Parcel Number		Ownership	
1034745		Name	SANCHEZ, MANUAL SANCHEZ
County	Marion, IN		
Township	CENTER		
Corporation			
District			
Plat			
Map	82-098-032-000	Address	846 N OAKLAND AVE INDIANAPOLIS, IN 46201-2441
Alt Parcel	49-10-05-137-013.000-101		
Property Class	510		
Tax District	101		
Neighborhood	146082063-1-460r-063		

Property Address

846 N OAKLAND AV
INDIANAPOLIS, IN 46201

Account	2288247		
Book		Page	
Legal	PARKER AVE ADD L14		

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
Apr 28, 2014	Barnes Barry T - Apr 18, 2014	N	5150.00	Sale
Mar 14, 2014	LAYTON SHERIFF JOHN R - Mar 03, 2014	N	82830.68	Sale
Apr 29, 2014	FEDERAL NATIONAL MORTGAGE ASSOCIATI - Jan 01,	Y	0.00	Straight
Mar 17, 2014	PLUMLEE, EARL - Jan 01, 1900	Y	82830.00	Straight

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	5,900	5,900	5,900
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	5,900	5,900	5,900
Improvements	Homestead-C1	118,100	122,600	109,000
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	118,100	122,600	109,000
Total Assessed Value:		124,000	128,500	114,900

Property Sub Class: RES ONE FAMILY PLATTED LOT-510

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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	37	130	0.99	160.00	158.00	5850	0-	5850
———	———	Acreage / Sq. Ft.		———	———	———	———	———	———

Total Residential Land Value	5900
Total Non-Residential Land Value	0
Total Land Value	5900

Total Acreage 0.11

Land Type

F Front Lot
R Rear Lot
1 Comm. Ind. Land
11 Primary
12 Secondary
13 Undeveloped Usable
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
81 Legal Ditch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres

Influence Factors

0 Other
1 Topography
2 Under Improved
3 Excess Frontage
4 Shape or Size
5 Misimprovement
6 Restrictions
7 Traffic Flow
8 View
9 Corner Infl.

Occupancy		Story Height	Attic	Bsmt	Crawl
1 ☑ Single Family		1.00	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	872	1.00	872	116,300
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—	872	Attic		11800
8 Stone	—	436	Basement		34,300
9 Frame w/Masonry	—	436	Crawl	————	4,700

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	8
Bedrooms	3
Family Room	0
Formal Dining Room	1
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	0	0
Half Baths	0	0
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		
Total		
No Plumb/Wtr Only ☐		

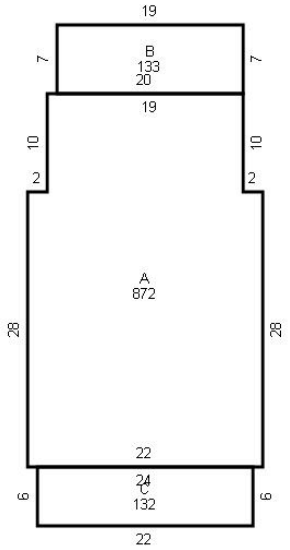
Total Base	167,100
Row-Type Adjustment	1.00
sq.ft. SUB-TOTAL	167,100
Full Unfin Interior (-)	
Half Unfin Interior (-)	
Extra Living Units (+)	
Rec. Room (+)	
Fireplace (+)	
Loft (+)	
No Heat (-)	
Air Conditioning (+)	
No Electricity (-)	
Plumbing (-/+) TF:5 - 5	
Specialty Plumbing (+)	
Special Features	
Sub-Total One Unit	**167,100**
Sub-Total 1 Unit(s)	167,100
Garages	
Integral (-)	
Attached Garage (+)	
Attached Carport (+)	
Basement (-)	
Exterior Features	18,100
Sub-Total	**185,200**
Grade and Design C	100
Location Multiplier	1.00
Replacement Cost	185,200

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1034745	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 132sf - 6700
Porch- Enclos Frm/ equal- 1st - 1 - 133sf - 11400

SUMMARY OF IMPROVEMENTS

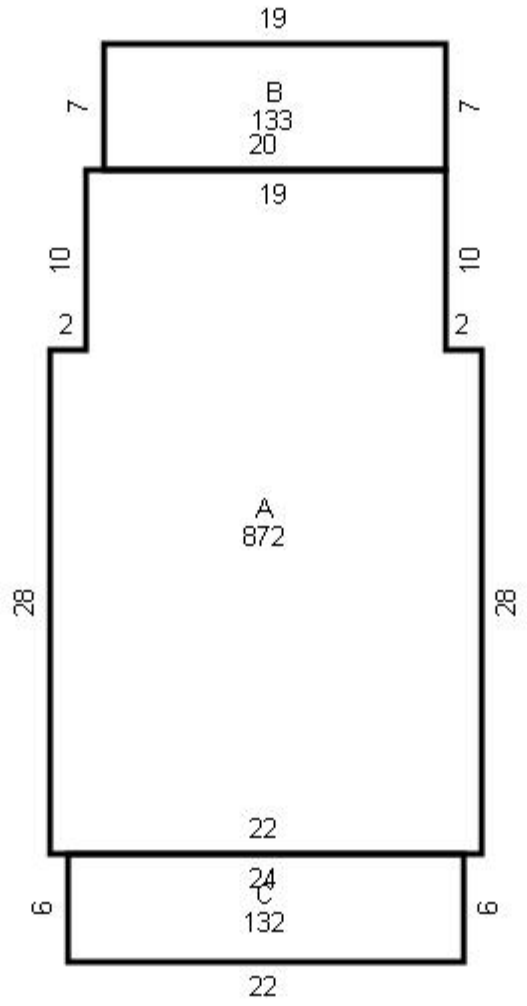
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C	1900	1955	A				2180	1.00		185200	45	101860	100	1.00	1.10	112100
Main Garage	10	Frame	D	1922	1922	F	76.71	0	76.71	14x18	1.00	1	15460	65	5410	100	1.00	1.10	6000

Card Improvement Total	118100
Total Improvement Value	118100

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1034745		
Year	2026	Card 1
Property Address		
846 N OAKLAND AV		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	