

Parcel Number 1022248		Ownership Name HINOJOSA, ROBERT G		Transfer of Ownership Date Apr 17, 2025		Year 2026	Card 1 Valid Y	Amount 0.00	Type Straight
County Marion, IN	Township CENTER			Grantor BKG3 LLC - Jan 01, 1900				64181.34	Sale
Corporation				BKG3 LLC - Apr 11, 2025				80000.00	Sale
District				Mar 07, 2024				0.00	Sale
Plat				Jan 03, 2024				20000.00	Sale
Map 82-100-072-000	Address 2528 CARROLLTON AVE INDIANAPOLIS, IN 46205--440				MILLER, AVEN L - Jan 08, 2024				
Alt Parcel 49-10-05-151-011.000-101					Jan 03, 2024				
Property Class 510					AVEN L. MILLER - Dec 29, 2023				
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
<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	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 | | |
| 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 | | |

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input checked="" type="checkbox"/> Single Family	1.00	0 <input checked="" type="checkbox"/> None	0 <input 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 checked="" 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 checked="" 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 type="checkbox"/>
0 <input type="checkbox"/> 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

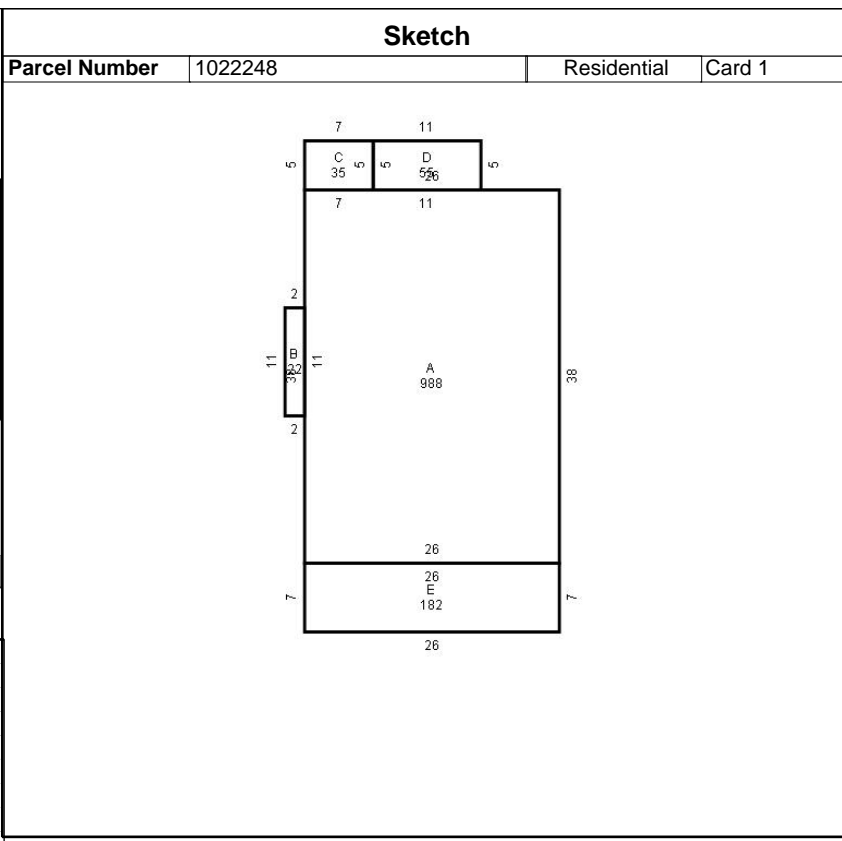
Roofing		Total Base		Value
Asphalt Shingles	<input checked="" type="checkbox"/>		192,400	
Slate or Tile	<input type="checkbox"/>			
Metal	<input type="checkbox"/>			
Floors		Row-Type Adjustment		Value
Earth	<input type="checkbox"/>	<input type="checkbox"/>		1.00
Slab	<input type="checkbox"/>	<input type="checkbox"/>		
Sub & Joists	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>		
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>		

Interior Finish	1	2	Value
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>	1065
Paneling	<input type="checkbox"/>	<input type="checkbox"/>	
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	

Accommodations		Sub-Total One Unit		Value
Total # Rooms	6		196,900	
Bedrooms	2		196,900	
Family Room	0			
Formal Dining Room	1			
Rec Room	Type			
Area				
Fireplace	Stacks			
Metal	Openings			

Heating / Air Conditioning		Sub-Total		Value
Central Warm Air	<input checked="" type="checkbox"/>		90	
Hot Water or Steam	<input type="checkbox"/>		1.00	
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					
Total					
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>			



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	1	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

Value Adjustment / Exterior Features	
Parcel Number	1022248
Residential	Card 1
Value Adjustments	
Exterior Features	
Porch- Enclos Frm/ equal- 1st - 1 - 35sf - 4500	
Porch- Open Msnry- 1st flr - 1 - 182sf - 10100	

SUMMARY OF IMPROVEMENTS

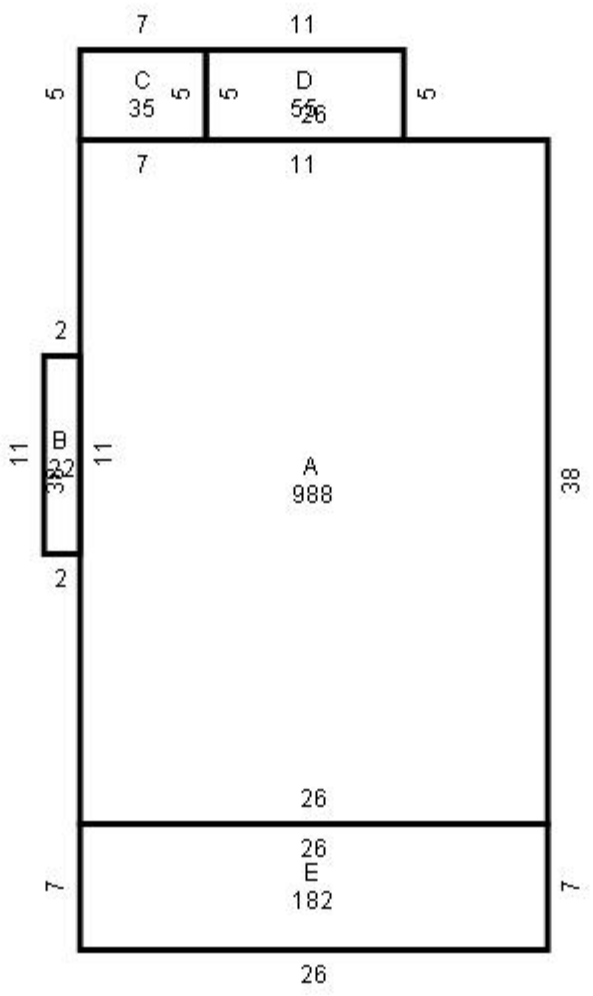
Card Improvement Total	79100
Total Improvement Value	79100

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.	