Parcel Number	
1037235	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	82-112-124-000
Alt Parcel	49-10-05-106-085.000-101
Property Class	400
Tax District	101
Neighborhood	13609000-1-360-i00

Property Address
911 N KEALING AV
INDIANAPOLIS, IN 46201

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

Ownership
Name
BROOKSIDE COMMUNITY DEVELOPMENT CORPORATION

Address
1035 N OLNEY ST
INDIANAPOLIS, IN 46201-2254

Account 3194893
Book **Page**
Legal
LUKENBILLS E 10TH ST ADD L72 THRU L75 EX IRR TR SE
COR FOR HWY

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

Date	Grantor	Valid	Amount	Type
Oct 21, 2024	CHURCH, BROOKSIDE COMMUNITY OF INDI - Jan 01,	Y	0.00	Straight
Nov 23, 2020	RUTTERS L.L.C. - Nov 16, 2020	N	18000.00	Sale
Nov 23, 2020	RUTTERS LLC - Jan 01, 1900	Y	18000.00	Straight
Aug 11, 2015	County Marion - Jun 12, 2015	N	15000.00	Sale
Aug 11, 2015	Auditor Marion County - Jun 12, 2015	N	15000.00	Sale
Feb 16, 2016	SCHUTT, BRIAN - Jan 01, 1900	Y	0.00	Straight
Jul 28, 2015	MARION COUNTY - Jan 01, 1900	Y	15000.00	Straight
Jul 28, 2015	BARKER, ROBERT R - Jan 01, 1900	Y	0.00	Straight
Dec 10, 2010	JUSTAK RAYMOND J - Dec 06, 2010	N	28000.00	Sale
Dec 10, 2010	JUSTAK, RAYMOND J & - Jan 01, 1900	Y	28000.00	Straight

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	16,600	16,600	16,600
	Total Land	16,600	16,600	16,600
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	400
	Total Imp	0	0	400
Total Assessed Value:		16,600	16,600	17,000

Property Sub Class: COM VACANT LAND-400

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
		Acreage / Sq. Ft.							
11		0.407			62617.50	62617.50	25490	0 : 35	16570

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	☐	

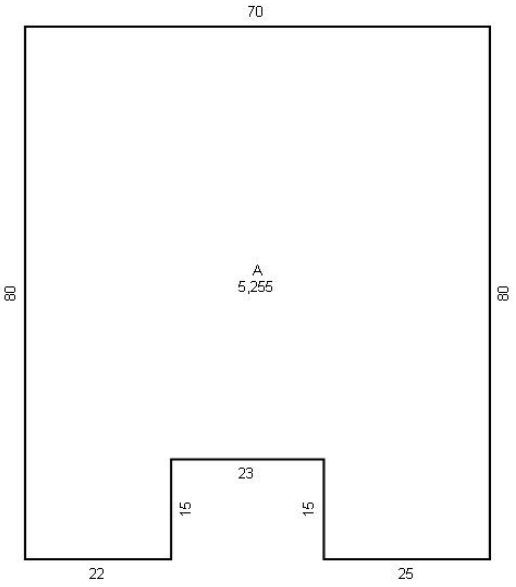
Total Base		
Row-Type Adjustment		
sq.ft.	SUB-TOTAL	
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
	Air Conditioning (+)	
	No Electricity (-)	
Plumbing (-/+) TF:5 - 5		
Specialty Plumbing (+)		
Special Features		
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	1037235	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features

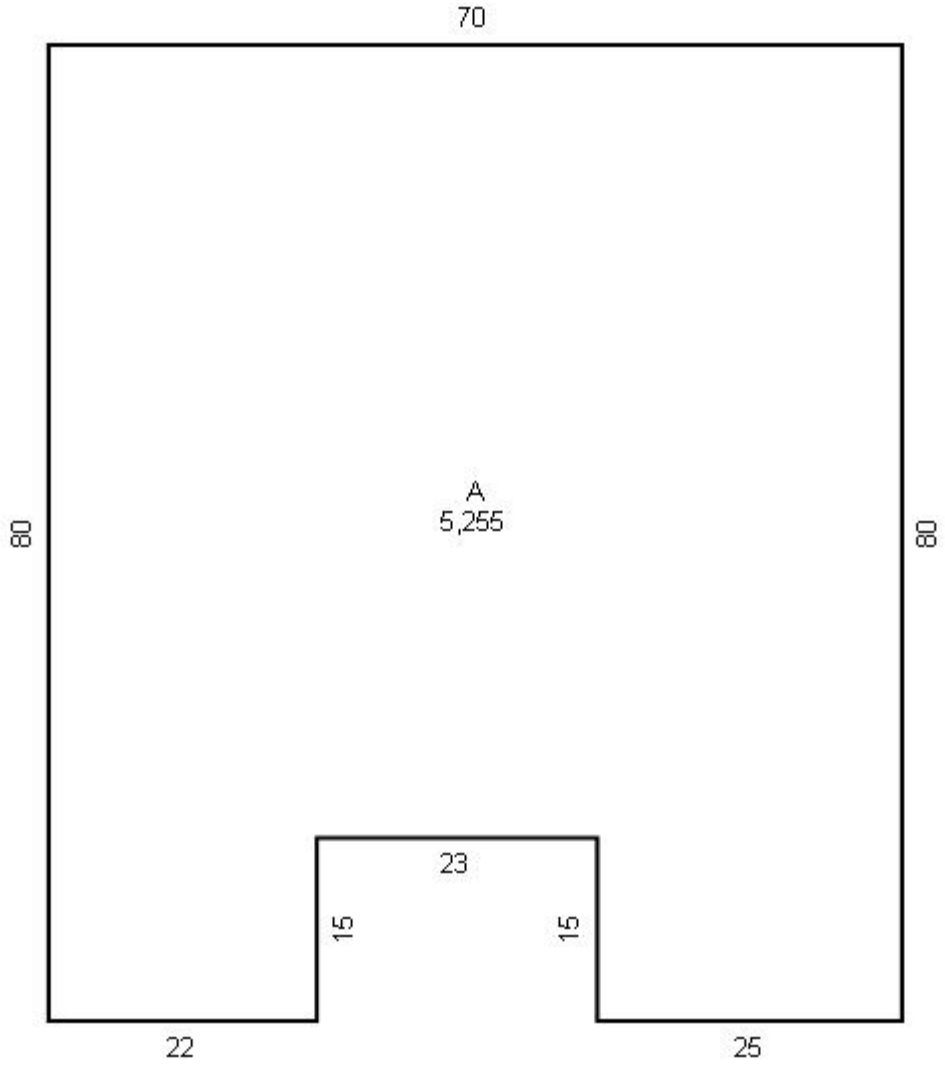
SUMMARY OF IMPROVEMENTS

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

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1037235		
Year	2026	Card 1
Property Address		
911 N KEALING AV		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	