

Parcel Number 1061197		Ownership Name KMS ENTERPRISES LLC		Transfer of Ownership Date Aug 31, 2020		Year 2024	Card 1 Valid N	Amount 48500.00	Type Sale
County Marion, IN	Township CENTER			Grantor DC Capital LLC - Aug 13, 2020				48500.00	Sale
Corporation				DC CAPITAL LLC - Jan 01, 1900				46666.00	Sale
District				Limestone Equity Group, LLC - May 09, 2018				40000.00	Sale
Plat				JL Capital Holdings, LLC - Apr 05, 2018				40000.00	Sale
Map 82-100-130-000				LIMESTONE EQUITY GROUP LLC - Jan 01, 1900				45000.00	Sale
Alt Parcel 49-10-05-112-016.000-101		Address 5225 E PIMA ST TUCSON, AZ 85712--362		JL CAPITAL HOLDINGS LLC - Jan 01, 1900				10000.00	Sale
Property Class 510				UPPER CLASS HOMES - Jan 01, 1900				4000.00	Sale
Tax District 101				County Marion - Mar 21, 2014				4000.00	Sale
Neighborhood 146082063-1-460r-063				Auditor Marion County - Mar 21, 2014				0.00	Sale
				MARION COUNTY TREASURER - Jan 01, 1900				0.00	Sale
				ANDERSON, PATRICA & - Jan 01, 1900				0.00	Sale

Property Address
624 N GRAY ST
INDIANAPOLIS, IN 46201

Account	2914089
Book	Page
Legal EDSON T WOODS 2ND OAKLAND PK ADD L41	

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	6,600	6,600	6,600
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	6,600	6,600	6,600
Improvements	Homestead-C1	139,200	143,600	152,500
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	139,200	143,600	152,500
Total Assessed Value:		145,800	150,200	159,100

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	40	140	1.03	160.00	165.00	6600	0-	6600		
		Acreeage / Sq. Ft.									
										Total Residential Land Value	6600
										Total Non-Residential Land Value	0
Total Acreage				0.13		Total Land Value				6600	

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

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input checked="" type="checkbox"/> Single Family	1.50	0 <input checked="" type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input type="checkbox"/>
2 <input type="checkbox"/> Duplex		1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input checked="" type="checkbox"/>
3 <input type="checkbox"/> Triplex		2 <input type="checkbox"/> 1/2 Fin	2 <input checked="" 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		4 <input type="checkbox"/> Fin	4 <input type="checkbox"/> Full	4 <input type="checkbox"/>
0 <input type="checkbox"/> Row Type				

Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1 916	1.00	916	75,900
2 Stucco	1 780	.50	780	27,300
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone	585	Basement		20,100
9 Frame w/Masonry	321	Crawl		3,700

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

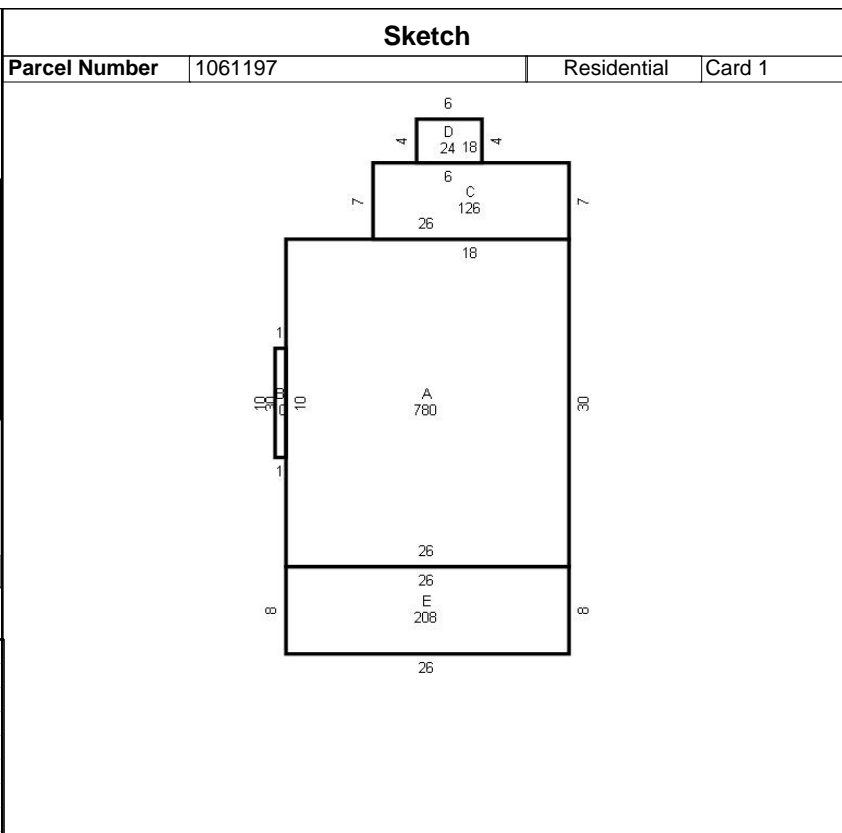
Floors		1	2		Total Base	127,000
Earth	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Row-Type Adjustment	1.00
Slab	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		sq.ft. SUB-TOTAL	127,000
Sub & Joists	<input checked="" type="checkbox"/>	<input 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 (-)	

Interior Finish	1	2	1696	Air Conditioning (+)	4,200
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	

Accommodations		Sub-Total One Unit		131,200
Total # Rooms	7	Sub-Total 1 Unit(s)		131,200
Bedrooms	3	Garages		
Family Room	0	Integral (-)		
Formal Dining Room	1	Attached Garage (+)		
Rec Room		Attached Carport (+)		
Fireplace		Basement (-)		
Stacks		Exterior Features		9,500
Metal		Sub-Total		140,700

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	Grade and Design	C+	105
Full Baths	0	0	Location Multiplier		1.00
Half Baths	0	0	Replacement Cost		147,740
Kitchen Sink	1	1	REMODELING & MODERNIZATION		
Water Heater	1	1	Amount		Date
Extra fixtures			Exterior		
Total			Interior		
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>	Kitchen		
			Bath Facilities		
			Plumbing System		
			Heating System		
			Electrical System		
			Extensions		



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
Dwelling		Frame	C+	1920	1965	A				2281	1.00		147740
													40
													88640
													100
													1.00
													1.57
													139200

Value Adjustment / Exterior Features	
Value Adjustments	
Exterior Features	
Stoop- Msnry- Elevated - 1 - 24sf - 1500	
Porch- Open Msnry- 1st flr - 1 - 208sf - 8000	

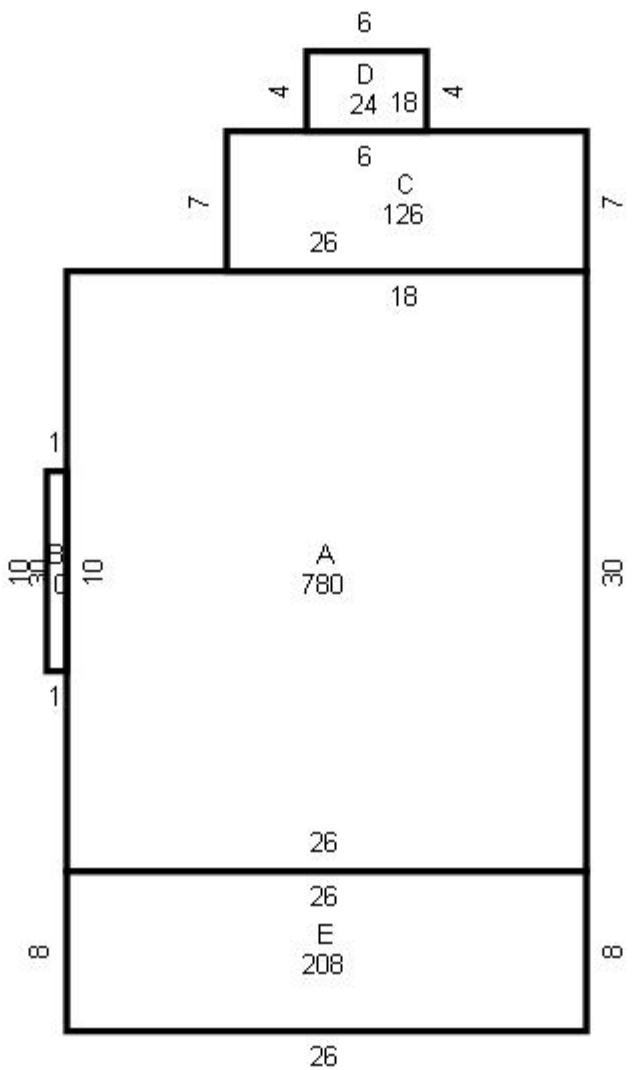
													Card Improvement Total		139200
													Total Improvement Value		139200

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1061197		
Year	2024	Card 1
Property Address		
624 N GRAY ST		

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	