

Parcel Number 1022248		Ownership Name HINOJOSA, ROBERT G		Transfer of Ownership Date Apr 17, 2025		Year 2025	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 <input checked="" type="checkbox"/> Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy	Pub. Utilities <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Electricity	Street or Rd. <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley	Neighborhood <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> Other <input type="checkbox"/> Blighted

VALUATION RECORD				
Assessment Year Reason for Change		2025	2024	2023
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	86,900	48,300	49,800
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	86,900	48,300	49,800
Total Assessed Value:		93,200	54,600	56,100

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	110,000
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick			Attic		
8 Stone	988	Basement			34,600
9 Frame w/Masonry	55	Crawl			3,200

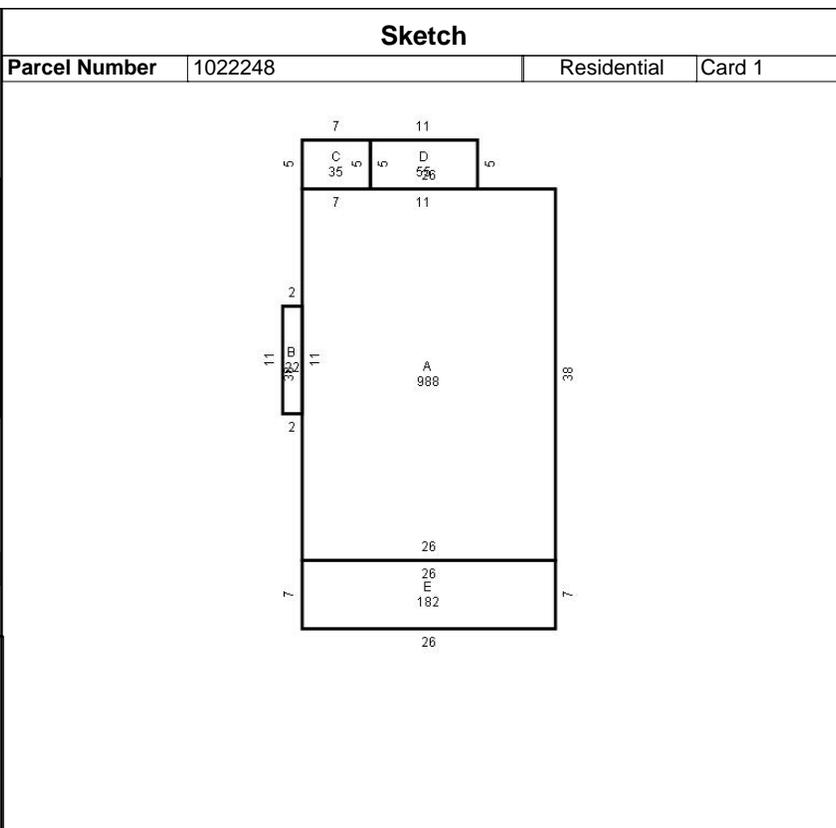
Roofing		Total Base		Value
Asphalt Shingles	<input checked="" type="checkbox"/>			
Slate or Tile	<input type="checkbox"/>			
Metal	<input type="checkbox"/>			
Floors		1	2	
Earth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Unfinished	<input type="checkbox"/>	<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			151,800
Bedrooms	2			151,800
Family Room	0			
Formal Dining Room	1			
Rec Room	Type			
Area				
Fireplace	Stacks			14,500
Metal	Openings			
Sub-Total				166,300

Heating / Air Conditioning		Replacement Cost		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"/>			



Value Adjustment / Exterior Features	
Parcel Number	1022248 Residential Card 1
Value Adjustments	
Exterior Features	
Porch- Enclos Frm/ equal- 1st - 1 - 35sf - 4800	
Porch- Open Msnry- 1st flr - 1 - 182sf - 9700	

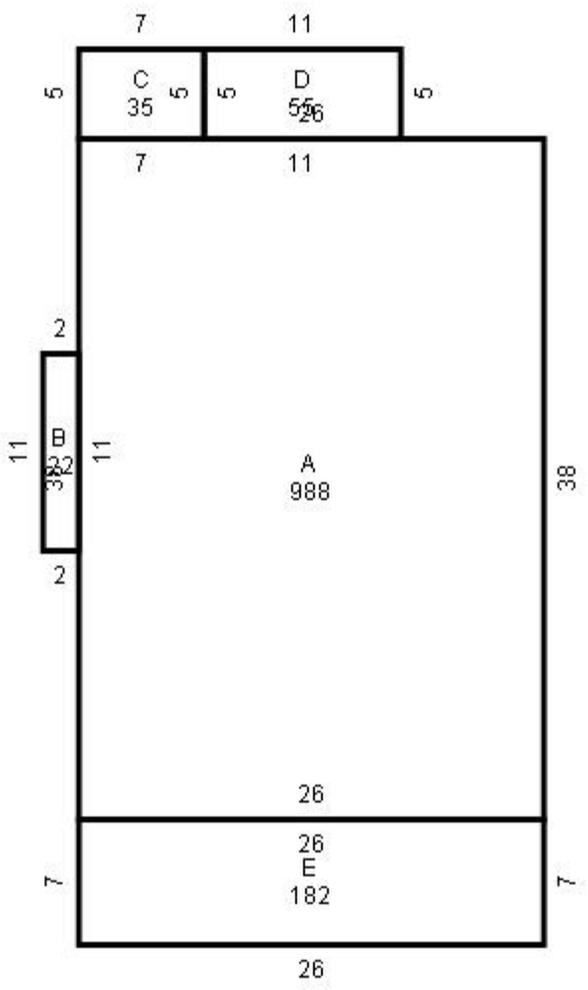
SUMMARY OF IMPROVEMENTS																				
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value	
Dwelling		Frame	D++	1915	1955	F				2053	1.00		149670	60	59870	100	1.00	1.36	81400	
Main Garage	8	Frame	D	1915	1915	F	67.14	0	67.14	12x18	1.00	1	11600	65	4060	100	1.00	1.36	5500	
Card Improvement Total																				86900
Total Improvement Value																				86900

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1022248		
Year	2025	Card 1
Property Address		
824 N OAKLAND AV		

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	