

<b>Parcel Number</b> 1028512		<b>Ownership</b> <b>Name</b> HOPSON, TINA	<b>Transfer of Ownership</b>		<b>Year</b> 2024	<b>Card 1</b>
<b>County</b> Marion, IN	<b>Township</b> CENTER		<b>Date</b> Jul 10, 2023	<b>Grantor</b> INDIANAPOLIS NEIGHBORHOOD - Jan 01, 1900	<b>Valid</b> Y	<b>Amount</b> 0.00
<b>Corporation</b>			Jul 10, 2023	Indianapolis Neighborhood Housing P - Jun 13, 2023	Y	176000.00
<b>District</b>			Jul 27, 2022	RENEW INDIANAPOLIS INC - Jan 01, 1900	Y	0.00
<b>Plat</b>			Jul 27, 2022	INDIANAPOLIS, CITY OF - Jan 01, 1900	Y	0.00
<b>Map</b> 82-099-137-000	<b>Address</b>		Jul 27, 2022	Renew Indianapolis, Inc - Jun 09, 2022	N	1500.00
<b>Alt Parcel</b> 49-10-05-212-046.000-101	638 N PARKER AVE		Jul 27, 2022	City of Indianapolis, Department of - Jun 09, 2022	N	825.00
<b>Property Class</b> 510	INDIANAPOLIS, IN 46201--244		Jan 14, 2020	FLORES, JESUS E - Jan 01, 1900	Y	0.00
<b>Tax District</b> 101			Oct 25, 2016	Jackson Harold R - Oct 22, 2016	N	1800.00
<b>Neighborhood</b> 146082063-1-460r-063			Oct 12, 2016	County Marion - Sep 09, 2016	N	1300.00
			Oct 12, 2016	Auditor Marion County - Sep 09, 2016	N	1300.00
			Oct 25, 2016	JACKSON, HAROLD R - Jan 01, 1900	Y	1800.00

**Property Address**  
638 N PARKER AV  
INDIANAPOLIS, IN 46201

<b>Topography</b>	<b>Pub. Utilities</b>	<b>Street or Rd.</b>	<b>Neighborhood</b>
<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

<b>Account</b>	3098943
<b>Book</b>	<b>Page</b>
<b>Legal</b>	ESTEP & COS ADD L13 PARKER AVE VAC & ADJ L13

<b>VALUATION RECORD</b>				
<b>Assessment Year</b>	2024	2023	2022	
<b>Reason for Change</b>				
<b>Land</b>	Homestead-C1	16,500	16,500	0
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	16,500
	<b>Total Land</b>	<b>16,500</b>	<b>16,500</b>	<b>16,500</b>
<b>Improvements</b>	Homestead-C1	194,500	200,700	0
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	<b>Total Imp</b>	<b>194,500</b>	<b>200,700</b>	<b>0</b>
<b>Total Assessed Value:</b>	<b>211,000</b>	<b>217,200</b>	<b>16,500</b>	

**Property Sub Class:** RES ONE FAMILY PLATTED LOT-510 PRINTED FROM MARION COUNTY, INDIANA

**Memorandum**

<b>LAND DATA AND COMPUTATIONS</b>										
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	
<b>Acreeage / Sq. Ft.</b>										
								<b>Total Residential Land Value</b>		16500
								<b>Total Non-Residential Land Value</b>		0
<b>Total Acreeage</b>				0.12	<b>Total Land Value</b>				16500	

<b>Land Type</b>			
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
<input checked="" type="checkbox"/> Single Family	<b>0.00</b>	0 <input checked="" type="checkbox"/> None	0 <input checked="" 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 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 type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		4 <input type="checkbox"/> Full	4 <input checked="" type="checkbox"/> Full	4 <input checked="" type="checkbox"/>
0 <input type="checkbox"/> Row Type				

Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1 812	1.00	812	68,100
2 Stucco	1 740	2.00	740	33,900
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone		Basement		
9 Frame w/Masonry	812	Crawl		5,300

Roofing	
Asphalt Shingles	<input type="checkbox"/>
Slate or Tile	<input type="checkbox"/>
Metal	<input type="checkbox"/>

Floors	1	2
Earth	<input type="checkbox"/>	<input type="checkbox"/>
Slab	<input type="checkbox"/>	<input type="checkbox"/>
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>
Tile	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>

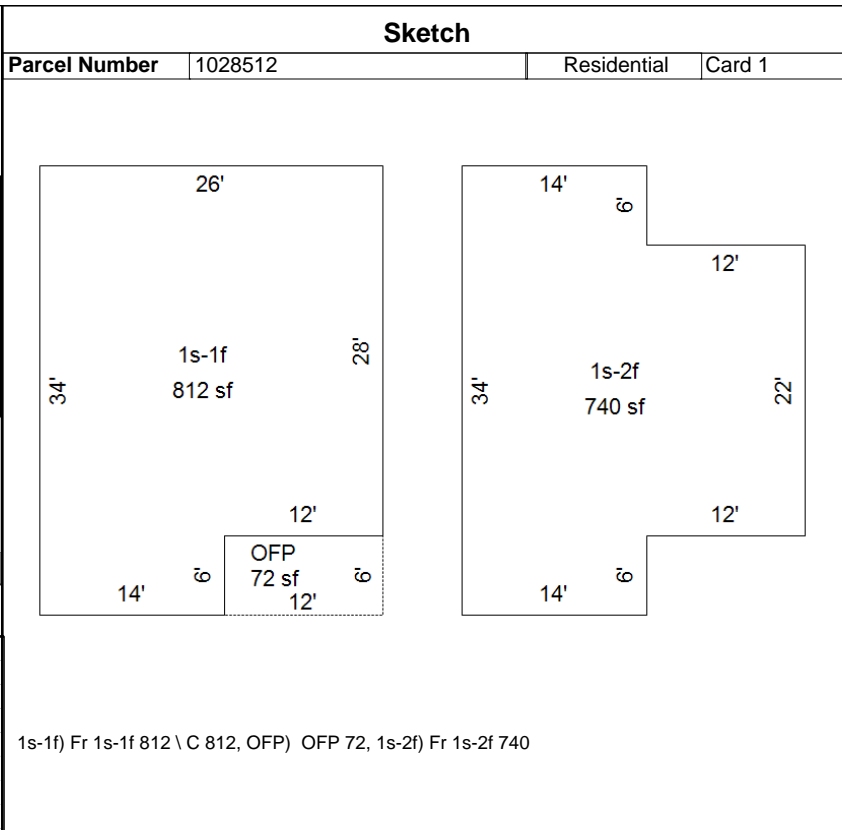
Interior Finish	1	2
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>
Paneling	<input type="checkbox"/>	<input type="checkbox"/>
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>

Accommodations	
Total # Rooms	0
Bedrooms	4
Family Room	0
Formal Dining Room	0
Rec Room	Type
Fireplace	Stacks
	Metal Openings

Heating / Air Conditioning	
Central Warm Air	<input checked="" type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>
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
Full Baths	2	6
Half Baths	1	2
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		0
<b>Total</b>	<b>10</b>	
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>

<b>Total Base</b>		<b>107,300</b>
<b>Row-Type Adjustment</b>		1.00
<b>sq.ft. SUB-TOTAL</b>		107,300
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
	Air Conditioning (+)	5,000
	No Electricity (-)	
	Plumbing (-/+)	
	TF: 10 - 5 = 5	4,000
	Specialty Plumbing (+)	
	Special Features	
<b>Sub-Total One Unit</b>		<b>116,300</b>
<b>Sub-Total 1 Unit(s)</b>		<b>116,300</b>
Garages		
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
Exterior Features		4,100
<b>Sub-Total</b>		<b>120,400</b>
Grade and Design		C+ 105
Location Multiplier		1.00
<b>Replacement Cost</b>		<b>126,420</b>
REMODELING & MODERNIZATION		
	Amount	Date
Exterior		
Interior		
Kitchen		
Bath Facilities		
Plumbing System		
Heating System		
Electrical System		
Extensions		



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		126420	2	123890	100	1.00	1.57	194500

Value Adjustment / Exterior Features	
Parcel Number	1028512
Residential	Card 1
Value Adjustments	
Exterior Features	
Porch- Open Frm/ equal- 1st fl - 1 - 72sf - 4100	

**SUMMARY OF IMPROVEMENTS**

Card Improvement Total	194500
Total Improvement Value	194500

**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
1028512		
<b>Year</b>	2024	<b>Card 1</b>
<b>Property Address</b>		
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)
OFP	OFP	72
1s-1f	1s-1f	812
1s-2f	1s-2f	740
<b>Total Sqft.</b>		<b>1624</b>

