Parcel Number	
1023749	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	82-097-087-000
Alt Parcel	49-10-05-216-002.000-101
Property Class	510
Tax District	101
Neighborhood	146082063-1-460r-063

Property Address

928 N PARKER AV
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	RUHL INVESTMENTS GROUP LLC
Address	9940 ALLISONVILLE RD FISHERS, IN 46038--200
Account	3113224
Book	**Page**
Legal	H C & W E KETTENBACHS ADD L6 STRIP E OF & ADJ L6

Transfer of Ownership — **Year** 2026 — **Card** 1

Date	Grantor	Valid	Amount	Type
Nov 21, 2023	TERRA CAPITAL LLC - Jan 01, 1900	Y	0.00	Straight
Aug 03, 2021	CHARLES L. LOVELADY, SR. - Jul 24, 2021	Y	118000.00	Sale
Aug 03, 2021	MARION TRUST VI - Jul 22, 2021	N	52321.25	Sale
Aug 03, 2021	LOVELADY, CHARLES L SR - Jan 01, 1900	Y	0.00	Straight
Aug 03, 2021	MARION TRUST VI - Jan 01, 1900	Y	0.00	Straight
Dec 19, 2019	Marion Trust VI - Dec 16, 2019	N	49900.00	Sale
	DEUTSCHE BANK NATIONAL TRUST - Apr 07, 2008	N	10025.00	Sale
Sep 18, 2008	DEUTSCHE BANK NATIONAL - Jan 01, 1900	Y	0.00	Straight

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	15,600	15,600	15,600
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	15,600	15,600	15,600
Improvements	Homestead-C1	107,700	104,500	92,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	107,700	104,500	92,300
Total Assessed Value:		123,300	120,100	107,900

Property Sub Class: RES ONE FAMILY PLATTED LOT-510

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

per field check changed effective year built to year built & condition to poor 11/12

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	35	173	0.99	450.00	446.00	15610	0-	15610
———	———	Acreage / Sq. Ft.		———	———	———	———	———	———
								Total Residential Land Value	15600
								Total Non-Residential Land Value	0
Total Acreage		0.14						**Total Land Value**	15600

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	1,142	1.00	1,142	140,700
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—	840	Basement		49,500
9 Frame w/Masonry	—	280	Crawl	————	3,800

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	☐	

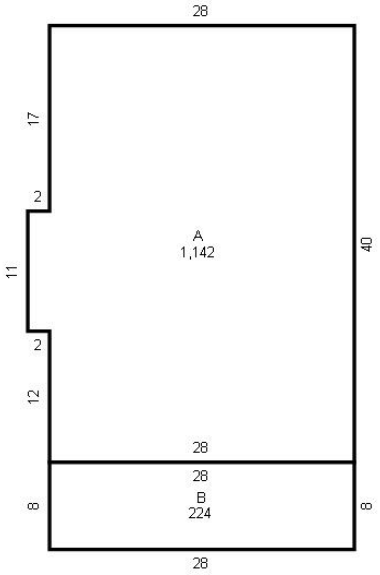
Total Base	194,000
Row-Type Adjustment	1.00
sq.ft. SUB-TOTAL	194,000
Full Unfin Interior (-)	
Half Unfin Interior (-)	
Extra Living Units (+)	
Rec. Room (+)	
Fireplace (+)	
Loft (+)	
No Heat (-)	
Air Conditioning (+)	
No Electricity (-)	
Plumbing (-/+) TF:5 - 5	
Specialty Plumbing (+)	
Special Features	
Sub-Total One Unit	**194,000**
Sub-Total 1 Unit(s)	194,000
Garages	
Integral (-)	
Attached Garage (+)	
Attached Carport (+)	
Basement (-)	
Exterior Features	12,100
Sub-Total	**206,100**
Grade and Design C-	95
Location Multiplier	1.00
Replacement Cost	195,800

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1023749	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Msnry- 1st flr - 1 - 224sf - 12100

SUMMARY OF IMPROVEMENTS

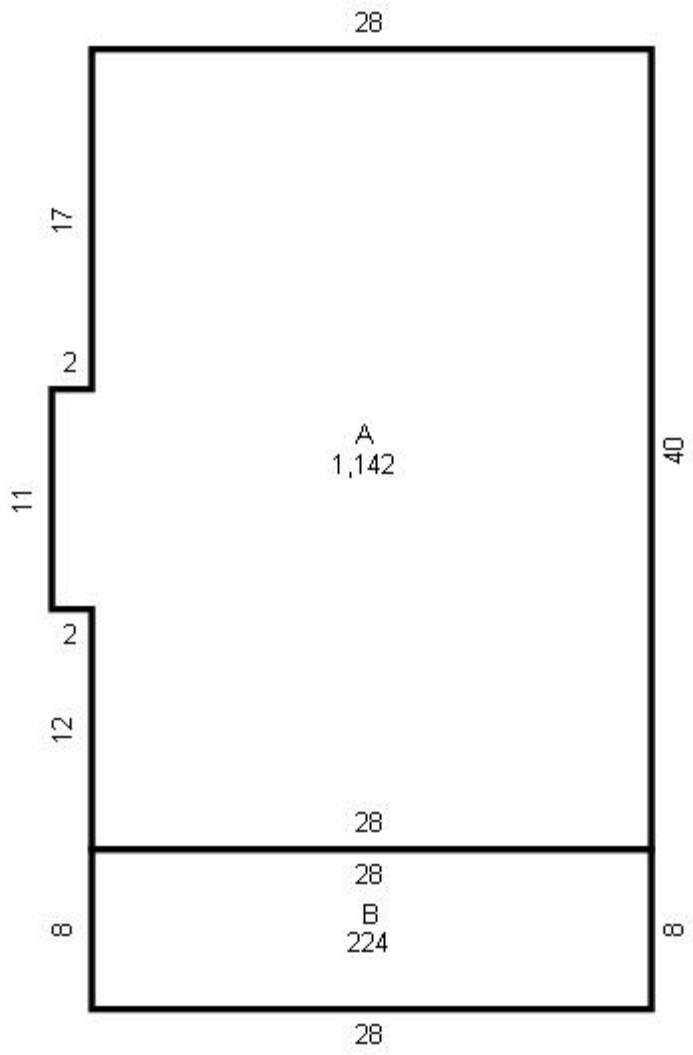
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C-	1925	1925	F				1982	1.00		195800	50	97900	100	1.00	1.10	107700

Card Improvement Total	107700
Total Improvement Value	107700

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1023749		
Year	2026	Card 1
Property Address		
928 N PARKER AV		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	