Parcel Number	
1061197	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	82-100-130-000
Alt Parcel	49-10-05-112-016.000-101
Property Class	510
Tax District	101
Neighborhood	146082063-1-460r-063

Property Address

624 N GRAY ST
INDIANAPOLIS, IN 46201

Ownership

Name

KMS ENTERPRISES LLC

Address

7454 E BROADWAY BLVD
TUCSON, AZ 85710-1422

Account	3196654		
Book		**Page**	

Legal

EDSON T WOODS 2ND OAKLAND PK ADD L41

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** 2026 **Card** 1

Date	Grantor	Valid	Amount	Type
Aug 31, 2020	DC Capital LLC - Aug 13, 2020	N	48500.00	Sale
Aug 31, 2020	DC CAPITAL LLC - Jan 01, 1900	Y	48500.00	Straight
May 17, 2018	Limestone Equity Group, LLC - May 09, 2018	N	40000.00	Sale
Apr 12, 2018	JL Capital Holdings, LLC - Apr 05, 2018	N	46666.00	Sale
May 17, 2018	LIMESTONE EQUITY GROUP LLC - Jan 01, 1900	Y	40000.00	Straight
Apr 12, 2018	JL CAPITAL HOLDINGS LLC - Jan 01, 1900	Y	45000.00	Straight
Jan 11, 2017	UPPER CLASS HOMES - Jan 01, 1900	Y	10000.00	Straight
May 28, 2014	County Marion - Mar 21, 2014	N	4000.00	Sale
May 28, 2014	Auditor Marion County - Mar 21, 2014	N	4000.00	Sale
May 22, 2014	MARION COUNTY TREASURER - Jan 01, 1900	Y	0.00	Straight
May 22, 2014	ANDERSON, PATRICA & - Jan 01, 1900	Y	0.00	Straight

VALUATION RECORD

Assessment Year		2026	2025	2024
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**	160,900	156,600	139,200
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	160,900	156,600	139,200
Total Assessed Value:		167,500	163,200	145,800

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
———	———	Acreage / 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		
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 ☐ 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	916	1.00	916	121,200
2 Stucco	1	780	.50	780	55,700
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—	585	Basement		40,700
9 Frame w/Masonry	—	321	Crawl	————	4,100

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	7
Bedrooms	3
Family Room	0
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	☐	

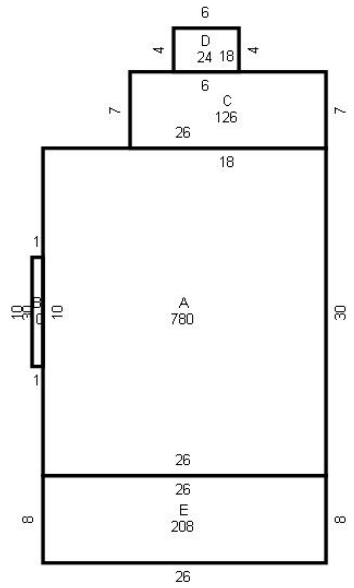
	Total Base	221,700
	Row-Type Adjustment	1.00
sq.ft.	SUB-TOTAL	221,700
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
1696	Air Conditioning (+)	5,800
	No Electricity (-)	
	Plumbing (-/+) TF:5 - 5	
	Specialty Plumbing (+)	
	Special Features	
	Sub-Total One Unit	227,500
	Sub-Total 1 Unit(s)	227,500
	Garages	
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
	Exterior Features	12,600
	Sub-Total	240,100
	Grade and Design C+	105
	Location Multiplier	1.00
	Replacement Cost	252,110

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1061197	Residential	Card 1



Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Stoop- Msnry- Elevated - 1 - 24sf - 1500
Porch- Open Msnry- 1st flr - 1 - 208sf - 11100

SUMMARY OF IMPROVEMENTS

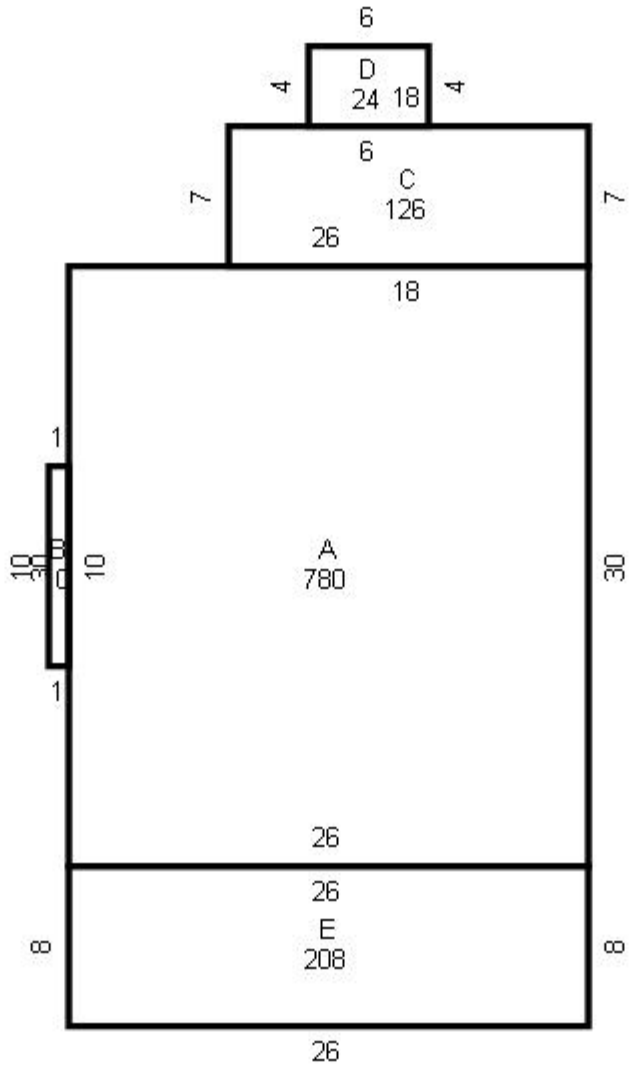
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C+	1920	1965	A				2281	1.00		252110	42	146220	100	1.00	1.10	160900

Card Improvement Total	160900
Total Improvement Value	160900

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
1061197		
Year	2026	Card 1
Property Address		
624 N GRAY ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	