Parcel Number	
1028512	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	82-099-137-000
Alt Parcel	49-10-05-212-046.000-101
Property Class	510
Tax District	101
Neighborhood	146082063-1-460r-063

Property Address

638 N PARKER AV
INDIANAPOLIS, IN 46201

Ownership

Name

HOPSON, TINA

Address

638 N PARKER AVE
INDIANAPOLIS, IN 46201--244

Account	3098943		
Book		Page	

Legal

ESTEP & COS ADD L13 PARKER AVE VAC & ADJ L13

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

Property Sub Class: RES ONE FAMILY PLATTED LOT-510

Transfer of Ownership Year 2026 — Card 1

Date	Grantor	Valid	Amount	Type
Jul 10, 2023	INDIANAPOLIS NEIGHBORHOOD - Jan 01, 1900	Y	0.00	Straight
Jul 10, 2023	Indianapolis Neighborhood Housing P - Jun 13, 2023	Y	176000.00	Sale
Jul 27, 2022	RENEW INDIANAPOLIS INC - Jan 01, 1900	Y	0.00	Straight
Jul 27, 2022	INDIANAPOLIS, CITY OF - Jan 01, 1900	Y	0.00	Straight
Jul 27, 2022	Renew Indianapolis, Inc - Jun 09, 2022	N	1500.00	Sale
Jul 27, 2022	City of Indianapolis, Department of - Jun 09, 2022	N	825.00	Sale
Jan 14, 2020	FLORES, JESUS E - Jan 01, 1900	Y	0.00	Straight
Oct 25, 2016	Jackson Harold R - Oct 22, 2016	N	1800.00	Sale
Oct 12, 2016	County Marion - Sep 09, 2016	N	1300.00	Sale
Oct 12, 2016	Auditor Marion County - Sep 09, 2016	N	1300.00	Sale
Oct 25, 2016	JACKSON, HAROLD R - Jan 01, 1900	Y	1800.00	Straight

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	16,500	16,500	16,500
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	16,500	16,500	16,500
Improvements	Homestead-C1	226,800	214,800	194,500
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	226,800	214,800	194,500
Total Assessed Value:		243,300	231,300	211,000

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	39	131	0.94	450.00	423.00	16500	0-	16500
———	———	Acreage / Sq. Ft.		———	———	———	———	———	———

Total Residential Land Value 16500
Total Non-Residential Land Value 0

Total Acreage 0.12 — **Total Land Value** 16500

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	0.00	0 None	0 None	0
2	Duplex		1 Unfin	1 1/4	1
3	Triplex	1 Other	2 1/2 Fin	2 1/2	2
4	4-6 Family	2 Bi-level	3 3/4 Fin	3 3/4	3
5	M home	3 Tri-level	4 Fin	4 Full	4
0	Row Type				

Construction		Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1	812	1.00	812	109,100
2 Stucco	1	740	2.00	740	67,800
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—		Basement		
9 Frame w/Masonry	—	812	Crawl	————	6,100

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	0
Bedrooms	4
Family Room	0
Formal Dining Room	0
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	2	6
Half Baths	1	2
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		0
Total		10
No Plumb/Wtr Only		

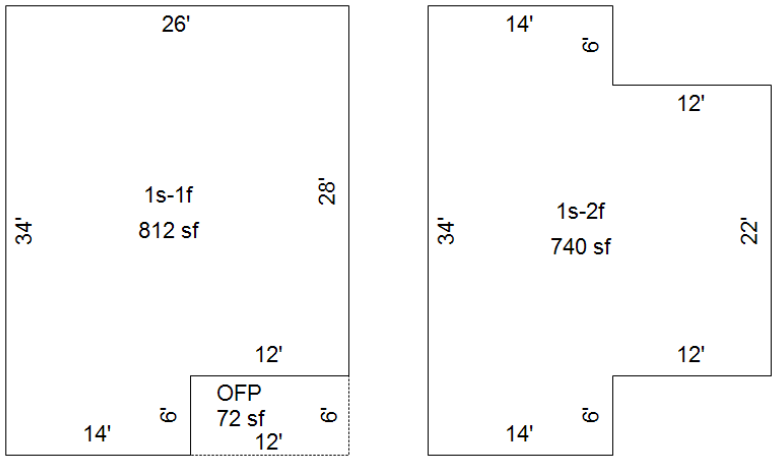
	Total Base	183,000
	Row-Type Adjustment	1.00
sq.ft.	SUB-TOTAL	183,000
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
1552	Air Conditioning (+)	7,800
	No Electricity (-)	
	Plumbing (-/+) TF:10 - 5 = 5	7,000
	Specialty Plumbing (+)	
	Special Features	
	Sub-Total One Unit	197,800
	Sub-Total 1 Unit(s)	197,800
	Garages	
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	4,600
	Sub-Total	202,400
	Grade and Design C+	105
	Location Multiplier	1.00
	Replacement Cost	212,520

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1028512	Residential	Card 1



1s-1f) Fr 1s-1f 812 \ C 812, OFP) OFP 72, 1s-2f) Fr 1s-2f 740

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 72sf - 4600

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+	2022	2022	A				1552	1.00		212520	3	206140	100	1.00	1.10	226800

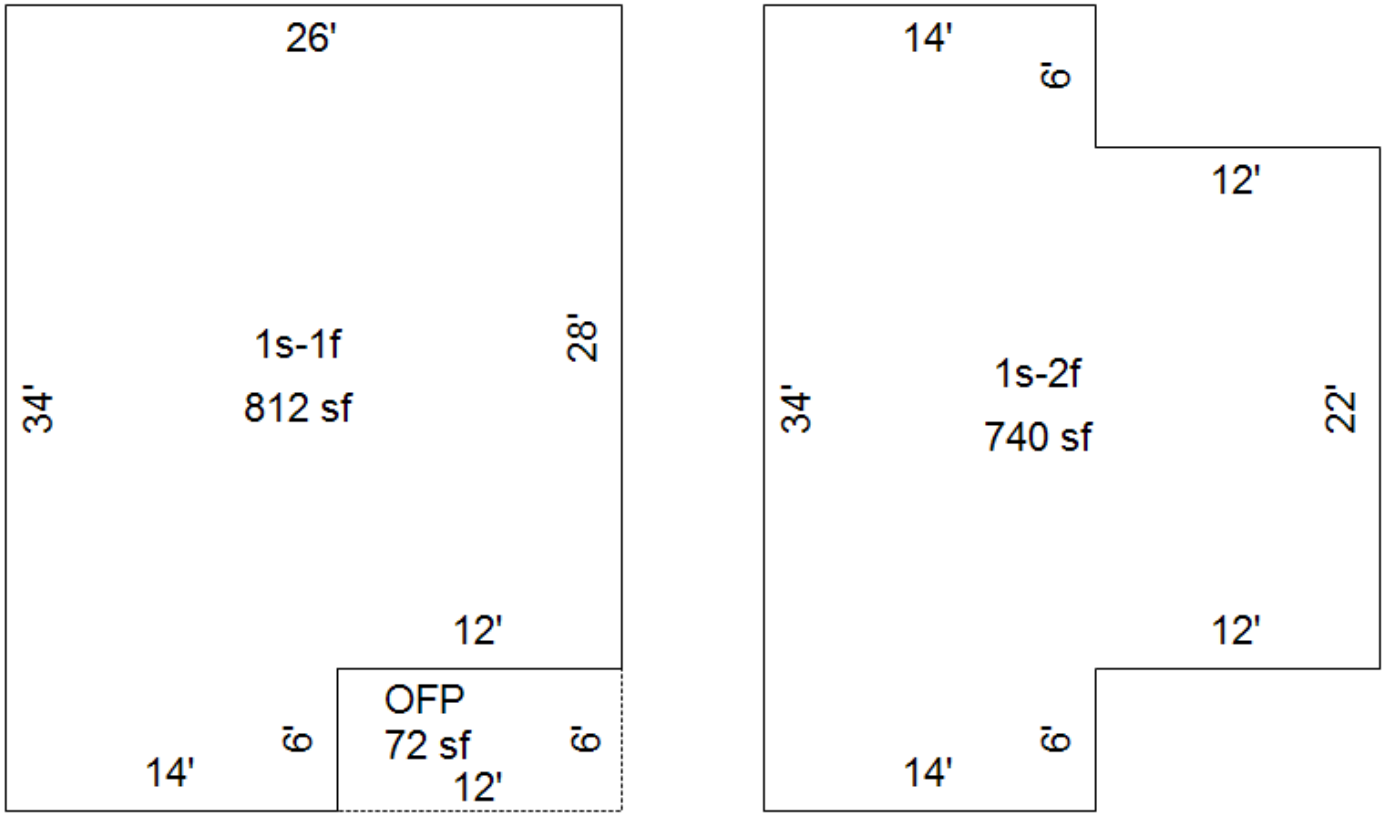
Card Improvement Total	226800
Total Improvement Value	226800

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1028512		
Year	2026	Card 1
Property Address		
638 N PARKER AV		

1s-1f) Fr 1s-1f 812 \ C 812, OFP) OFP 72, 1s-2f) Fr 1s-2f 740

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
1s-1f	1s-1f	812
OFP	OFP	72
1s-2f	1s-2f	740
	Total Sqft.	1624