Parcel Number	
1034458	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	82-100-051-000
Alt Parcel	49-10-05-147-009.000-101
Property Class	510
Tax District	101
Neighborhood	146082063-1-460r-063

Property Address

550 N OAKLAND AV
INDIANAPOLIS, IN 46201

Ownership

Name

ALLEN, PATRICE

Address

550 N OAKLAND AVE
INDIANAPOLIS, IN 46201--243

Account	2982377		
Book		Page	

Legal

D J PHELANS SUB LANGS E MICH ST ADD L3

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

Date	Grantor	Valid	Amount	Type
Dec 21, 2020	RIVAS L CONSTRUCTION LLC - Jan 01, 1900	Y	205000.00	Straight
Dec 21, 2020	Construction LLC Rivas L - Dec 17, 2020	Y	205000.00	Sale
Jul 29, 2020	Renew Indianapolis, Inc. - May 07, 2020	N	18000.00	Sale
Jul 29, 2020	Rogers Mickey - May 01, 2020	N	9900.00	Sale
Jul 29, 2020	RENEW INDIANAPOLIS INC - Jan 01, 1900	Y	18000.00	Straight
Jul 29, 2020	INDIANAPOLIS, CITY OF - Jan 01, 1900	Y	9900.00	Straight
Feb 02, 2018	AUDITOR MARION COUNTY - Aug 16, 2018	N	1500.00	Sale
Oct 26, 2018	NYO PROPERTIES LLC - Jan 01, 1900	Y	0.00	Straight
Apr 28, 2015	GC SILVER LLC - Jan 01, 1900	Y	0.00	Straight
Aug 03, 2012	GROUP, LLC J3 DEVELOPMENT - Jul 06, 2012	N	11000.00	Sale
Jun 28, 2012	DEVELOPMENT, INC. NEW DAY RESIDENTI - Jun 12, 2012	N	7500.00	Sale

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	5,700	5,700	5,700
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	5,700	5,700	5,700
Improvements	Homestead-C1	228,600	214,500	192,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	228,600	214,500	192,300
Total Assessed Value:		234,300	220,200	198,000

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	38	130	0.99	160.00	158.00	6000	5-3	5700
———	———	Acreage / Sq. Ft.		———	———	———	———	———	———
								Total Residential Land Value	5700
								Total Non-Residential Land Value	0
Total Acreage		0.11						Total Land Value	5700

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	1.50	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	802	1.00	802	109,100
2 Stucco	1	780	.50	780	55,700
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—	780	Basement		47,000
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	7
Bedrooms	3
Family Room	0
Formal Dining Room	1
Rec Room Type	
Rec Room 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	0	0
Half Baths	0	0
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		
Total		
No Plumb/Wtr Only	☐	

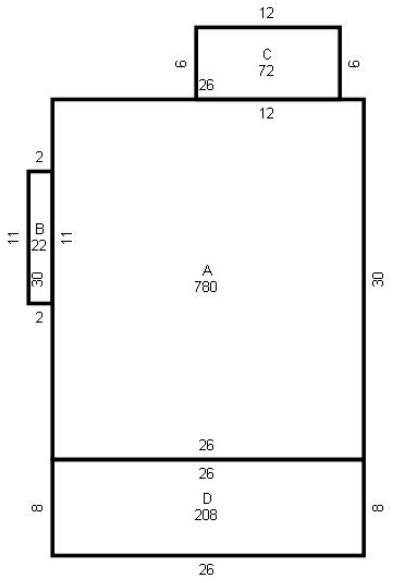
	Total Base	211,800
	Row-Type Adjustment	1.00
sq.ft.	SUB-TOTAL	211,800
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
	Air Conditioning (+)	
	No Electricity (-)	
	Plumbing (-/+) TF:5 - 5	
	Specialty Plumbing (+)	
	Special Features	
	Sub-Total One Unit	211,800
	Sub-Total 1 Unit(s)	211,800
	Garages	
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	19,300
	Sub-Total	231,100
	Grade and Design C	100
	Location Multiplier	1.00
	Replacement Cost	231,100

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1034458	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Enclos Frm/ equal- 1st - 1 - 72sf - 8200
Porch- Open Msnry- 1st flr - 1 - 208sf - 11100

SUMMARY OF IMPROVEMENTS

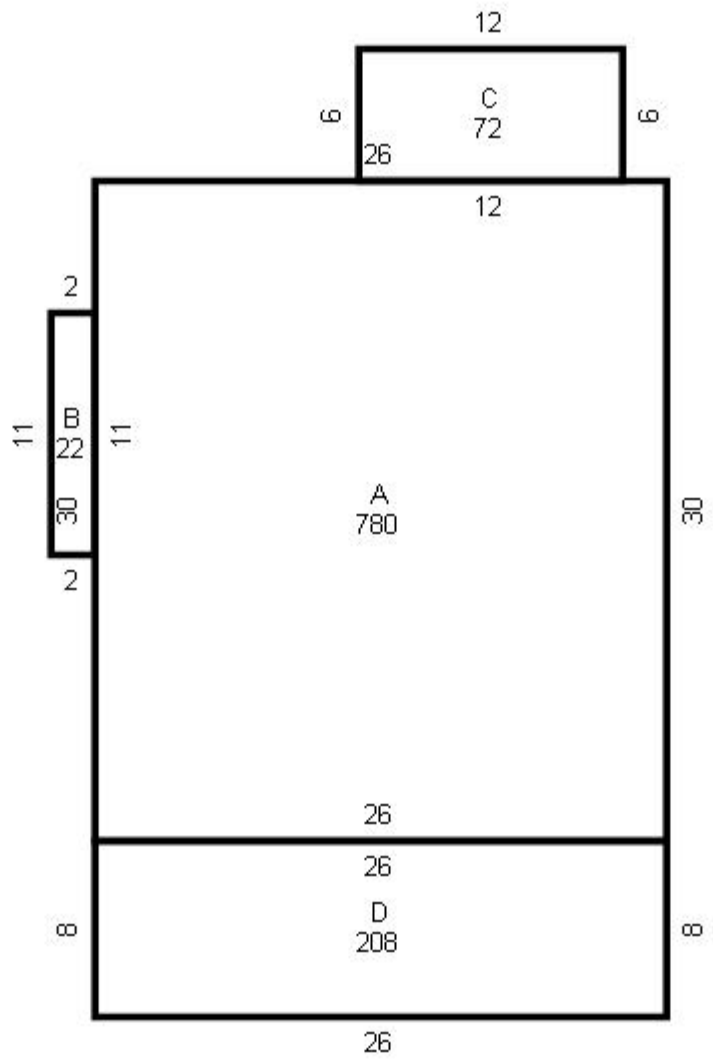
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C	1920	2009	A				2362	1.00		231100	16	194120	100	1.00	1.10	213500
Main Garage	8	Frame	C	1930	1948	A	56.82	0	56.82	20x22	1.00	1	25000	45	13750	100	1.00	1.10	15100

Card Improvement Total	228600
Total Improvement Value	228600

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1034458		
Year	2026	Card 1
Property Address		
550 N OAKLAND AV		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	