

Parcel Number		Ownership		Transfer of Ownership		Year	2024	Card 1		
1048602		<b>Name</b>		<b>Date</b>		<b>Grantor</b>		<b>Valid</b>	<b>Amount</b>	<b>Type</b>
<b>County</b>	Marion, IN	CHAWLA, PRABTEJ SINGH		Mar 16, 2021	Jerry Johnson - Feb 23, 2021			Y	169000.00	Sale
<b>Township</b>	CENTER			Mar 16, 2021	JOHNSON, JERRY - Jan 01, 1900			Y	0.00	Straight
<b>Corporation</b>				Sep 04, 2020	Kendrick Eric - Aug 03, 2020			N	42500.00	Sale
<b>District</b>				Jan 16, 2020	Sayles Connita - Jan 12, 2020			N	11000.00	Sale
<b>Plat</b>				Sep 04, 2020	KENDRICK, ERIC - Jan 01, 1900			Y	42500.00	Straight
<b>Map</b>	82-111-064-000	<b>Address</b>		Jan 16, 2020	SAYLES, CONNITA - Jan 01, 1900			Y	11000.00	Straight
<b>Alt Parcel</b>	49-10-05-223-033.000-101	215 W LAKE ST APT 3108		Nov 09, 2016	Estate of Clifford Brown, Jr. - Nov 01, 2016			N	4000.00	Sale
<b>Property Class</b>	520	CHICAGO, IL 60606--240		Nov 09, 2016	BROWN JR, CLIFFORD - Jan 01, 1900			Y	4000.00	Straight
<b>Tax District</b>	101			Aug 11, 2015	Auditor Marion County - Jun 12, 2015			N	2100.00	Sale
<b>Neighborhood</b>	146068050-1-460d-050			Aug 11, 2015	County Marion - Jun 12, 2015			N	2100.00	Sale
<b>Property Address</b>				Jul 29, 2015	MARION COUNTY - Jan 01, 1900			Y	2100.00	Straight

953 N TUXEDO ST  
INDIANAPOLIS, IN 46201

<b>Account</b>	2992514		
<b>Book</b>		<b>Page</b>	
<b>Legal</b>			
GEORGE F ADAMS ADD B12 L14			

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	5,900	5,900	5,900
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	<b>Total Land</b>	<b>5,900</b>	<b>5,900</b>	<b>5,900</b>
Improvements	Homestead-C1	183,300	173,800	169,100
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	<b>Total Imp</b>	<b>183,300</b>	<b>173,800</b>	<b>169,100</b>
<b>Total Assessed Value:</b>	<b>189,200</b>	<b>179,700</b>	<b>175,000</b>	

**Property Sub Class:**

RES TWO FAMILY PLATTED LOT-520

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	40	170	1.06	140.00	148.00	5920	0-	5920
<b>Acreeage / Sq. Ft.</b>									
11					0.00	0.00	0		0
<b>Total Residential Land Value</b>									5900
<b>Total Non-Residential Land Value</b>									0
<b>Total Acreeage</b>				0.16	<b>Total Land Value</b>				5900

**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	Influence Factors	
3 Undeveloped Land	0 Other	5 Misimprovement
4 Tillable Land	1 Topography	6 Restrictions
5 Non-tillable Land	2 Under Improved	7 Traffic Flow
6 Woodland	3 Excess Frontage	8 View
7 Other Farmland	4 Shape or Size	9 Corner Infl.
8 Ag Support Land		

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input type="checkbox"/> Single Family	1.50	0 <input type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input checked="" type="checkbox"/>
2 <input type="checkbox"/> Duplex		1 <input checked="" 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 type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		3 <input type="checkbox"/> Tri-level	4 <input type="checkbox"/> Full	4 <input type="checkbox"/>
0 <input checked="" type="checkbox"/> Row Type				

Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1 574	1.00	574	54,600
2 Stucco	1 574	.50	574	22,400
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick	574	Attic		4900
8 Stone	574	Basement		20,100
9 Frame w/Masonry		Crawl		

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

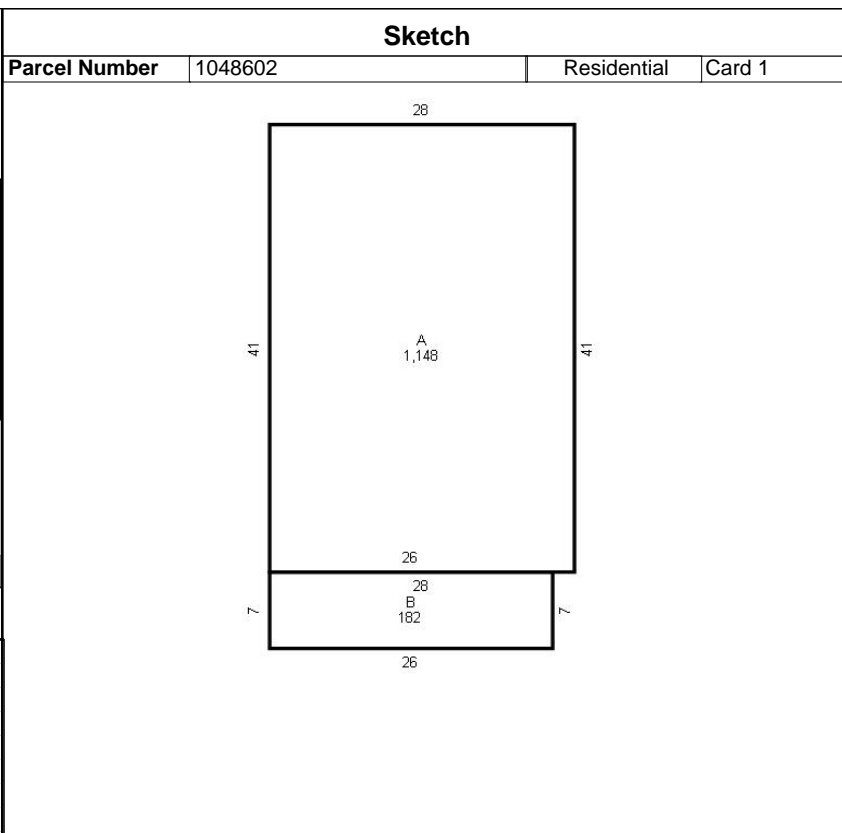
<b>Floors</b>		<b>1</b>	<b>2</b>		<b>Total Base</b>	<b>102,000</b>
Earth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>Row-Type Adjustment</b>	0.95
Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<b>sq.ft. SUB-TOTAL</b>	96,900
Sub & Joists	<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 (-)	

<b>Interior Finish</b>	<b>1</b>	<b>2</b>	1722	Air Conditioning (+)	4,300
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>		No Electricity (-)	
Paneling	<input type="checkbox"/>	<input type="checkbox"/>		Plumbing (-/+)	
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>		TF:5 - 5	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>		Specialty Plumbing (+)	
				Special Features	

<b>Accommodations</b>		<b>Sub-Total One Unit</b>	<b>101,200</b>
Total # Rooms	6	<b>Sub-Total 2 Unit(s)</b>	<b>202,400</b>
Bedrooms	3	Garages	
Family Room	1	Integral (-)	
Formal Dining Room	1	Attached Garage (+)	
Rec Room		Attached Carport (+)	
Type		Basement (-)	
Area		Exterior Features	7,000
Fireplace	Stacks	<b>Sub-Total</b>	<b>209,400</b>
Metal	Openings	Grade and Design	C- 95
		Location Multiplier	1.00

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"/>

<b>Plumbing</b>	<b>#</b>	<b>TF</b>	<b>Amount</b>	<b>Date</b>
Full Baths	0	0		
Half Baths	0	0		
Kitchen Sink	1	1		
Water Heater	1	1		
Extra fixtures				
<b>Total</b>				
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>		



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	2006	A				2296	1.00		198930	17	165110	100	1.00	1.11	183300

Value Adjustment / Exterior Features	
Parcel Number	1048602
Residential	Card 1
Value Adjustments	
Exterior Features	
Porch- Open Frm/ equal- 1st fl - 1 - 182sf - 7000	

**SUMMARY OF IMPROVEMENTS**

Card Improvement Total	183300
Total Improvement Value	183300

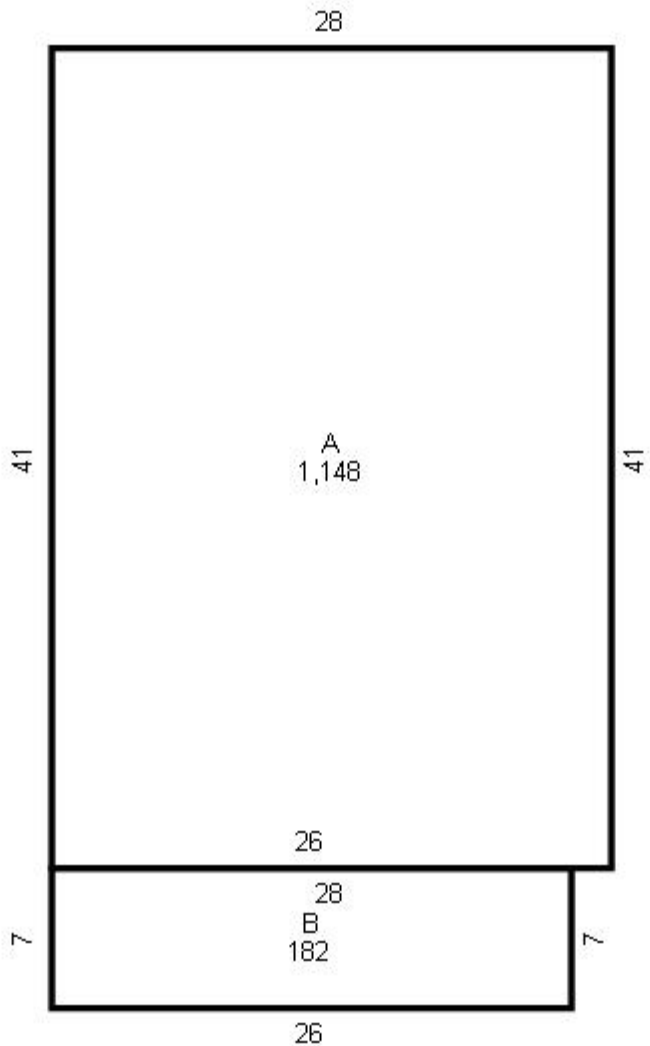
**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
1048602		
<b>Year</b>	2024	<b>Card 1</b>
<b>Property Address</b>		
953 N TUXEDO ST		

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**SKETCH/AREA TABLE ADDENDUM**

**AREA CALCULATIONS SUMMARY**



Name	Description	Size (Sqft)
	Total Sqft.	