Parcel Number	
1031539	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	82-099-103-000
Alt Parcel	49-10-05-194-043.000-101
Property Class	500
Tax District	101
Neighborhood	146082063-1-460r-063

Property Address

539 N OXFORD ST
INDIANAPOLIS, IN 46201

Ownership

Name

MILLER, JAMES R &
JANICE J

Address

533 N OXFORD ST
INDIANAPOLIS, IN 46201--245

Account	2785664		
Book		**Page**	

Legal

ARDELLE ADD L52

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

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

Date	Grantor	Valid	Amount	Type
Feb 11, 2019	Lehman Steve - Feb 05, 2019	N	7000.00	Sale
Feb 11, 2019	HOME FRONT REAL ESTATE LLC - Jan 01, 1900	Y	7000.00	Straight
Nov 27, 2018	MARION COUNTY - Jan 01, 1900	Y	0.00	Straight
Nov 27, 2018	CATARINO, AURELIO GENARO - Jan 01, 1900	Y	0.00	Straight
Dec 31, 2014	Buckler Wendy - Dec 23, 2014	N	21500.00	Sale
Jul 17, 2014	Auditor Marion County - Jul 11, 2014	N	1100.00	Sale
Jul 17, 2014	County Marion - Jul 11, 2014	N	1100.00	Sale
Dec 31, 2014	BUCKLER PROPERTY GROUP LLC - Jan 01, 1900	Y	0.00	Straight
Aug 08, 2014	MARION COUNTY - Jan 01, 1900	Y	1100.00	Straight
Aug 08, 2014	STEPHENSON, LYNN - Jan 01, 1900	Y	0.00	Straight

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	15,100	15,100	15,100
	Non-Residential-C3	0	0	0
	Total Land	15,100	15,100	15,100
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	0	0	0
Total Assessed Value:		15,100	15,100	15,100

Property Sub Class: VACANT PLATTED LOT-500

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-91	0	35	135	0.96	450.00	432.00	15120	0-	15120
		Acreage / Sq. Ft.							
							Total Residential Land Value		15100
							Total Non-Residential Land Value		0
	Total Acreage	0.11					Total Land Value		15100

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 ☑ 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.					
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—		Basement		
9 Frame w/Masonry	—		Crawl	————	

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		
Bedrooms		
Family Room		
Formal Dining Room		
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.	☐

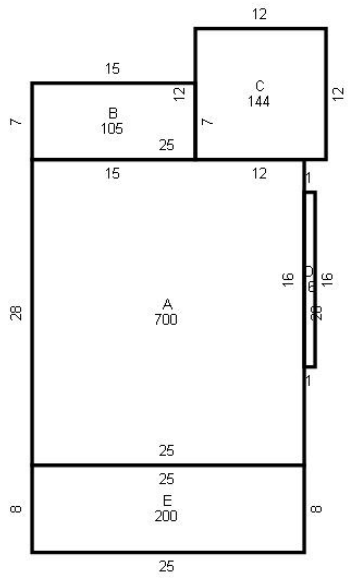
Plumbing	#	TF
Full Baths		
Half Baths		
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		
Total		
No Plumb/Wtr Only	☐	

Total Base		
Row-Type Adjustment		
sq.ft. SUB-TOTAL		
	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		0
Sub-Total 1 Unit(s)		0
Garages		
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
Exterior Features		
Sub-Total		
Grade and Design		
Location Multiplier		
Replacement Cost		

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

Sketch

Parcel Number	1031539	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features

SUMMARY OF IMPROVEMENTS

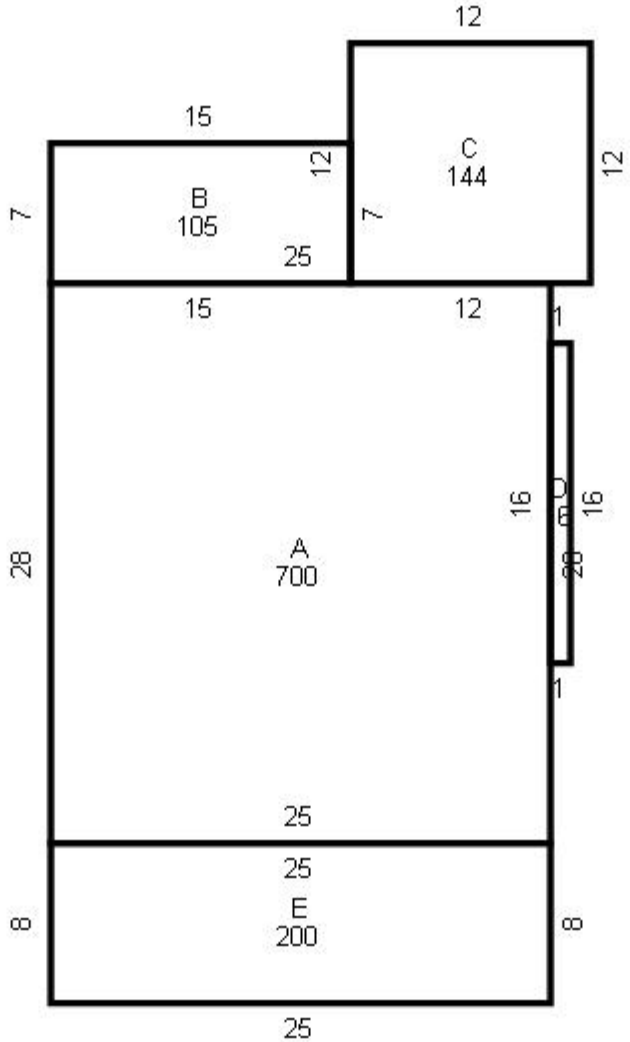
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value

Card Improvement Total	
Total Improvement Value	

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1031539		
Year	2026	Card 1
Property Address		
539 N OXFORD ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	