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

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

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

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

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	50	50	57	0.68	160.00	109.00	5450	10-3	4910
			Acreage / Sq. Ft.						
11					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		
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	2.00	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	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.	☐

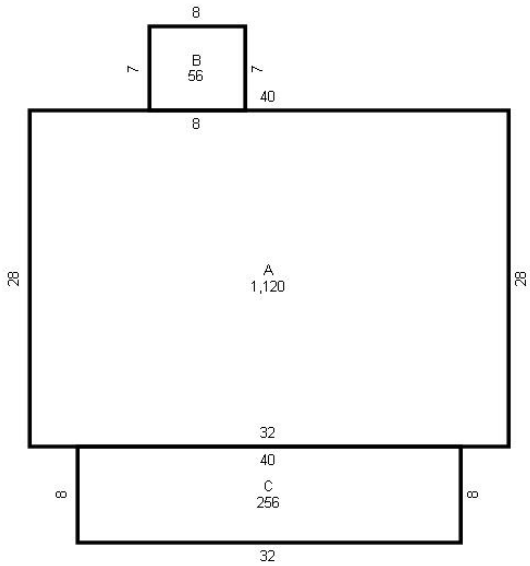
Plumbing	#	TF
Full Baths	1	3
Half Baths	0	0
Kitchen Sink	1	1
Water Heater	1	1
Extra fixtures		4
Total		9
No Plumb/Wtr Only		☐

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

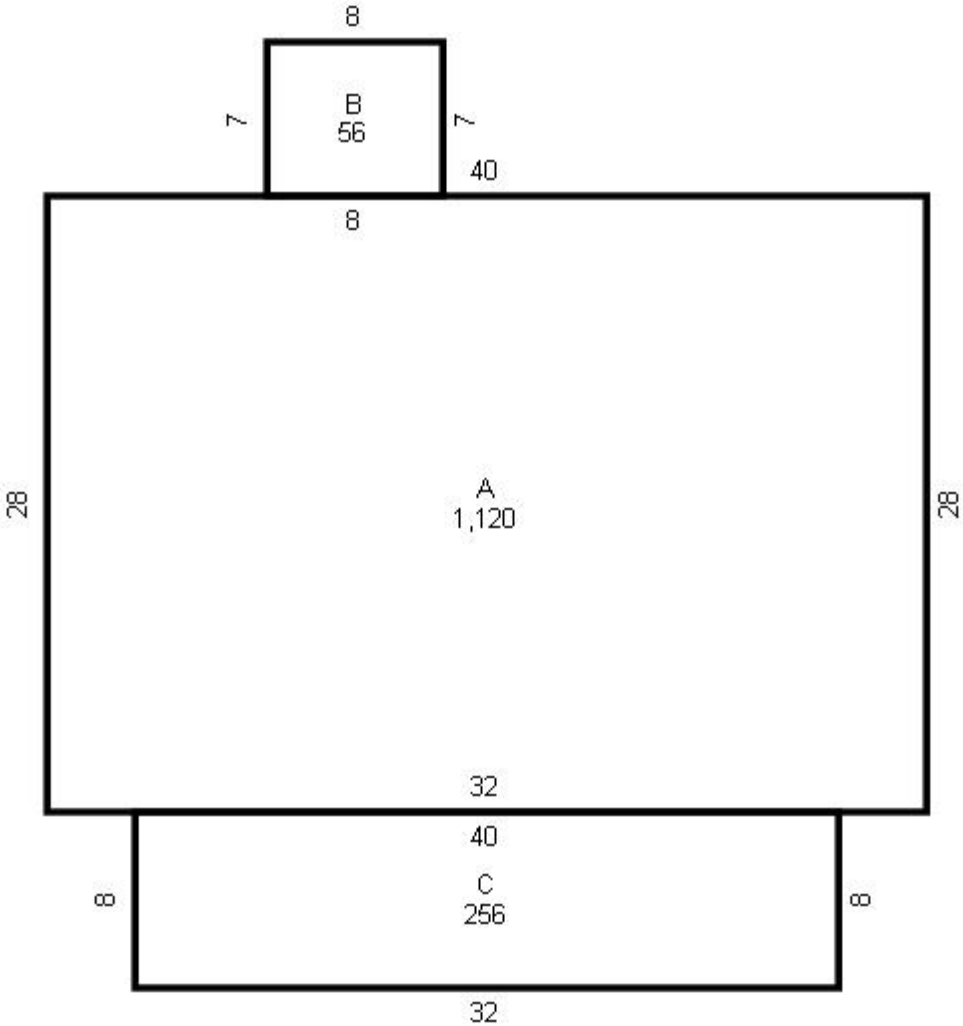
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	C+	1900	1970	A				1494	1.00		387540	40	232520	100	1.00	0.80	186000

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.	