

Parcel Number 1023749		Ownership Name	Transfer of Ownership		Year	2025	Card 1	
County	Marion, IN	RUHL INVESTMENTS GROUP LLC	Date	Grantor		Valid	Amount	Type
Township	CENTER		Nov 21, 2023	TERRA CAPITAL LLC - Jan 01, 1900		Y	0.00	Straight
Corporation			Aug 03, 2021	CHARLES L. LOVELADY, SR. - Jul 24, 2021		Y	118000.00	Sale
District			Aug 03, 2021	MARION TRUST VI - Jul 22, 2021		N	52321.25	Sale
Plat			Aug 03, 2021	LOVELADY, CHARLES L SR - Jan 01, 1900		Y	0.00	Straight
Map	82-097-087-000		Aug 03, 2021	MARION TRUST VI - Jan 01, 1900		Y	0.00	Straight
Alt Parcel	49-10-05-216-002.000-101		Dec 19, 2019	Marion Trust VI - Dec 16, 2019		N	49900.00	Sale
Property Class	510			DEUTSCHE BANK NATIONAL TRUST - Apr 07, 2008		N	10025.00	Sale
Tax District	101		Sep 18, 2008	DEUTSCHE BANK NATIONAL - Jan 01, 1900		Y	0.00	Straight
Neighborhood	146082063-1-460r-063							

Property Address
928 N PARKER AV
INDIANAPOLIS, IN 46201

Account 3113224
Book **Page**
Legal
H C & W E KETTENBACHS ADD L6 STRIP E OF & ADJ L6

- | | | | |
|---|---|---|--|
| <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	2025	2024	2023	
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	104,500	92,300	95,200
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	104,500	92,300	95,200
Total Assessed Value:	120,100	107,900	110,800	

Property Sub Class:

RES ONE FAMILY PLATTED LOT-510

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

LAND DATA AND COMPUTATIONS

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

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	
Acreeage / Sq. Ft.										
									Total Residential Land Value	15600
									Total Non-Residential Land Value	0
Total Acreeage				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 | | |
| 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	1,142	1.00	1,142	114,600
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick		Attic			
8 Stone	840	Basement			31,600
9 Frame w/Masonry	280	Crawl			4,300

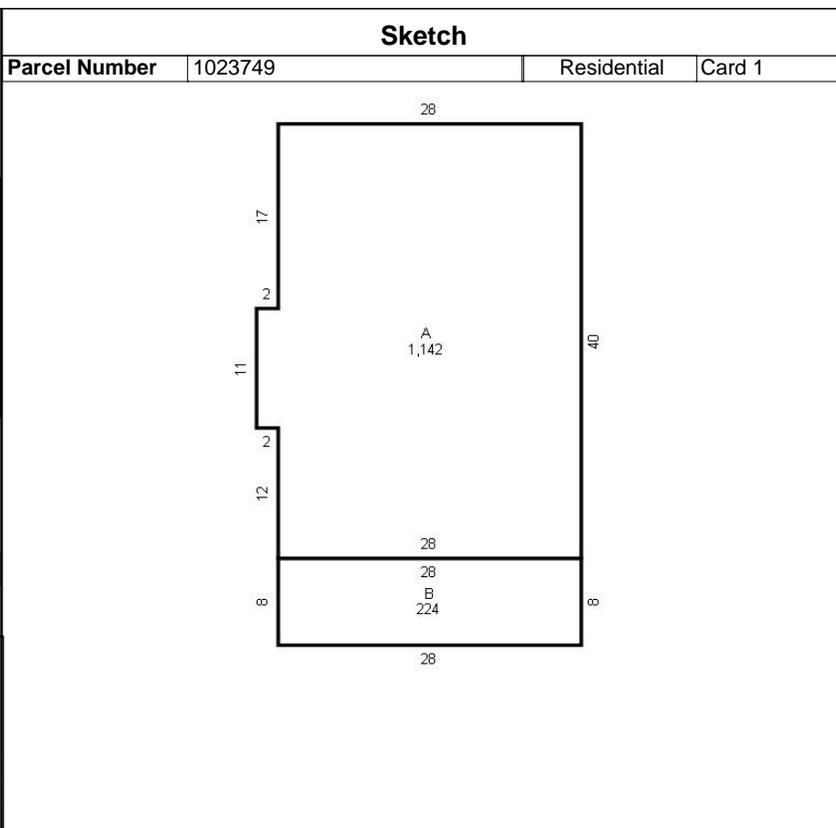
Roofing		Total Base	Value
Asphalt Shingles	<input checked="" type="checkbox"/>	150,500	150,500
Slate or Tile	<input type="checkbox"/>		
	<input type="checkbox"/>		
Metal	<input type="checkbox"/>		
Floors	1	2	Value
Earth	<input type="checkbox"/>	<input type="checkbox"/>	1.00
Slab	<input type="checkbox"/>	<input type="checkbox"/>	
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	150,500
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"/>	
Paneling	<input type="checkbox"/>	<input type="checkbox"/>	
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing (-/+)			
TF:5 - 5			
Specialty Plumbing (+)			
Special Features			

Accommodations		Sub-Total One Unit	Value
Total # Rooms	6	150,500	150,500
Bedrooms	2		
Family Room	0	Garages	
Formal Dining Room	1	Integral (-)	
Rec Room	Type	Attached Garage (+)	
	Area	Attached Carport (+)	
Fireplace	Stacks	Basement (-)	
	Metal	Exterior Features	11,300
	Openings	Sub-Total	161,800

Heating / Air Conditioning		Grade and Design	Value
Central Warm Air	<input checked="" type="checkbox"/>	C-	95
Hot Water or Steam	<input type="checkbox"/>	Location Multiplier	1.00
Heat Pump	<input type="checkbox"/>	Replacement Cost	153,710
No Heat	<input type="checkbox"/>	REMODELING & MODERNIZATION	
Gravity/Wall/Space	<input type="checkbox"/>	Amount	Date
Central Air Cond.	<input type="checkbox"/>	Exterior	

Plumbing	#	TF	Value
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	1023749 Residential Card 1
Value Adjustments	
Exterior Features	
Porch- Open Msnry- 1st flr - 1 - 224sf - 11300	

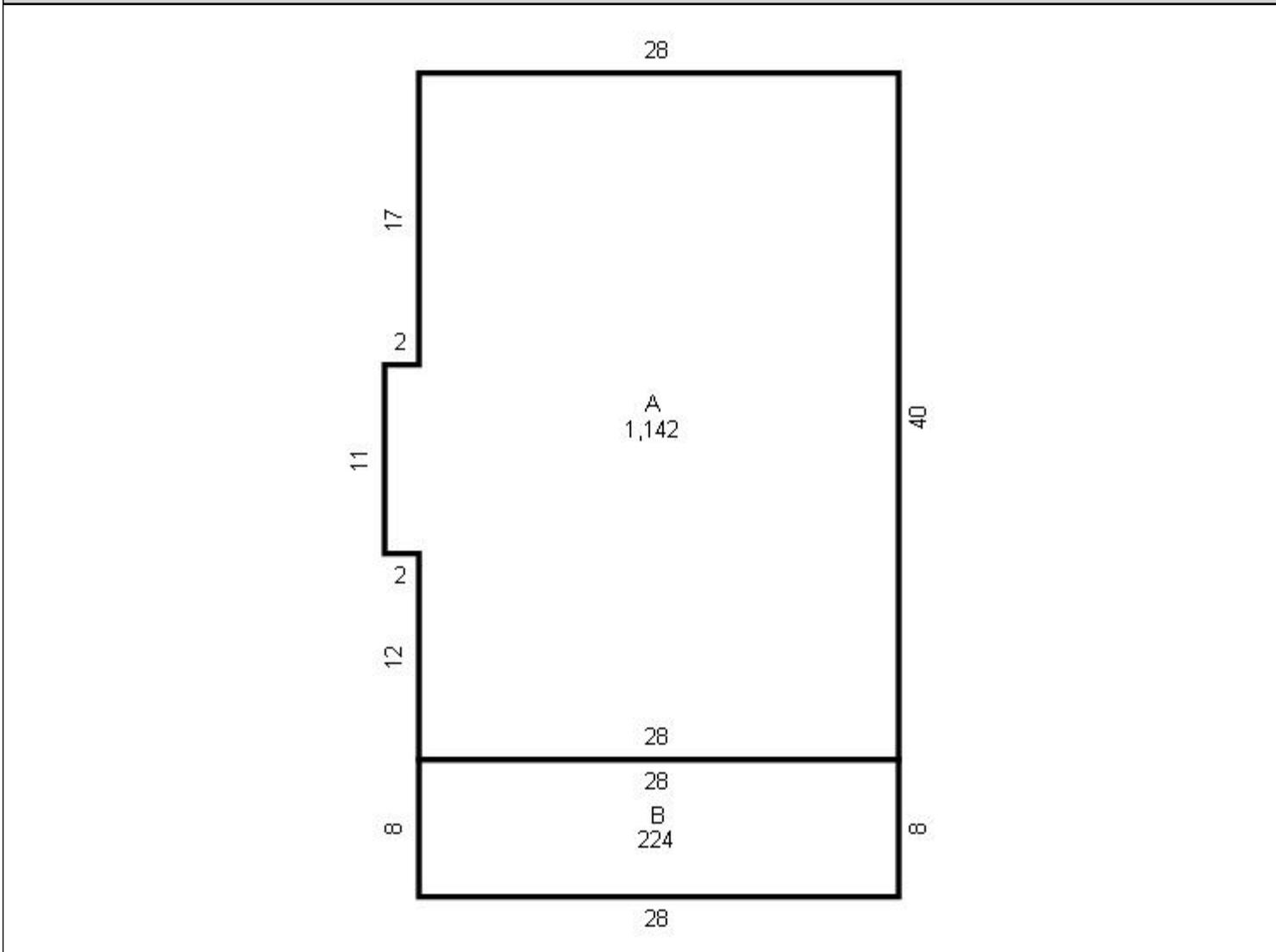
SUMMARY OF IMPROVEMENTS																			
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C-	1925	1925	F				1982	1.00		153710	50	76860	100	1.00	1.36	104500
													Card Improvement Total	104500					
													Total Improvement Value	104500					

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1023749		
Year	2025	Card 1
Property Address		
928 N PARKER AV		

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	