| Parcel Number | |
|---|---|
| 1072685 | |
| **County** | Marion, IN |
| **Township** | CENTER |
| **Corporation** | |
| **District** | |
| **Plat** | |
| **Map** | 82-097-017-000 |
| **Alt Parcel** | 49-10-05-158-019.000-101 |
| **Property Class** | 510 |
| **Tax District** | 101 |
| **Neighborhood** | 146082063-1-460r-063 |

**Property Address**

853 N RURAL 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**
BELKIEWITZ, JOHNNA M

**Address**
853 N RURAL ST
INDIANAPOLIS, IN 46201--247

| Account | 2809175 | | |
|---|---|---|---|
| **Book** | | **Page** | |

**Legal**
JULIAN TRS ADD L34

**Transfer of Ownership** **Year** 2026 **Card** 1

| Date | Grantor | Valid | Amount | Type |
|---|---|---|---|---|
| Jul 31, 2019 | Near East Area Renewal - Jun 24, 2019 | Y | 160000.00 | Sale |
| Jul 31, 2019 | NEAR EAST AREA RENEWAL INC - Jan 01, 1900 | Y | 160000.00 | Straight |
| Aug 15, 2018 | Renew Indianapolis Inc., - Jul 17, 2018 | N | 750.00 | Sale |
| Apr 09, 2018 | Eureka Investments LLC - Mar 08, 2018 | N | 7900.00 | Sale |
| Aug 15, 2018 | RENEW INDIANAPOLIS INC - Jan 01, 1900 | Y | 750.00 | Straight |
| Apr 09, 2018 | EUREKA INVESTMENTS LLC - Jan 01, 1900 | Y | 7900.00 | Straight |
| Aug 08, 2017 | Wanamaker Construction Company - Aug 02, 2017 | N | 5000.00 | Sale |
| Aug 08, 2017 | WANAMAKER CONSTRUCTION CO - Jan 01, 1900 | Y | 5000.00 | Straight |

## VALUATION RECORD

| Assessment Year | | 2026 | 2025 | 2024 |
|---|---|---|---|---|
| **Reason for Change** | | | | |
| **Land** | **Homestead-C1** | **18,600** | **18,600** | **18,600** |
| | **Residential-C2** | **0** | **0** | **0** |
| | **Non-Residential-C3** | **0** | **0** | **0** |
| | **Total Land** | **18,600** | **18,600** | **18,600** |
| **Improvements** | **Homestead-C1** | **218,400** | **211,800** | **190,200** |
| | **Residential-C2** | **0** | **0** | **0** |
| | **Non-Residential-C3** | **0** | **0** | **0** |
| | **Total Imp** | **218,400** | **211,800** | **190,200** |
| **Total Assessed Value:** | | **237,000** | **230,400** | **208,800** |

**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 | 450.00 | 464.00 | 18560 | 0- | 18560 |
| ——— | ——— | Acreage / Sq. Ft. | | ——— | ——— | ——— | ——— | ——— | ——— |

**Total Residential Land Value** 18600

**Total Non-Residential Land Value** 0

**Total Acreage** 0.13 **Total Land Value** 18600

## Land Type

| | |
|---|---|
| F | Front Lot |
| R | Rear Lot |
| 1 | Comm. Ind. Land |
| 11 | Primary |
| 12 | Secondary |
| 13 | Undeveloped Usable |
| 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 |
| 81 | Legal Ditch |
| 82 | Public Road |
| 83 | Utility Trans. Tower |
| 9 | Homesite |
| 91 | Res. Excess Acres |
| 92 | Ag Excess Acres |

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 | | 0.00 | 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 | 805 | 1.00 | 805 | 109,100 |
| 2 Stucco | 1 | 805 | 2.00 | 805 | 70,500 |
| 3 Tile | | | | | |
| 4 Concrete Block | | | | | |
| 5 Metal | | | | | |
| 6 Concrete | | | | | |
| 7 Brick | — | | Attic | | |
| 8 Stone | — | | Basement | | |
| 9 Frame w/Masonry | — | 805 | Crawl | ——— | 6,100 |

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

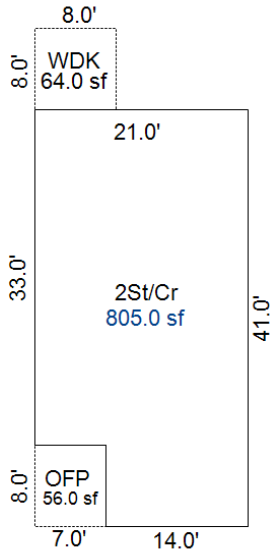
| | | |
|---|---|---|
| Total Base | | 185,700 |
| Row-Type Adjustment | | 1.00 |
| sq.ft. SUB-TOTAL | | 185,700 |
| | Full Unfin Interior (-) | |
| | Half Unfin Interior (-) | |
| | Extra Living Units (+) | |
| | Rec. Room (+) | |
| | Fireplace (+) | |
| | Loft (+) | |
| | No Heat (-) | |
| 1610 | Air Conditioning (+) | 7,700 |
| | No Electricity (-) | |
| Plumbing (-/+) TF:5 - 5 | | |
| Specialty Plumbing (+) | | |
| Special Features | | |
| **Sub-Total One Unit** | | **193,400** |
| **Sub-Total 1 Unit(s)** | | 193,400 |
| Garages | | |
| | Integral (-) | |
| | Attached Garage (+) | |
| | Attached Carport (+) | |
| | Basement (-) | |
| Exterior Features | | 5,500 |
| **Sub-Total** | | **198,900** |
| Grade and Design | C+ | 105 |
| Location Multiplier | | 1.00 |
| **Replacement Cost** | | 208,850 |

**REMODELING & MODERNIZATION**

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

## Sketch

| Parcel Number | 1072685 | Residential | Card 1 |
|---|---|---|---|




2 Stories) Fr 2s 805 \ C 805, Open Frame Porch) OFP 56, Wood Deck) WdDk 64

## Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 56sf - 3600
Wood Deck- Treated pine/ equal - 1 - 64sf - 1900

## 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+ | 2019 | 2019 | A | | | | 1610 | 1.00 | | 208850 | 6 | 196320 | 100 | 1.00 | 1.10 | 215900 |
| Patio-Concrete- | 0 | NA | C | OLD | OLD | A | 3300.00 | 0 | 8.20 | 20x25 | 1.00 | 1 | 4100 | 45 | 2260 | 100 | 1.00 | 1.10 | 2500 |

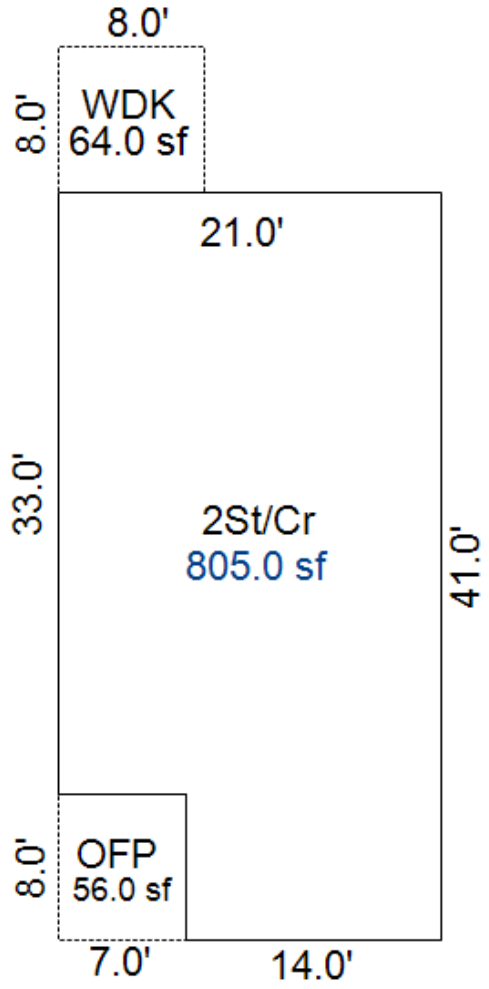
| | |
|---|---|
| Card Improvement Total | 218400 |
| Total Improvement Value | 218400 |

## SKETCH/AREA TABLE ADDENDUM

| Parcel Number | | |
|---|---|---|
| 1072685 | | |
| Year | 2026 | Card 1 |
| Property Address | | |
| 853 N RURAL ST | | |

2 Stories) Fr 2s 805 \ C 805, Open Frame Porch) OFP 56, Wood Deck) WdDk 64

## SKETCH/AREA TABLE ADDENDUM




## AREA CALCULATIONS SUMMARY

| Name | Description | Size (Sqft) |
|---|---|---|
| Open Frame Porch | OFP | 56 |
| Wood Deck | WdDk | 64 |
| 2 Stories | 2s | 805 |
| | **Total Sqft.** | 925 |