Parcel Number	
6021137	
County	Marion, IN
Township	PIKE
Corporation	
District	
Plat	
Map	32000-20-056-0
Alt Parcel	49-05-01-142-008.000-600
Property Class	428
Tax District	600
Neighborhood	6450304-6-450-c04

Property Address

5820 W 56TH ST
INDIANAPOLIS, IN 46254

Ownership

Name

SIX MILE INVESTMENT INC

Address

5820 W 56TH ST STE 1
INDIANAPOLIS, IN 46254-1654

Account	2395967		
Book		**Page**	

Legal

PT SW1/4 S1 T16 R2 BEG 289.79' W OF SE COR P.O.B. N307.56' NWRLY114.25' NW55.52' SW388.77' SE279.89' E218.35' TO BEG EX R/W W 56TH ST

Transfer of Ownership | **Year** 2025 | Card 1

Date	Grantor	Valid	Amount	Type
Oct 21, 2014	Kinaia Mumtaz - Oct 15, 2014	N	1100000.00	Sale
Oct 21, 2014	INDY-C-KAL INC - Jan 01, 1900	Y	1100000.00	Straight

VALUATION RECORD

Assessment Year		2025	2024	2023
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	259,300	259,300	259,300
	Total Land	259,300	259,300	259,300
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	650,100	489,800	495,000
	Total Imp	650,100	489,800	495,000
Total Assessed Value:		909,400	749,100	754,300

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: COM CONVENIENCE MARKET-428

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

Primary land updtd for parcel re-measurement, see legal & photos
eb 05092018
No garages. 12p13 Changed PSC to 450. DER

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
		Acreage / Sq. Ft.							
11		78131			3.30	3.30	234390		257830
14		15000			0.10	0.10	0		1490
82		0.532			2120.00	2120.00	1130	0 : 100	0
	Total Acreage	2.67						**Total Land Value**	259300

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.

Roof Type	
BUILT-UP	

Walls				
Frame or equal	✓	✓	✓	
Brick or equal				
Metal or equal				
Open				
Framing				
Wood Joist				
Fire Resistant	✓	✓	✓	
Fireproof Steel				
Reinf. Concrete				
Flooring				
Softwood				
Hardwood				
Parquet				
Carpet				
Unfinished				
Other				
Finish Type				
Unfinished				
Semifinished				
Finished Open	✓	✓	✓	
Finished Divided				
Heating & Air Conditioning				
No Heating		✓		
Central Warm Air				
Hot Water or Steam				
Unit Heating				
Central Air	✓		✓	
Package or Unit Air				
Sprinkler				

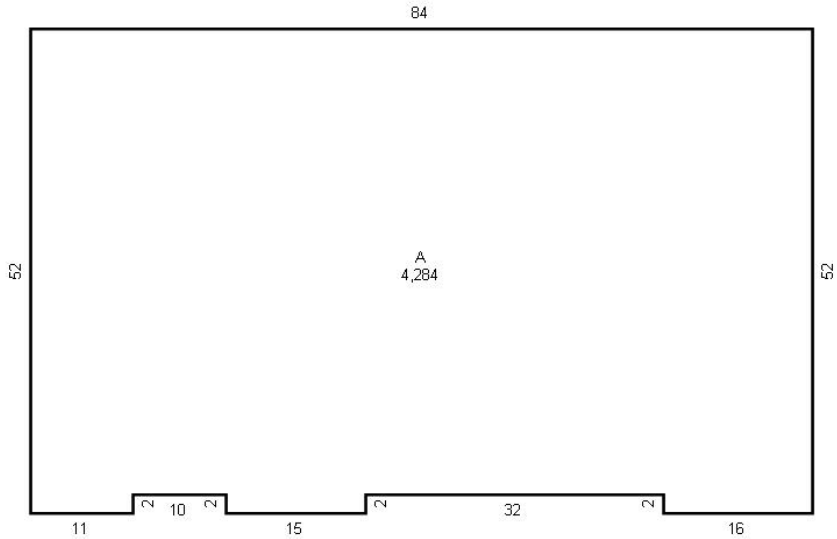
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		11
	Total	11

Other Fixtures			
Wash Fountains	**G/F**	**ES**	**SS**
Cicular 36"			
Circular 54"			
Semi-circular 36"			
Semi-circular 54"			
Industrial Gang Sinks			
4' long, 4 man			
8' long 8 man			
Shower-Column			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			
Shower Multi-Stall			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			

	#Fixtures
Gang Shower Heads	
Drinking Fountains	
Refrigerated Water Coolers	
.....with Hot & Cold Water	
Emergency Shower	
Eye Wash	

Sketch

Parcel Number	6021137	Commercial	Card 1



Use	Strip Center		Strip Center		Strip Center			
Pricing Key	GCM		GCM		GCM			
S.F. Area	4232		2400		1700			
Effective Perimeter L/F	442		442		442			
P.A.R	5		5		5			
Average Size / Units	4232 / 1		2400 / 1		1700 / 1		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	12	99.17						
1			12	99.17				
1					12	99.17		
Frame / PE Adj. [+ -]	**0.00**		**0.00**		**0.00**			
Wall Ht. Adj. [+ -]	-2.58		-2.58		-2.58			
BASE PRICE	96.59		96.59		96.59			
B.P.A. %	1.00		1.00		1.00			
Sub-total	96.59		96.59		96.59			
Ceiling	0.00		0.00		0.00			
Interior Finish	0.00		-3.94		0.00			
Division Walls	0.00		-3.86		0.00			
Lighting	0.00		-10.74		0.00			
Heating/Air Cond.	0.00/0.00		-6.06/-5.00		0.00/0.00		/	
Sprinkler	0.00		0.00		0.00			
S.F. Price	96.59		66.99		96.59			
Area	4232		2400		1700			
Sub-total	408770		160780		164200			
Plumbing	17600							
Unit Finish	5925		0		0			
Special Features								
Exterior Features								
TOTAL BASE	432300		160780		164200			
Grade Factor	1.05		1.05		1.00			
Location Multiplier	1.00		1.00		1.00			
Reproduction Cost	453910		168820		164200			
Phys Dep/ Yr Blt /Cond	30 / 2007 / A		30 / 2007 / A		30 / 2007 / A		/ /	
Obsolescence	0		0		0			
Remainder Value	317740		118170		114940			

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											8332	1.00			550850	100	108	594900	
Canopy	0	Average	C	1993	1993	A	38.16	0	38.16	1	120x30	1.00	137380	80/	27480	100	108	29700	
Fencing	0	Plank 6-	C	1993	2015	A	16.70	0	25.96	1	0x42	1.00	700	80/	140	100	108	200	
Paving -Conc	4	4-in	C	1993	1993	A	4.22	0	4.22	1	4x0	1.00	15190	80/	3040	100	108	3300	
Paving -Asph	5	2-in on 5	C	1993	1993	A	2.57	0	2.57	1	26064	1.00	66980	80/	13400	100	108	14500	
Paving -Asph	5	2-in on 5	C	1993	1993	A	2.81	0	2.81	1	11278	1.00	31690	80/	6340	100	108	6800	
Paving -Conc	0	4-in	C	2015	2015	A	9.69	0	9.69	1	13x13	1.00	1640	60/	660		108	700	

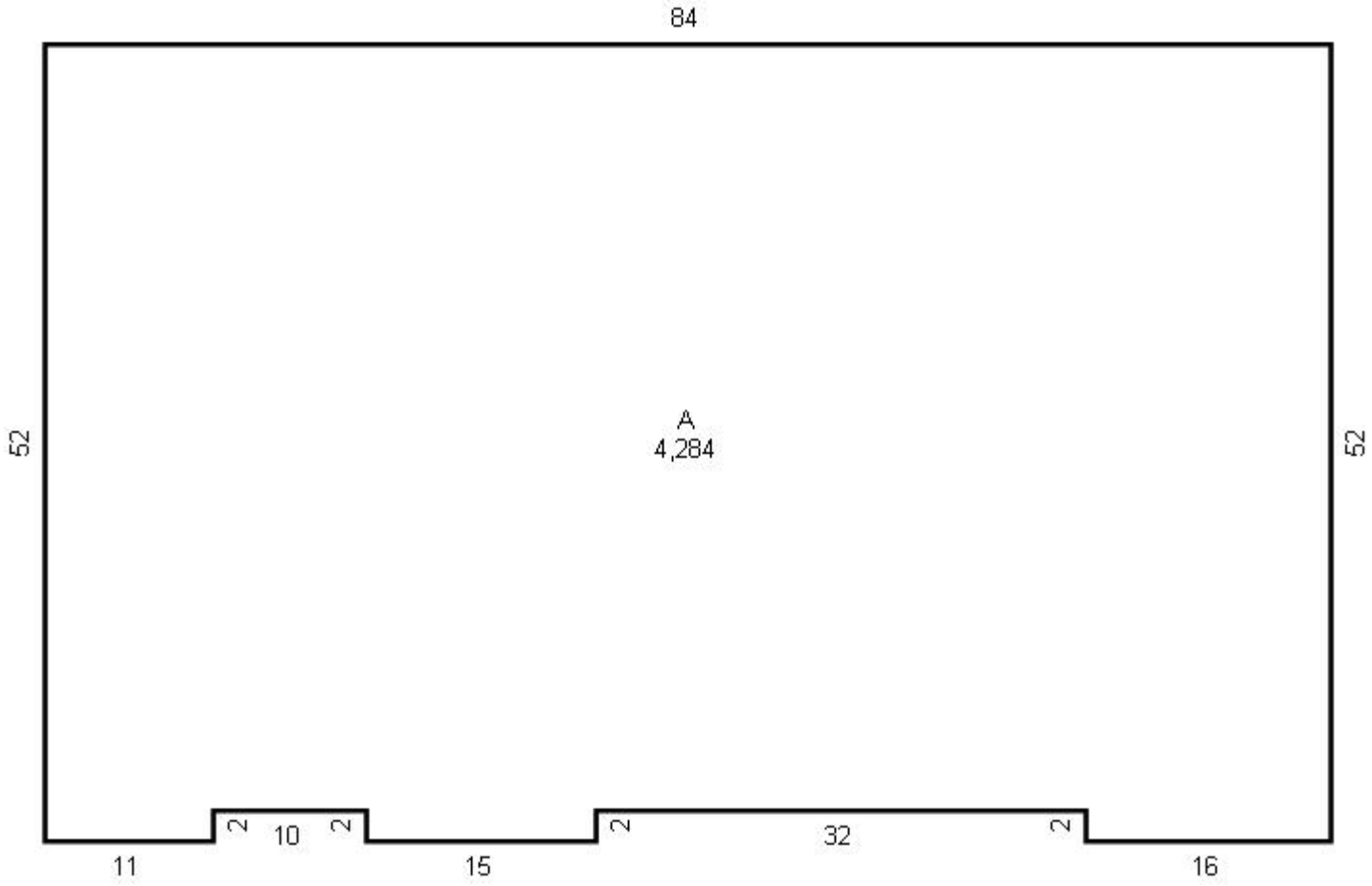
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	650130
Total Improvement Value	650130

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
6021137		
Year	2025	Card 1
Property Address		
5820 W 56TH ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	