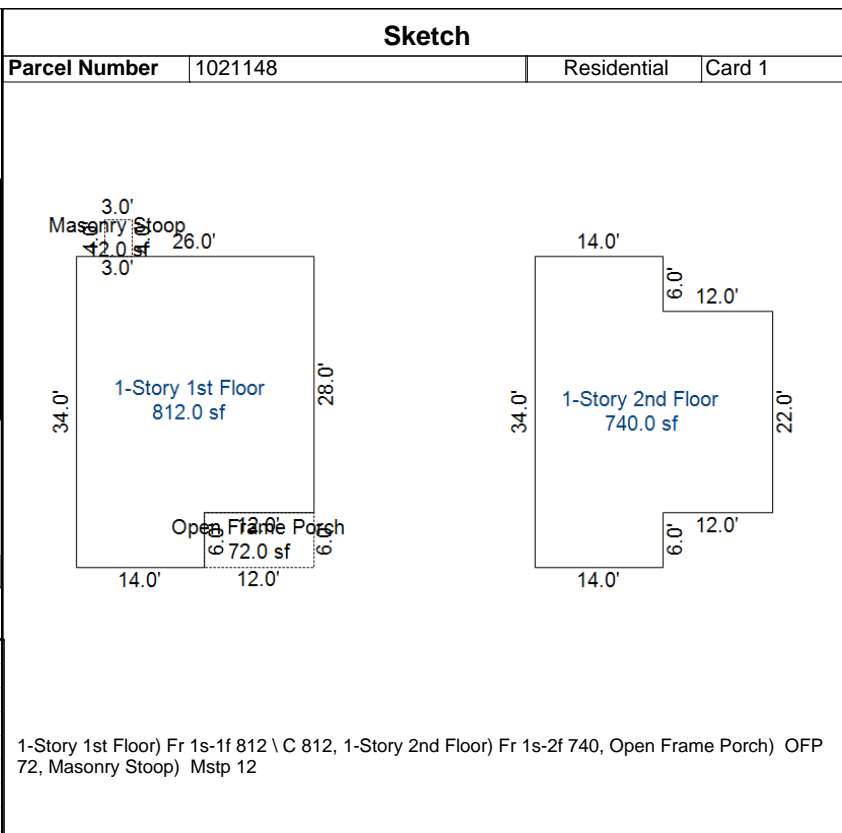
Floors	1	2	Total Base	Value
Earth	<input type="checkbox"/>	<input type="checkbox"/>	Row-Type Adjustment	1.00
Slab	<input type="checkbox"/>	<input type="checkbox"/>		
Sub & Joists	<input type="checkbox"/>	<input type="checkbox"/>	sq.ft. SUB-TOTAL	107,300
Wood	<input type="checkbox"/>	<input type="checkbox"/>	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 (+) 5,000
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	Sub-Total 1 Unit(s)	115,500
Bedrooms	0		
Family Room	0	Garages	
Formal Dining Room	0	Integral (-)	
		Attached Garage (+)	
Rec Room		Attached Carport (+)	
Type		Basement (-)	
Area		Exterior Features	4,100
Fireplace	Stacks	Sub-Total	119,600
Metal	Openings	Grade and Design	C+ 105
		Location Multiplier	1.00

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	REMODELING & MODERNIZATION	
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"/>		



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		125580	3	121810	100	1.00	1.57	191200

Value Adjustment / Exterior Features	
Value Adjustments	
Exterior Features	
Stoop- Msrnry- Elevated - 1 - 12sf - 0	
Porch- Open Frm/ equal- 1st fl - 1 - 72sf - 4100	

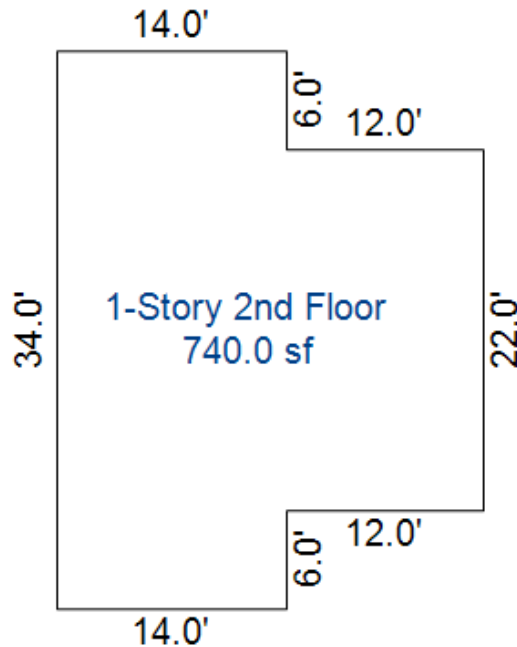
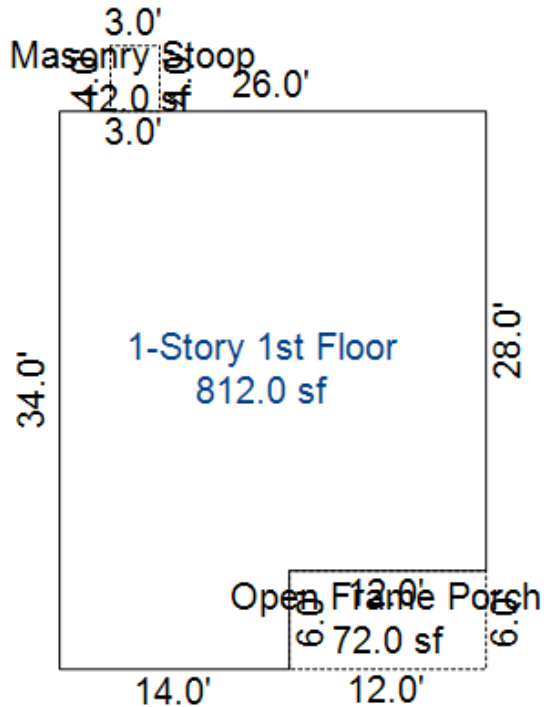
SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1021148		
Year	2024	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)
1-Story 1st Floor	1s-1f	812
1-Story 2nd Floor	1s-2f	740
Open Frame Porch	OFP	72
Masonry Stoop	Mstp	12
Total Sqft.		1636