Parcel Number		Ownership	
1040438		Name	
County	Marion, IN	PATEL, SHIV	
Township	CENTER		
Corporation			
District			
Plat			
Map	82-097-007-000	Address	
Alt Parcel	49-10-05-150-017.000-101	935 N RURAL ST	
Property Class	510	INDIANAPOLIS, IN 46201--247	
Tax District	101		
Neighborhood	146082063-1-460r-063		

Property Address
935 N RURAL ST
INDIANAPOLIS, IN 46201

Account	3006861		
Book		Page	

Legal
H GEISEL SR EAST 10TH ST ADD L27

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 2025 — Card 1

Date	Grantor	Valid	Amount	Type
Jul 06, 2021	Alec Joseph Macchione - Jun 29, 2021	Y	230000.00	Sale
Jul 06, 2021	MACCHIONE, ALEC JOSEPH - Jan 01, 1900	Y	0.00	Straight
Feb 04, 2019	Indianapolis Neighborhood Housing P - Jan 17, 2019	Y	186500.00	Sale
Feb 04, 2019	INDIANAPOLIS NEIGHBORHOOD HOUSING - Jan 01, 1900	Y	186500.00	Straight
May 03, 2018	Renew Indianapolis, Inc. - Apr 18, 2018	N	750.00	Sale
May 03, 2018	RENEW INDIANAPOLIS INC - Jan 01, 1900	Y	750.00	Straight
Dec 06, 2017	City of Indianapolis - Nov 07, 2017	N	1508.90	Sale
Dec 06, 2017	INDPLS CITY OF, - Jan 01, 1900	Y	1508.00	Straight
Sep 30, 2010	BOZZELLI, VINCENT - Jan 01, 1900	Y	4879.76	Straight

VALUATION RECORD

Assessment Year		2025	2024	2023
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	215,600	195,900	204,200
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	215,600	195,900	204,200
Total Assessed Value:		234,600	214,900	223,200

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	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	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	0.00	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.	1	751	1.00	751	84,500
2 Stucco	1	751	2.00	751	44,000
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—		Basement		
9 Frame w/Masonry	—	751	Crawl	———	6,700

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	0
Bedrooms	3
Family Room	0
Formal Dining Room	0

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	2	6
Half Baths	1	2
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		1
Total		11
No Plumb/Wtr Only		

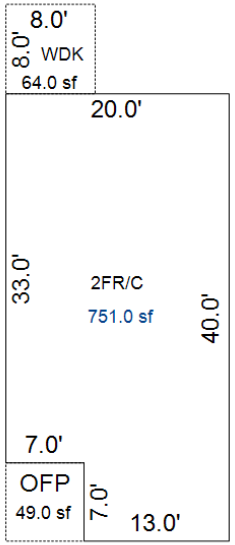
	Total Base	135,200
	Row-Type Adjustment	1.00
sq.ft.	SUB-TOTAL	135,200
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
1502	Air Conditioning (+)	6,700
	No Electricity (-)	
	Plumbing (-/+) TF:11 - 5 = 6	4,800
	Specialty Plumbing (+)	
	Special Features	
	Sub-Total One Unit	**146,700**
	Sub-Total 1 Unit(s)	146,700
	Garages	
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	6,600
	Sub-Total	**153,300**
	Grade and Design C++	110
	Location Multiplier	1.00
	Replacement Cost	168,630

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1040438	Residential	Card 1



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

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 49sf - 4300
Wood Deck- Treated pine/ equal - 1 - 64sf - 2300

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		168630	6	158510	100	1.00	1.36	215600

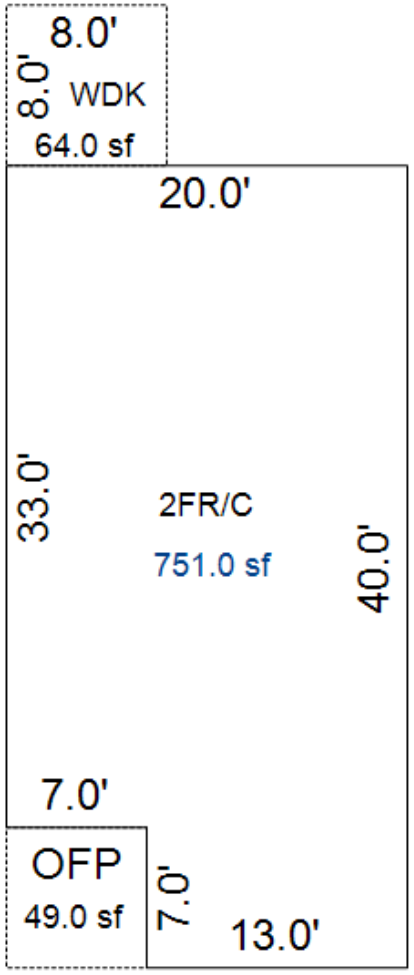
Card Improvement Total	215600
Total Improvement Value	215600

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1040438		
Year	2025	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