Parcel Number		Ownership	
1022248		Name	
County	Marion, IN	HINOJOSA, ROBERT G	
Township	CENTER		
Corporation			
District			
Plat			
Map	82-100-072-000	Address	
Alt Parcel	49-10-05-151-011.000-101	2528 CARROLLTON AVE	
Property Class	510	INDIANAPOLIS, IN 46205--440	
Tax District	101		
Neighborhood	146082063-1-460r-063		

Property Address

824 N OAKLAND AV
INDIANAPOLIS, IN 46201

Account	3038974		
Book		Page	

Legal

LAYMANS SUB L10

Topography	Pub. Utilities	Street or Rd.	Neighborhood
☑ Level	☑ Water	☑ Paved	☐ Improving
☐ High	☑ Sewer	☐ Unpaved	☑ Static
☐ Low	☑ Gas	☐ Proposed	☐ Declining
☐ Rolling	☑ Electricity	☐ Sidewalk	☐ Other
☐ Swampy	☐	☐ Alley	☐ Blighted

Transfer of Ownership Year 2026 — Card 1

Date	Grantor	Valid	Amount	Type
Apr 17, 2025	BKG3 LLC - Jan 01, 1900	Y	0.00	Straight
Apr 17, 2025	BKG3 LLC - Apr 11, 2025	N	64181.34	Sale
Mar 07, 2024	BKG3, LLC - Mar 04, 2024	N	80000.00	Sale
Jan 03, 2024	MILLER, AVEN L - Jan 08, 2024	Y	0.00	Straight
Jan 03, 2024	AVEN L. MILLER - Dec 29, 2023	N	20000.00	Sale

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	6,300	6,300	6,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	6,300	6,300	6,300
Improvements	Homestead-C1	79,100	86,900	48,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	79,100	86,900	48,300
Total Assessed Value:		85,400	93,200	54,600

Property Sub Class: RES ONE FAMILY PLATTED LOT-510

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

21/22 F134; Adjust grade/condition/eff. age per interior photos. Obs - CMA

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	0.99	160.00	158.00	6320	0-	6320
———	———	Acreage / Sq. Ft.		———	———	———	———	———	———

Total Residential Land Value	6300
Total Non-Residential Land Value	0
Total Acreage 0.12 — Total Land Value	6300

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		
2	Classified Land		
3	Undeveloped Land		
4	Tillable Land		
5	Non-tillable Land		
6	Woodland		
7	Other Farmland		
8	Ag Support Land		

Influence Factors

0	Other	5	Misimprovement
1	Topography	6	Restrictions
2	Under Improved	7	Traffic Flow
3	Excess Frontage	8	View
4	Shape or Size	9	Corner Infl.

Occupancy		Story Height	Attic	Bsmt	Crawl
1	☑ Single Family	1.00	0 ☑ None	0 ☐ None	0 ☐
2	☐ Duplex	1 ☐ Other	1 ☐ Unfin	1 ☐ 1/4	1 ☑
3	☐ Triplex	2 ☐ Bi-level	2 ☐ 1/2 Fin	2 ☐ 1/2	2 ☐
4	☐ 4-6 Family	3 ☐ Tri-level	3 ☐ 3/4 Fin	3 ☑ 3/4	3 ☐
5	☐ M home		4 ☐ Fin	4 ☐ Full	4 ☐
0	☐ Row Type				

Construction		Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1	1,065	1.00	1,065	134,800
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—	988	Basement		54,400
9 Frame w/Masonry	—	55	Crawl	————	3,200

Roofing	
Asphalt Shingles	☑
Slate or Tile	☐
	☐
Metal	☐

Floors	1	2	
Earth	☐	☐	☐
Slab	☐	☐	☐
Sub & Joists	☑	☐	☐
	☐	☐	☐
Wood	☐	☐	☐
Parquet	☐	☐	☐
Tile	☐	☐	☐
Carpet	☑	☐	☐
Linoleum	☐	☐	☐
Unfinished	☐	☐	☐

Interior Finish	1	2	
Plaster/Dry Wall	☐	☐	☐
Paneling	☐	☐	☐
Fiberboard	☐	☐	☐
	☐	☐	☐
Unfinished	☐	☐	☐

Accommodations	
Total # Rooms	6
Bedrooms	2
Family Room	0
Formal Dining Room	1
Rec Room Type	
Rec Room Area	
Fireplace Stacks	
☐ Metal Fireplace Openings	

Heating / Air Conditioning	
Central Warm Air	☑
Hot Water or Steam	☐
Heat Pump	☐
No Heat Gravity/Wall/Space	☐
Central Air Cond.	☑

Plumbing	#	TF
Full Baths	0	0
Half Baths	0	0
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		
Total		
No Plumb/Wtr Only	☐	

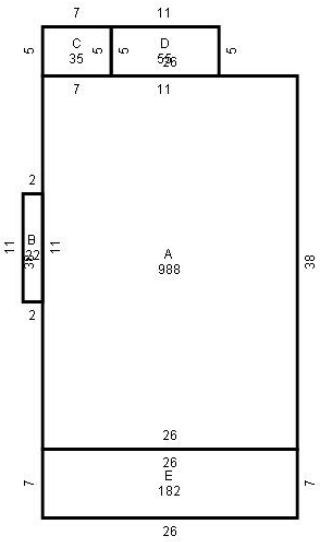
	Total Base	192,400
	Row-Type Adjustment	1.00
sq.ft.	SUB-TOTAL	192,400
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
1065	Air Conditioning (+)	4,500
	No Electricity (-)	
	Plumbing (-/+) TF:5 - 5	
	Specialty Plumbing (+)	
	Special Features	
	Sub-Total One Unit	196,900
	Sub-Total 1 Unit(s)	196,900
	Garages	
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	14,600
	Sub-Total	211,500
	Grade and Design D++	90
	Location Multiplier	1.00
	Replacement Cost	190,350

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1022248	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Enclos Frm/ equal- 1st - 1 - 35sf - 4500
Porch- Open Msnry- 1st flr - 1 - 182sf - 10100

SUMMARY OF IMPROVEMENTS

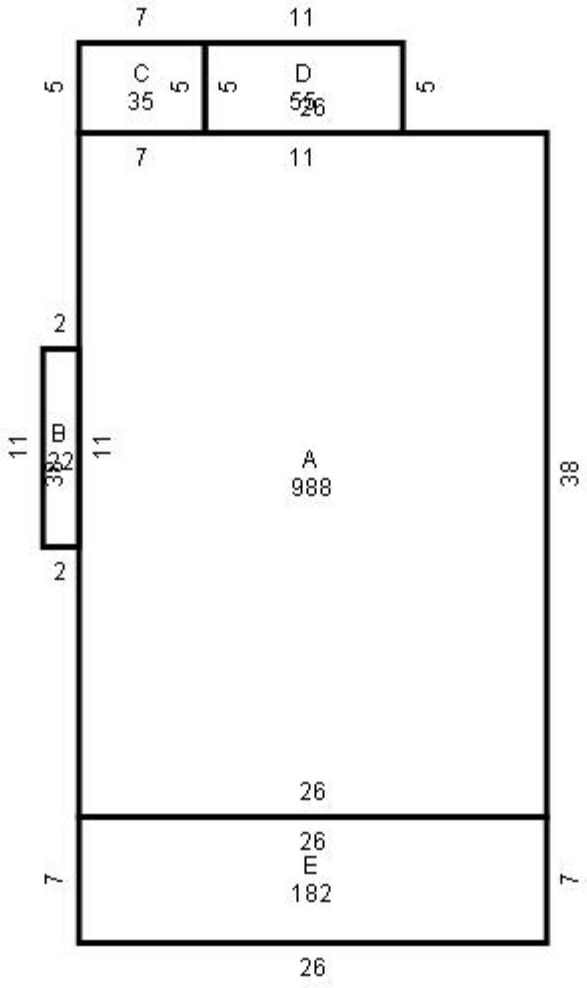
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	D++	1915	1955	F				2053	1.00		190350	65	66620	100	1.00	1.10	73300
Main Garage	8	Frame	D	1915	1915	F	87.52	0	87.52	12x18	1.00	1	15120	65	5290	100	1.00	1.10	5800

Card Improvement Total	79100
Total Improvement Value	79100

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1022248		
Year	2026	Card 1
Property Address		
824 N OAKLAND AV		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	