Parcel Number	
1023630	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	82-109-045-000
Alt Parcel	49-10-05-168-009.000-101
Property Class	510
Tax District	101
Neighborhood	146082063-1-460r-063

Property Address
818 N TUXEDO ST
INDIANAPOLIS, IN 46201

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

Ownership
Name
FIREBALL TRUST

Address
PO BOX 19492
INDIANAPOLIS, IN 46219-0492

Account 2292457
Book **Page**
Legal
LASALLE PARK L20

Transfer of Ownership **Year** 2026

Date	Grantor	Valid	Amount	Type
Jul 30, 2020	Fireball Trust - Apr 29, 2020	N	88900.00	Sale
Dec 03, 2014	CORPORATION FEDERAL HOME LOAN MORTG - Nov 13,	N	5500.00	Sale
Dec 02, 2014	FEDERAL HOME LOAN MORTGAGE CORP - Jan 01, 1900	Y	5500.00	Straight
Jul 24, 2014	MOTTER, SCOTT E & - Jan 01, 1900	Y	20800.00	Straight

Card 1

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	121,300	123,200	109,600
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	121,300	123,200	109,600
Total Assessed Value:		127,600	129,500	115,900

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	170	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 0.16	**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		1.50	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	780	1.00	780	106,400
2 Stucco	1	780	.50	780	55,700
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—	390	Basement		33,100
9 Frame w/Masonry	—	390	Crawl	———	4,500

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	7
Bedrooms	2
Family Room	0
Formal Dining Room	0

Rec Room	Type	
	Area	
Fireplace	Stacks	
☐ Metal	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	☐	

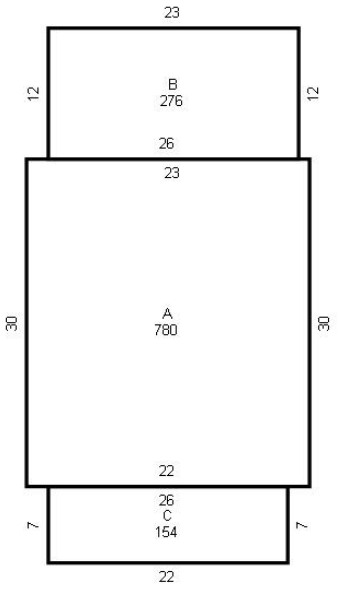
	Total Base	**199,700**
	Row-Type Adjustment	1.00
sq.ft.	**SUB-TOTAL**	199,700
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
1560	Air Conditioning (+)	5,900
	No Electricity (-)	
	Plumbing (-/+) TF:5 - 5	
	Specialty Plumbing (+)	
	Special Features	
	Sub-Total One Unit	**205,600**
	Sub-Total 1 Unit(s)	205,600
	Garages	
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	26,600
	Sub-Total	**232,200**
	Grade and Design C-	95
	Location Multiplier	1.00
	Replacement Cost	220,590

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1023630	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 154sf - 7600
Porch- Enclos Frm/ equal- 1st - 1 - 276sf - 19000

SUMMARY OF IMPROVEMENTS

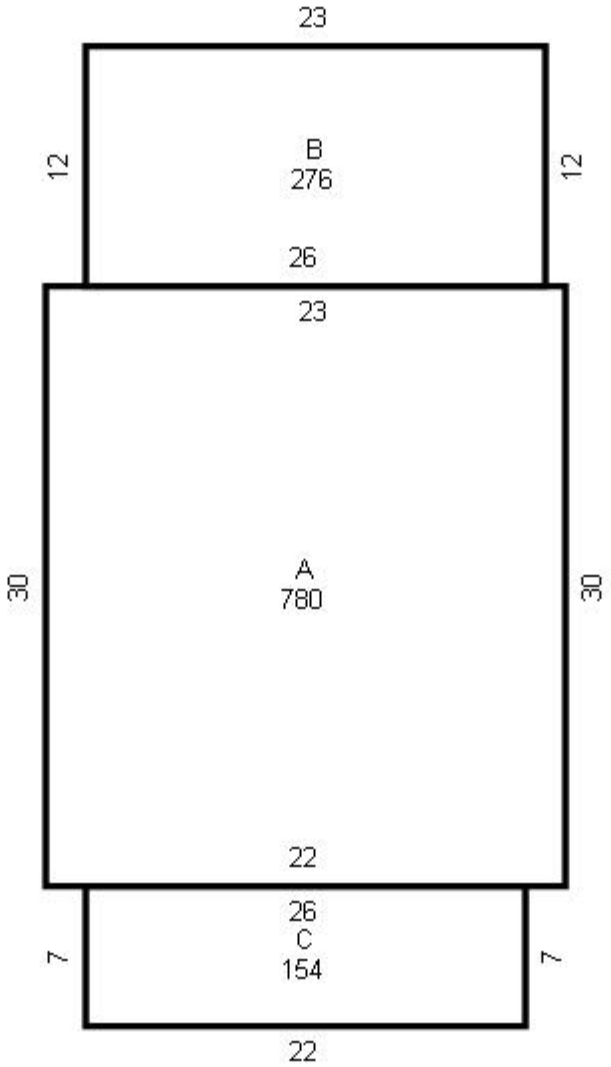
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C-	1900	1955	F				1950	1.00		220590	50	110300	100	1.00	1.10	121300

Card Improvement Total	121300
Total Improvement Value	121300

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1023630		
Year	2026	Card 1
Property Address		
818 N TUXEDO ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	