

Parcel Number		Ownership	Transfer of Ownership			Year	2024	Card 1	
1040438		Name	Date	Grantor			Valid	Amount	Type
County	Marion, IN	PATEL, SHIV	Jul 06, 2021	Alec Joseph Macchione - Jun 29, 2021			Y	230000.00	Sale
Township	CENTER		Jul 06, 2021	MACCHIONE, ALEC JOSEPH - Jan 01, 1900			Y	0.00	Straight
Corporation			Feb 04, 2019	Indianapolis Neighborhood Housing P - Jan 17, 2019			Y	186500.00	Sale
District			Feb 04, 2019	INDIANAPOLIS NEIGHBORHOOD HOUSING - Jan 01, 1900			Y	186500.00	Straight
Plat			May 03, 2018	Renew Indianapolis, Inc. - Apr 18, 2018			N	750.00	Sale
Map	82-097-007-000	Address	May 03, 2018	RENEW INDIANAPOLIS INC - Jan 01, 1900			Y	750.00	Straight
Alt Parcel	49-10-05-150-017.000-101	935 N RURAL ST	Dec 06, 2017	City of Indianapolis - Nov 07, 2017			N	1508.90	Sale
Property Class	510	INDIANAPOLIS, IN 46201--247	Dec 06, 2017	INDPLS CITY OF, - Jan 01, 1900			Y	1508.00	Straight
Tax District	101		Sep 30, 2010	BOZZELLI, VINCENT - Jan 01, 1900			Y	4879.76	Straight
Neighborhood	146082063-1-460r-063								

Property Address
 935 N RURAL ST
 INDIANAPOLIS, IN 46201

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

Account	3006861
Book	Page
Legal	
H GEISEL SR EAST 10TH ST ADD L27	

VALUATION RECORD				
Assessment Year		2024	2023	2022
Reason for Change				
Land	Homestead-C1	19,000	19,000	19,000
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	19,000	19,000	19,000
Improvements	Homestead-C1	195,900	204,200	219,100
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	195,900	204,200	219,100
Total Assessed Value:		214,900	223,200	238,100

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	41	140	1.03	450.00	464.00	19020	0-	19020	
Acreage / Sq. Ft.										
								Total Residential Land Value		19000
								Total Non-Residential Land Value		0
Total Acreage			0.13	Total Land Value					19000	

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
<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> 4-6 Family <input type="checkbox"/> M home <input type="checkbox"/> Row Type	0.00 <input type="checkbox"/> Other <input type="checkbox"/> Bi-level <input type="checkbox"/> Tri-level	<input checked="" type="checkbox"/> None <input type="checkbox"/> Unfin <input type="checkbox"/> 1/2 Fin <input type="checkbox"/> 3/4 Fin <input type="checkbox"/> Fin	<input checked="" type="checkbox"/> None <input type="checkbox"/> 1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full	<input type="checkbox"/> None <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4

Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1 751	1.00	751	65,100
2 Stucco	1 751	2.00	751	33,900
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone		Basement		
9 Frame w/Masonry	751	Crawl		5,200

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

Floors	1	2
Earth	<input type="checkbox"/>	<input type="checkbox"/>
Slab	<input type="checkbox"/>	<input type="checkbox"/>
Sub & Joists	<input type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>
Tile	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>

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

Accommodations		
Total # Rooms	0	
Bedrooms	3	
Family Room	0	
Formal Dining Room	0	
Rec Room	Type	
	Area	
Fireplace	Stacks	
	Openings	

Heating / Air Conditioning		
Central Warm Air	<input checked="" type="checkbox"/>	
Hot Water or Steam	<input type="checkbox"/>	
Heat Pump	<input type="checkbox"/>	
No Heat	<input type="checkbox"/>	
Gravity/Wall/Space	<input type="checkbox"/>	
Central Air Cond.	<input checked="" type="checkbox"/>	

Plumbing	#	TF
Full Baths	2	6
Half Baths	1	2
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures	1	1
Total	11	
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>

Total Base	104,200
Row-Type Adjustment	1.00
sq.ft.	SUB-TOTAL
	104,200

Full Unfin Interior (-)	
Half Unfin Interior (-)	
Extra Living Units (+)	
Rec. Room (+)	
Fireplace (+)	
Loft (+)	
No Heat (-)	
Air Conditioning (+)	1502 5,200
No Electricity (-)	
Plumbing (-/+)	
TF:11 - 5 = 6	4,800
Specialty Plumbing (+)	
Special Features	
Sub-Total One Unit	114,200
Sub-Total 1 Unit(s)	114,200
Garages	
Integral (-)	
Attached Garage (+)	
Attached Carport (+)	
Basement (-)	
Exterior Features	5,200
Sub-Total	119,400
Grade and Design	C++ 110
Location Multiplier	1.00
Replacement Cost	131,340

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

Sketch

Parcel Number	1040438	Residential	Card 1
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2 Stories) Fr 2s 751 \ C 751, Open Frame Porch) OFF 49, Wood Deck) WdDk 64

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
 Porch- Open Frm/ equal- 1st fl - 1 - 49sf - 3400
 Wood Deck- Treated pine/ equal - 1 - 64sf - 1800

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++	2018	2018	A				1502	1.00		131340	5	124770	100	1.00	1.57	195900

	Card Improvement Total	195900
	Total Improvement Value	195900

SKETCH/AREA TABLE ADDENDUM

Parcel Number
1040438

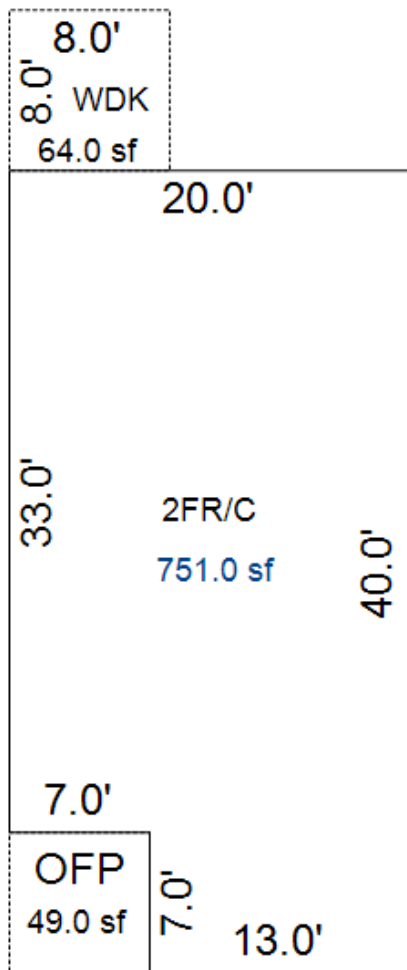
Year 2024 **Card 1**

Property Address
935 N RURAL ST

2 Stories) Fr 2s 751 \ C 751, Open Frame Porch) OFP 49, Wood Deck) WdDk 64

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
2 Stories	2s	751
Open Frame Porch	OFP	49
Wood Deck	WdDk	64
Total Sqft.		864