| Parcel Number | |
|---|---|
| 1069807 | |
| **County** | Marion, IN |
| **Township** | CENTER |
| **Corporation** | |
| **District** | |
| **Plat** | |
| **Map** | 82-108-015-000 |
| **Alt Parcel** | 49-10-05-214-050.000-101 |
| **Property Class** | 520 |
| **Tax District** | 101 |
| **Neighborhood** | 146068050-1-460d-050 |

**Property Address**

637 N GRAY ST
INDIANAPOLIS, IN 46201

**Ownership**

**Name**

637 639 GRAY ST TRUST 5/10/19

**Address**

3225 MCLEOD DR STE 100
LAS VEGAS, NV 89121--225

| Account | 2913250 | | |
|---|---|---|---|
| **Book** | | **Page** | |

**Legal**

WOODS 3RD OAKLAND PARK 57.5FT W END L59

| 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 |
|---|---|---|---|---|
| May 14, 2020 | SIMPLE QUARTERS LLC - Oct 15, 2020 | Y | 0.00 | Straight |
| May 14, 2019 | Simple Quarters LLC - May 09, 2019 | N | 48900.00 | Sale |
| Apr 29, 2019 | Martha C. Skaar, Trustee, 637 Gray - Apr 24, 2019 | N | 28500.00 | Sale |
| May 14, 2020 | 637 GRAY LAND TRUST - Oct 15, 2020 | Y | 28500.00 | Straight |
| Dec 22, 2014 | Longbrake Member Longbrake Investme - Nov 21, 2014 | N | 8700.00 | Sale |
| Jan 14, 2015 | JAVELIN MGMT LLC - Jan 01, 1900 | Y | 0.00 | Straight |
| Dec 22, 2014 | LONGBRAKE INVESTMENTS LLC - Jan 01, 1900 | Y | 8700.00 | Straight |
| Jul 23, 2009 | REO, LLC CONSUMER SOLUTIONS - Jun 23, 2009 | N | 13000.00 | Sale |
| May 20, 2009 | ANDERSON SHERIFF FRANK J - May 05, 2009 | Y | 41000.00 | Sale |
| Jul 23, 2009 | CONSUMER SOLUTIONS REO LLC - Jan 01, 1900 | Y | 0.00 | Straight |
| | BANK ONE NATIONAL ASSOCIATION - Aug 14, 2006 | Y | 36000.00 | Sale |

## VALUATION RECORD

| Assessment Year | | 2026 | 2025 | 2024 |
|---|---|---|---|---|
| **Reason for Change** | | | | |
| **Land** | **Homestead-C1** | 4,900 | 4,900 | 4,900 |
| | **Residential-C2** | 0 | 0 | 0 |
| | **Non-Residential-C3** | 0 | 0 | 0 |
| | **Total Land** | 4,900 | 4,900 | 4,900 |
| **Improvements** | **Homestead-C1** | 186,000 | 187,200 | 149,200 |
| | **Residential-C2** | 0 | 0 | 0 |
| | **Non-Residential-C3** | 0 | 0 | 0 |
| | **Total Imp** | 186,000 | 187,200 | 149,200 |
| **Total Assessed Value:** | | 190,900 | 192,100 | 154,100 |

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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 | 50 | 50 | 57 | 0.68 | 160.00 | 109.00 | 5450 | 10-3 | 4910 |
| 11 | | Acreage / Sq. Ft. | | | 0.00 | 0.00 | 0 | | 0 |

**Total Residential Land Value** 4900
**Total Non-Residential Land Value** 0

**Total Acreage** 0.07 — **Total Land Value** 4900

## 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 ☐ Single Family | 2.00 | 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 | 560 | 1.00 | 560 | 85,400 |
| 2 Stucco | 1 | 560 | 2.00 | 560 | 57,200 |
| 3 Tile | | | | | |
| 4 Concrete Block | | | | | |
| 5 Metal | | | | | |
| 6 Concrete | | | | | |
| 7 Brick | — | | Attic | | |
| 8 Stone | — | 374 | Basement | | 32,000 |
| 9 Frame w/Masonry | — | 186 | Crawl | ———— | 3,500 |

| 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 | 10 |
| Bedrooms | 4 |
| 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 | 1 | 3 |
| Half Baths | 0 | 0 |
| Kitchen Sink | 1 | 1 |
| Water Heater | 1 | 1 |
| Extra fixtures | | 4 |
| Total | | 9 |
| No Plumb/Wtr Only | ☐ | |

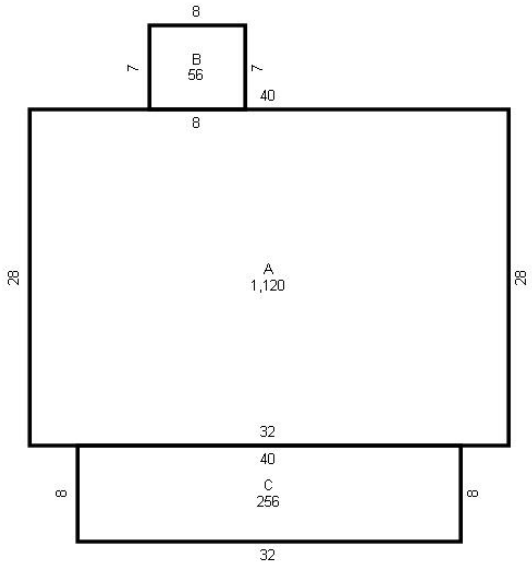
| | |
|---|---|
| Total Base | 178,100 |
| Row-Type Adjustment | 0.95 |
| sq.ft. SUB-TOTAL | 169,195 |
| Full Unfin Interior (-) | |
| Half Unfin Interior (-) | |
| Extra Living Units (+) | |
| Rec. Room (+) | |
| Fireplace (+) | |
| Loft (+) | |
| No Heat (-) | |
| Air Conditioning (+) | |
| No Electricity (-) | |
| Plumbing (-/+) TF:9 - 5 = 4 | 5,600 |
| Specialty Plumbing (+) | |
| Special Features | |
| **Sub-Total One Unit** | **174,795** |
| **Sub-Total 2 Unit(s)** | 349,590 |
| Garages | |
| Integral (-) | |
| Attached Garage (+) | |
| Attached Carport (+) | |
| Basement (-) | |
| Exterior Features | 19,500 |
| **Sub-Total** | **369,090** |
| Grade and Design C+ | 105 |
| Location Multiplier | 1.00 |
| **Replacement Cost** | 387,540 |

**REMODELING & MODERNIZATION**

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

## Sketch

| Parcel Number | 1069807 | Residential | Card 1 |
|---|---|---|---|




## Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Enclos Frm/ equal- 1st - 1 - 56sf - 6400
Porch- Open Msnry- 1st flr - 1 - 256sf - 13100

## SUMMARY OF IMPROVEMENTS

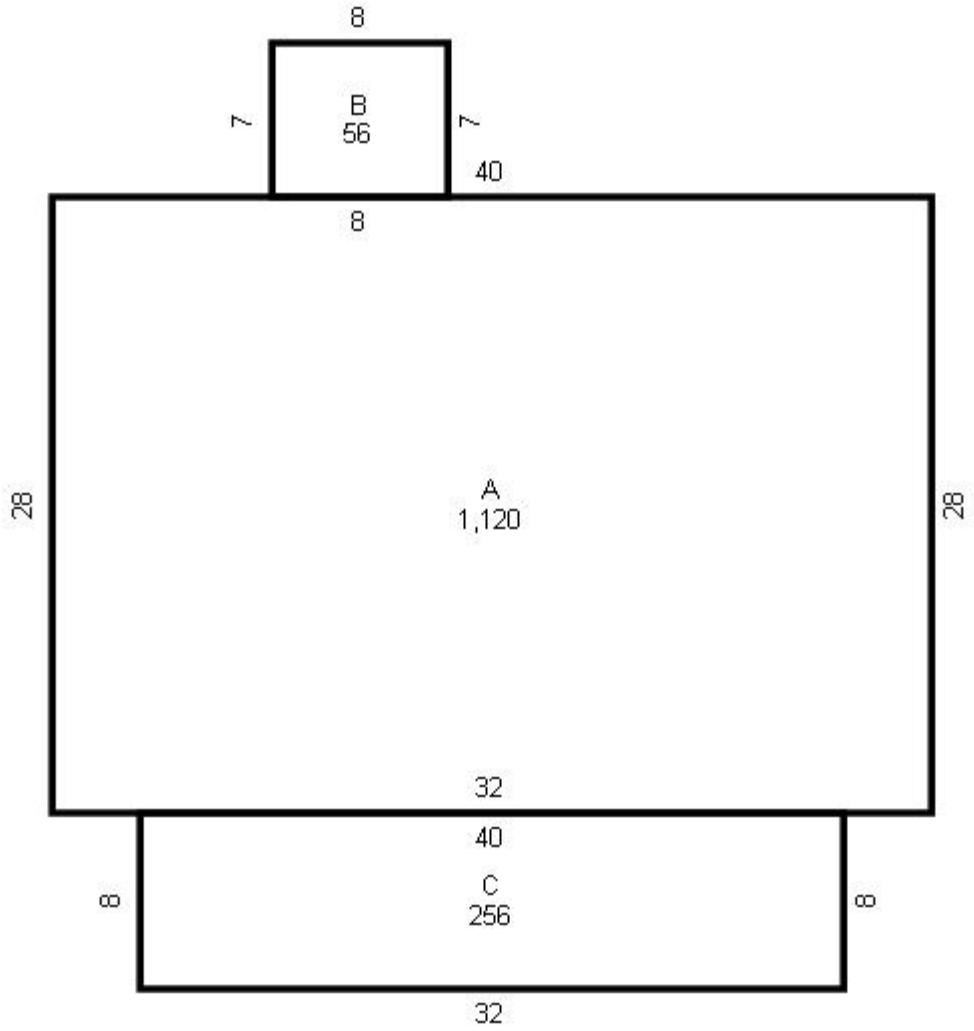
| Use | Ht. | Const Type | Grd | Year Const | Efftv Year | Cnd | Base Rate | Feat | Adj Rate | Size or Area | LCM | No. Un. | Rplc Cost | Dep Obs | REM Val | % Cmp | Nbhd Factor | Trend Fctr | Improvement Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dwelling | | Frame | C+ | 1900 | 1970 | A | | | | 1494 | 1.00 | | 387540 | 40 | 232520 | 100 | 1.00 | 0.80 | 186000 |

| | |
|---|---|
| Card Improvement Total | 186000 |
| Total Improvement Value | 186000 |

## SKETCH/AREA TABLE ADDENDUM

| Parcel Number | | |
|---|---|---|
| 1069807 | | |
| Year | 2026 | Card 1 |
| Property Address | | |
| 637 N GRAY ST | | |

## SKETCH/AREA TABLE ADDENDUM




## AREA CALCULATIONS SUMMARY

| Name | Description | Size (Sqft) |
|---|---|---|
| | Total Sqft. | |