

Parcel Number		Ownership	Transfer of Ownership		Year	2024	Card 1	
1034458		Name	Date	Grantor		Valid	Amount	Type
County	Marion, IN	ALLEN, PATRICE	Dec 21, 2020	RIVAS L CONSTRUCTION LLC - Jan 01, 1900		Y	205000.00	Straight
Township	CENTER		Dec 21, 2020	Construction LLC Rivas L - Dec 17, 2020		Y	205000.00	Sale
Corporation			Jul 29, 2020	Renew Indianapolis, Inc. - May 07, 2020		N	18000.00	Sale
District			Jul 29, 2020	Rogers Mickey - May 01, 2020		N	9900.00	Sale
Plat			Jul 29, 2020	RENEW INDIANAPOLIS INC - Jan 01, 1900		Y	18000.00	Straight
Map	82-100-051-000	Address	Jul 29, 2020	INDIANAPOLIS, CITY OF - Jan 01, 1900		Y	9900.00	Straight
Alt Parcel	49-10-05-147-009.000-101	550 N OAKLAND AVE	Feb 02, 2018	AUDITOR MARION COUNTY - Aug 16, 2018		N	1500.00	Sale
Property Class	510	INDIANAPOLIS, IN 46201--243	Oct 26, 2018	NYO PROPERTIES LLC - Jan 01, 1900		Y	0.00	Straight
Tax District	101		Apr 28, 2015	GC SILVER LLC - Jan 01, 1900		Y	0.00	Straight
Neighborhood	146082063-1-460r-063		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

Property Address
550 N OAKLAND AV
INDIANAPOLIS, IN 46201

Account	2982377
Book	Page
Legal	D J PHELANS SUB LANGS E MICH ST ADD L3

Topography	Pub. Utilities	Street or Rd.	Neighborhood
<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	2024	2023	2022	
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	192,300	200,600	215,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	192,300	200,600	215,300
Total Assessed Value:	198,000	206,300	221,000	

Property Sub Class: RES ONE FAMILY PLATTED LOT-510 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																																																																																																																																																																						
		Acreege / Sq. Ft.																																																																																																																																																																													
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Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input checked="" type="checkbox"/> Single Family	1.50	0 <input checked="" type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input checked="" 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 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.	1 802	1.00	802	68,100
2 Stucco	1 780	.50	780	27,300
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone	780	Basement		23,100
9 Frame w/Masonry		Crawl		

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

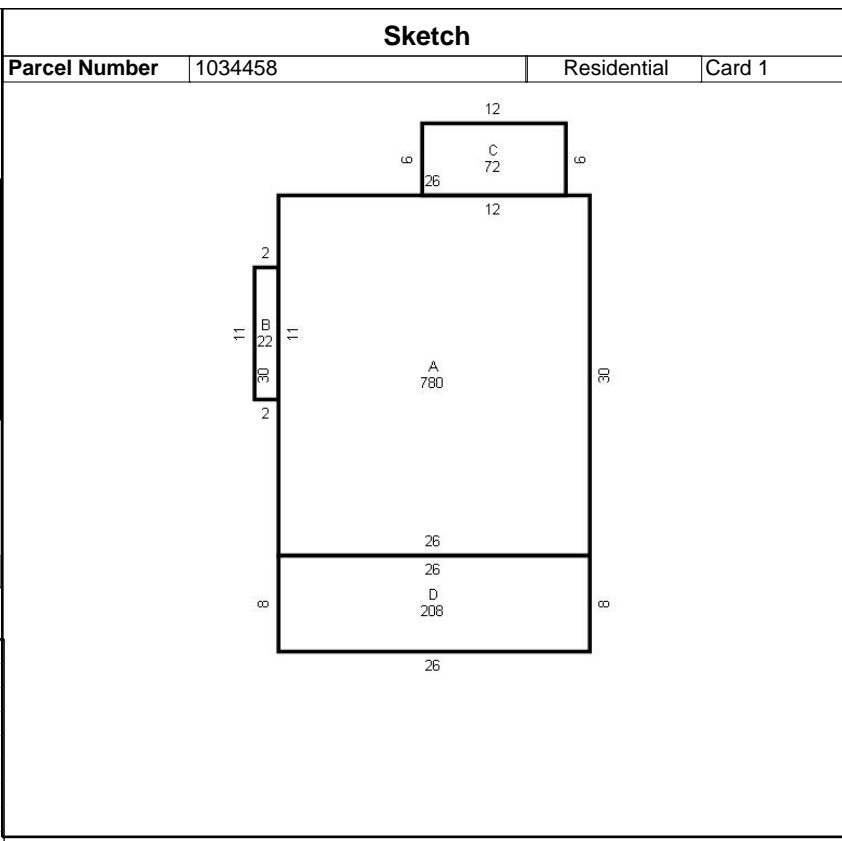
Floors		1	2		Total Base	118,500
Earth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Row-Type Adjustment	1.00
Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		sq.ft. SUB-TOTAL	118,500
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Full Unfin Interior (-)	
Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Half Unfin Interior (-)	
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Extra Living Units (+)	
Tile	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Rec. Room (+)	
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Fireplace (+)	
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Loft (+)	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		No Heat (-)	

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

Accommodations		Sub-Total One Unit	118,500
Total # Rooms	7	Sub-Total 1 Unit(s)	118,500
Bedrooms	3	Garages	
Family Room	0	Integral (-)	
Formal Dining Room	1	Attached Garage (+)	
Rec Room		Attached Carport (+)	
Fireplace		Basement (-)	
Stacks		Exterior Features	14,100
Metal		Sub-Total	132,600

Heating / Air Conditioning		Grade and Design	C	100
Central Warm Air	<input checked="" type="checkbox"/>	Location Multiplier		1.00
Hot Water or Steam	<input type="checkbox"/>	Replacement Cost		132,600
Heat Pump	<input type="checkbox"/>	REMODELING & MODERNIZATION		
No Heat	<input type="checkbox"/>	Amount	Date	
Gravity/Wall/Space	<input type="checkbox"/>	Exterior		
Central Air Cond.	<input type="checkbox"/>	Interior		

Plumbing	#	TF	Amount	Date
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	
Value Adjustments	
Exterior Features	
Porch- Enclos Frm/ equal- 1st - 1 - 72sf - 6100	
Porch- Open Msnry- 1st flr - 1 - 208sf - 8000	

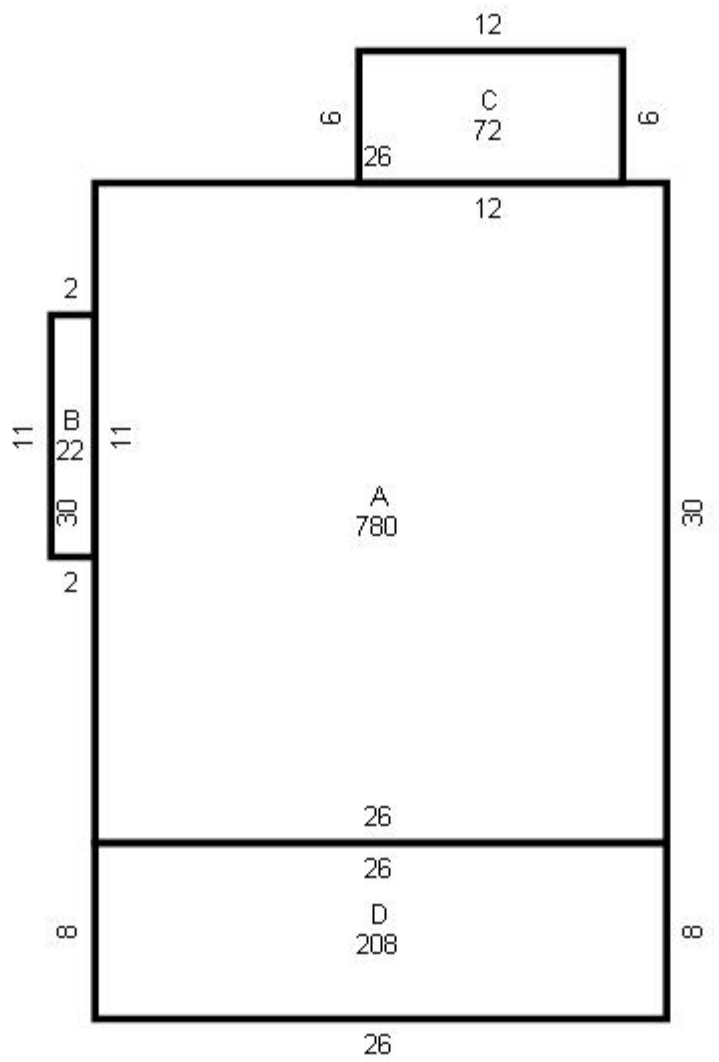
SUMMARY OF IMPROVEMENTS																				
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value	
Dwelling		Frame	C	1920	2009	A				2362	1.00		132600	14	114040	100	1.00	1.57	179000	
Main Garage	8	Frame	C	1930	1948	A	35.01	0	35.01	20x22	1.00	1	15400	45	8470	100	1.00	1.57	13300	
Card Improvement Total																				192300
Total Improvement Value																				192300

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1034458		
Year	2024	Card 1
Property Address		
550 N OAKLAND AV		

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	