Parcel Number		Ownership	
1048602		Name	CHAWLA, PRABTEJ SINGH
County	Marion, IN		
Township	CENTER		
Corporation			
District			
Plat			
Map	82-111-064-000	Address	215 W LAKE ST APT 3108 CHICAGO, IL 60606--240
Alt Parcel	49-10-05-223-033.000-101		
Property Class	520		
Tax District	101		
Neighborhood	146068050-1-460d-050		

Property Address

953 N TUXEDO ST
INDIANAPOLIS, IN 46201

Account	2992514		
Book		Page	
Legal	GEORGE F ADAMS ADD B12 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

Property Sub Class: RES TWO FAMILY PLATTED LOT-520

Transfer of Ownership Year 2026 — Card 1

Date	Grantor	Valid	Amount	Type
Mar 16, 2021	Jerry Johnson - Feb 23, 2021	Y	169000.00	Sale
Mar 16, 2021	JOHNSON, JERRY - Jan 01, 1900	Y	0.00	Straight
Sep 04, 2020	Kendrick Eric - Aug 03, 2020	N	42500.00	Sale
Jan 16, 2020	Sayles Connita - Jan 12, 2020	N	11000.00	Sale
Sep 04, 2020	KENDRICK, ERIC - Jan 01, 1900	Y	42500.00	Straight
Jan 16, 2020	SAYLES, CONNITA - Jan 01, 1900	Y	11000.00	Straight
Nov 09, 2016	Estate of Clifford Brown, Jr. - Nov 01, 2016	N	4000.00	Sale
Nov 09, 2016	BROWN JR, CLIFFORD - Jan 01, 1900	Y	4000.00	Straight
Aug 11, 2015	Auditor Marion County - Jun 12, 2015	N	2100.00	Sale
Aug 11, 2015	County Marion - Jun 12, 2015	N	2100.00	Sale
Jul 29, 2015	MARION COUNTY - Jan 01, 1900	Y	2100.00	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	224,600	229,800	183,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	224,600	229,800	183,300
Total Assessed Value:		230,500	235,700	189,200

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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	40	170	1.06	140.00	148.00	5920	0-	5920
———	———	Acreage / Sq. Ft.		———	———	———	———	———	———
11					0.00	0.00	0		0
								Total Residential Land Value	5900
								Total Non-Residential Land Value	0
Total Acreage		0.16						Total Land Value	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		
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	1.50	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	574	1.00	574	87,600
2 Stucco	1	574	.50	574	45,700
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—	574	Attic		9300
8 Stone	—	574	Basement		40,700
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	6
Bedrooms	3
Family Room	1
Formal Dining Room	1

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	0	0
Half Baths	0	0
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		
Total		
No Plumb/Wtr Only	☐	

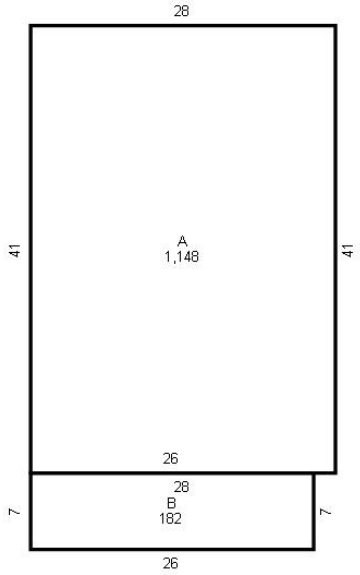
	Total Base	**183,300**
	Row-Type Adjustment	0.95
sq.ft.	**SUB-TOTAL**	174,135
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
1722	Air Conditioning (+)	6,300
	No Electricity (-)	
	Plumbing (-/+) TF:5 - 5	
	Specialty Plumbing (+)	
	Special Features	
	Sub-Total One Unit	**180,435**
	Sub-Total 2 Unit(s)	360,870
	Garages	
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	8,500
	Sub-Total	**369,370**
	Grade and Design C-	95
	Location Multiplier	1.00
	Replacement Cost	350,900

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1048602	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 182sf - 8500

SUMMARY OF IMPROVEMENTS

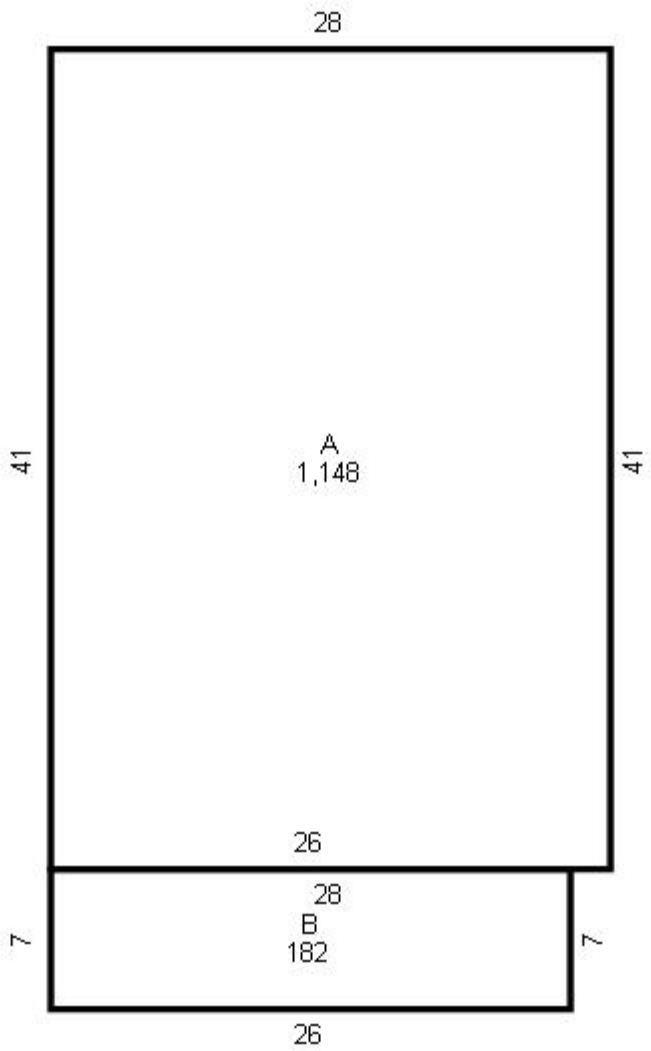
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C-	1900	2006	A				2296	1.00		350900	20	280720	100	1.00	0.80	224600

Card Improvement Total	224600
Total Improvement Value	224600

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1048602		
Year	2026	Card 1
Property Address		
953 N TUXEDO ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	