INDIANA PROPERTY RECORD CARD

Parcel Number		Ownership	
6021137		Name	SIX MILE INVESTMENT INC
County	Marion, IN		
Township	PIKE		
Corporation			
District			
Plat			
Map	32000-20-056-0	Address	5820 W 56TH ST STE 1 INDIANAPOLIS, IN 46254-1654
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

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

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
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		2026	2025	2024
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	704,100	650,100	489,800
	Total Imp	704,100	650,100	489,800
Total Assessed Value:		963,400	909,400	749,100

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	☐	☐	☐	☐

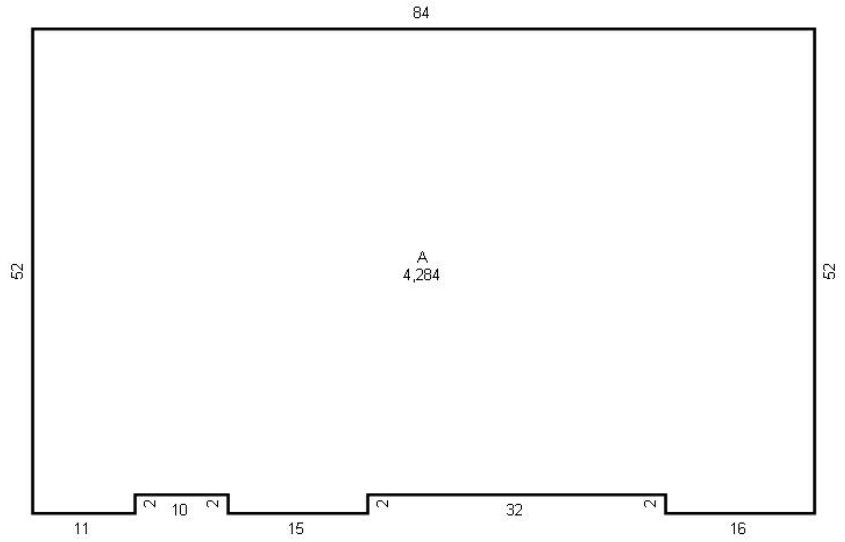
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		11
Total		11

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	121.22						
1			12	121.22				
1					12	121.22		

Frame / PE Adj. [+ -]	**0.00**	**0.00**	**0.00**	
Wall Ht. Adj. [+ -]	-5.50	-5.50	-5.50	
BASE PRICE	115.72	115.72	115.72	
B.P.A. %	1.00	1.00	1.00	
Sub-total	115.72	115.72	115.72	
Ceiling	0.00	0.00	0.00	
Interior Finish	0.00	-4.71	0.00	
Division Walls	0.00	-1.84	0.00	
Lighting	0.00	-16.90	0.00	
Heating/Air Cond.	0.00/0.00	-7.54/-6.16	0.00/0.00	/
Sprinkler	0.00	0.00	0.00	
S.F. Price	115.72	78.57	115.72	
Area	4232	2400	1700	
Sub-total	489730	188570	196720	
Plumbing	23980			
Unit Finish	9945	0	0	
Special Features				
Exterior Features				
TOTAL BASE	523660	188570	196720	
Grade Factor	1.05	1.05	1.00	
Location Multiplier	1.00	1.00	1.00	
Reproduction Cost	549840	198000	196720	
Phys Dep/ Yr Blt /Cond	37 / 2007 / A	37 / 2007 / A	37 / 2007 / A	/ /
Obsolescence	0	0	0	
Remainder Value	346400	124740	123930	

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			595070	100	108	642700	
Canopy	0	Average	C	1993	1993	A	45.33	0	45.33	1	120x30	1.00	163190	80/	32640	100	108	35300	
Fencing	0	Plank 6-	C	1993	2015	A	25.07	0	39.00	1	0x42	1.00	1050	80/	210	100	108	200	
Paving -Conc	4	4-in	C	1993	1993	A	4.36	0	4.36	1	4x0	1.00	15700	80/	3140	100	108	3400	
Paving -Asph	5	2-in on 5	C	1993	1993	A	2.62	0	2.62	1	26064	1.00	68290	80/	13660	100	108	14800	
Paving -Asph	5	2-in on 5	C	1993	1993	A	2.87	0	2.87	1	11278	1.00	32370	80/	6470	100	108	7000	
Paving -Conc	0	4-in	C	2015	2015	A	10.16	0	10.16	1	13x13	1.00	1720	60/	690		108	700	

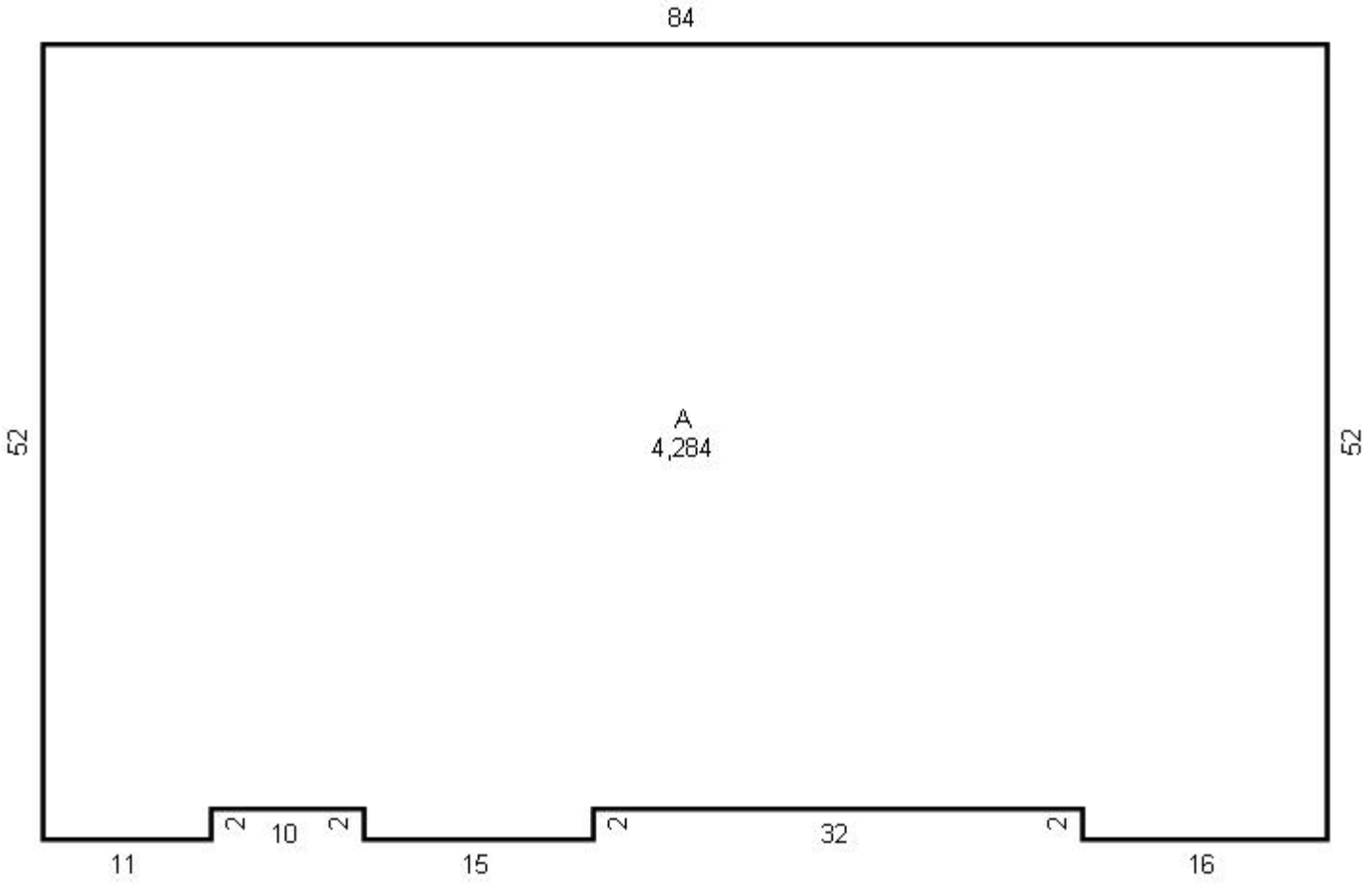
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	704080
Total Improvement Value	704080

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
6021137		
Year	2026	Card 1
Property Address		
5820 W 56TH ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	