

<b>Parcel Number</b> 9002440		<b>Ownership Name</b> KELLAM, HELEN		<b>Transfer of Ownership</b>			<b>Year</b> 2024		<b>Card 1</b>	
<b>County</b> Marion, IN				<b>Date</b>			<b>Grantor</b>		<b>Valid</b>	<b>Amount</b>
<b>Township</b> WAYNE										
<b>Corporation</b>										
<b>District</b>										
<b>Plat</b>										
<b>Map</b> 0000000000		<b>Address</b>								
<b>Alt Parcel</b> 49-06-31-101-342.000-914		<b>5360 MAPLEWOOD DR</b>								
<b>Property Class</b> 420		<b>INDIANAPOLIS, IN 46224-3328</b>								
<b>Tax District</b> 914										
<b>Neighborhood</b> 9420305-9-420-c05										

**Property Address**  
1534 MAIN ST  
INDIANAPOLIS, IN 46224

<b>Topography</b>	<b>Pub. Utilities</b>	<b>Street or Rd.</b>	<b>Neighborhood</b>
<input type="checkbox"/> Level	<input type="checkbox"/> Water	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Improving
<input type="checkbox"/> High	<input type="checkbox"/> Sewer	<input type="checkbox"/> Unpaved	<input type="checkbox"/> Static
<input type="checkbox"/> Low	<input type="checkbox"/> Gas	<input type="checkbox"/> Proposed	<input type="checkbox"/> Declining
<input type="checkbox"/> Rolling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Swampy	<input type="checkbox"/>	<input type="checkbox"/> Alley	<input type="checkbox"/> Blighted

<b>VALUATION RECORD</b>			
<b>Account</b>	<b>151684</b>	<b>Assessment Year</b>	<b>2024</b>
<b>Book</b>	<b>Page</b>	<b>Reason for Change</b>	<b>2023</b>
<b>Legal</b>			<b>2022</b>
SPEEDWAY CITY L-8 & 4.5' S SIDE L-7			
		<b>Land</b>	
		Homestead-C1	0
		Residential-C2	0
		Non-Residential-C3	12,100
		<b>Total Land</b>	<b>12,100</b>
		<b>Improvements</b>	
		Homestead-C1	0
		Residential-C2	0
		Non-Residential-C3	78,900
		<b>Total Imp</b>	<b>78,900</b>
		<b>Total Assessed Value:</b>	<b>91,000</b>

<b>Property Sub Class:</b> COM SMALL DET RETAIL (-10000)-420	PRINTED FROM MARION COUNTY, INDIANA
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**Memorandum**

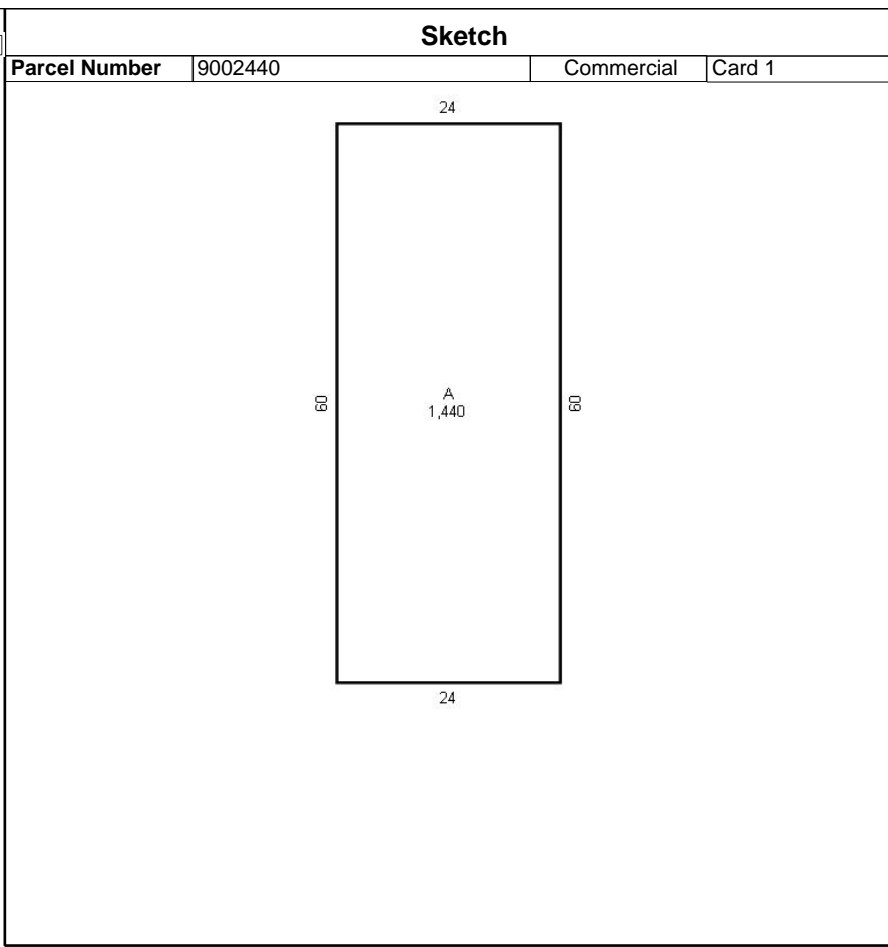
**LAND DATA AND COMPUTATIONS**

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	
<b>Acreage / Sq. Ft.</b>										
11			1470		5.50	5.50	8820	0 : -50	12130	
		<b>Total Acreage</b>		0.03					<b>Total Land Value</b>	12100

**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       | <b>Influence Factors</b> |                  |
| 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 Inf.    |
| 8 Ag Support Land       |                          |                  |

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Resistant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing		#	TF	
Full Baths				
Half Baths				
Extra fixtures			3	
<b>Total</b>			<b>3</b>	
Other Fixtures				
Wash Fountains	G/F	ES	SS	
Circular 36"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Circular 54"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semi-circular 36"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semi-circular 54"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Industrial Gang Sinks				
4' long, 4 man	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8' long 8 man	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower-Column				
Circular, 5 per	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semi-circular, 3 per	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corner, 2 per	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Multi-Stall				
Circular, 5 per	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semi-circular, 3 per	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Corner, 2 per	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
				#Fixtures
Gang Shower Heads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drinking Fountains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerated Water Coolers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....with Hot & Cold Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eye Wash	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Use	M:Utility/Storage	M:General	M:General	M:Utility -
Pricing Key	GCM	GCM	GCM	GCM
S.F. Area	1440	320	1120	288
Effective Perimeter L/F	168	168	168	168
P.A.R	12	12	12	12
Average Size / Units	1440 / 1	320 / 1	1120 / 1	288 / 1
Section Level	HT. RATE	HT. RATE	HT. RATE	HT. RATE
0	9 53.43			
1		10 160.09		
1			10 135.44	
2				9 92.26
Frame / PE Adj. [+ -]	-9.52	-12.68	-10.86	-11.16
Wall Ht. Adj. [+ -]	0.00	-16.04	-7.72	-10.59
BASE PRICE	43.91	131.37	116.86	70.51
B.P.A. %	1.00	1.00	1.00	1.00
Sub-total	43.91	131.37	116.86	70.51
Ceiling	0.00	0.00	0.00	0.00
Interior Finish	0.00	0.00	0.00	0.00
Division Walls	0.00	0.00	0.00	0.00
Lighting	0.00	0.00	0.00	0.00
Heating/Air Cond.	0.00/0.00	0.00/0.00	0.00/0.00	0.00/4.23
Sprinkler	0.00	0.00	0.00	0.00
S.F. Price	43.91	131.37	116.86	74.74
Area	1440	320	1120	288
Sub-total	63230	42040	130880	21530
Plumbing	4800			
Unit Finish				
Special Features				
Exterior Features				
TOTAL BASE	68030	42040	130880	21530
Grade Factor	1.00	1.00	1.00	1.00
Location Multiplier	1.00	1.00	1.00	1.00
Reproduction Cost	68030	42040	130880	21530
Phys Dep/ Yr Blt /Cond	80 / 1933 / F	80 / 1933 / F	80 / 1933 / F	80 / 1933 / F
Obsolescence	0	0	0	0
Remainder Value	13610	8410	26180	4310

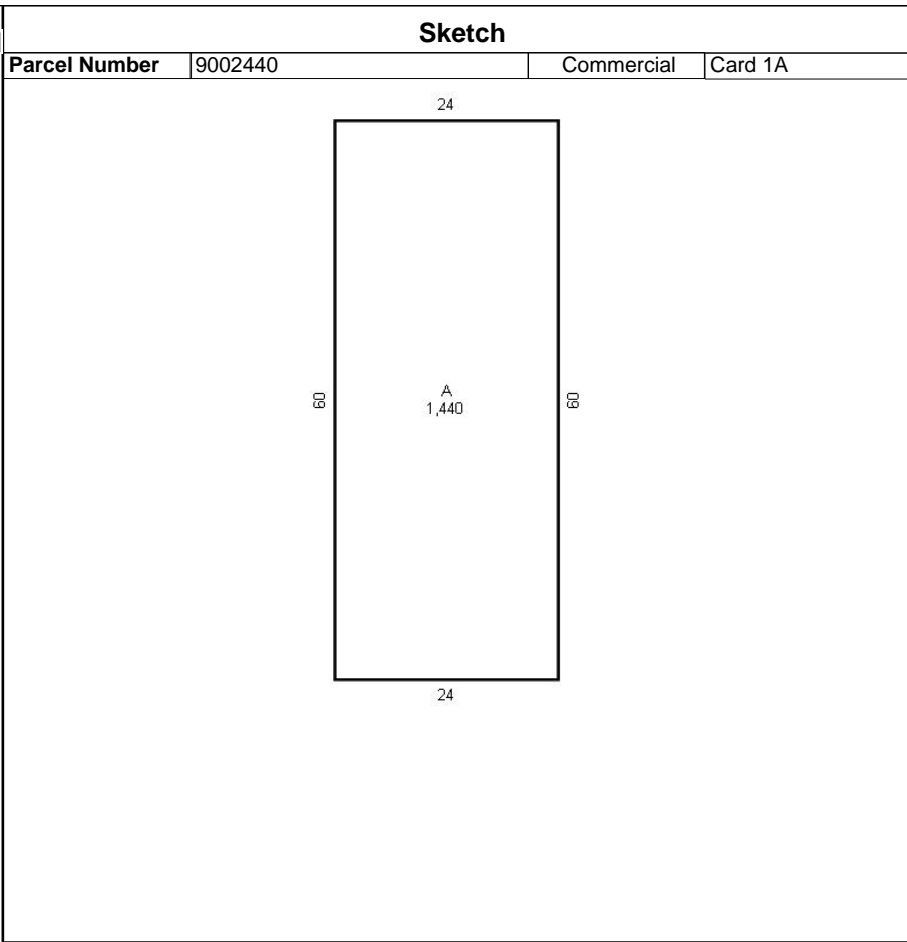
### SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Eftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											4320	1.00			66300	100	119	78900	

### SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES


Card Improvement Total	78880
Total Improvement Value	78880

<b>Roof Type</b>			
BUILT-UP			
<b>Walls</b>			
Frame or equal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Framing</b>			
<b>Wood Joist</b> <input checked="" type="checkbox"/>			
Fire Resistant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Flooring</b>			
<b>Softwood</b>			
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Finish Type</b>			
<b>Unfinished</b> <input checked="" type="checkbox"/>			
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Heating &amp; Air Conditioning</b>			
<b>No Heating</b>			
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Plumbing</b>	<b>#</b>	<b>TF</b>	
Full Baths			
Half Baths			
Extra fixtures		3	
<b>Total</b>		<b>3</b>	
<b>Other Fixtures</b>			
<b>Wash Fountains</b>	<b>G/F</b>	<b>ES</b>	<b>SS</b>
Circular 36"			
Circular 54"			
Semi-circular 36"			
Semi-circular 54"			
<b>Industrial Gang Sinks</b>			
4' long, 4 man			
8' long 8 man			
<b>Shower-Column</b>			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			
<b>Shower Multi-Stall</b>			
Circular, 5 per			
Semi-circular, 3 per			
Corner, 2 per			
	<b>#Fixtures</b>		
Gang Shower Heads			
Drinking Fountains			
Refrigerated Water Coolers			
.....with Hot & Cold Water			
Emergency Shower			
Eye Wash			



<b>Use</b>	M:Utility -							
<b>Pricing Key</b>	GCM							
<b>S.F. Area</b>	1152							
<b>Effective Perimeter L/F</b>	168							
<b>P.A.R</b>	12							
<b>Average Size / Units</b>	1152 / 1							
<b>Section Level</b>	<b>HT.</b>	<b>RATE</b>	<b>HT.</b>	<b>RATE</b>	<b>HT.</b>	<b>RATE</b>	<b>HT.</b>	<b>RATE</b>
<b>2</b>	9	69.96						
<b>Frame / PE Adj. [+ -]</b>	<b>-9.77</b>							
<b>Wall Ht. Adj. [+ -]</b>	<b>-4.56</b>							
<b>BASE PRICE</b>	55.63							
<b>B.P.A. %</b>	1.00							
<b>Sub-total</b>	55.63							
<b>Ceiling</b>	0.00							
<b>Interior Finish</b>	0.00							
<b>Division Walls</b>	0.00							
<b>Lighting</b>	0.00							
<b>Heating/Air Cond.</b>	0.00/4.23		/		/		/	
<b>Sprinkler</b>	0.00							
<b>S.F. Price</b>	59.86							
<b>Area</b>	1152							
<b>Sub-total</b>	68960							
<b>Plumbing</b>								
<b>Unit Finish</b>								
<b>Special Features</b>								
<b>Exterior Features</b>								
<b>TOTAL BASE</b>	68960							
<b>Grade Factor</b>	1.00							
<b>Location Multiplier</b>	1.00							
<b>Reproduction Cost</b>	68960							
<b>Phys Dep/ Yr Blt /Cond</b>	80 / 1933 / F		/ /		/ /		/ /	
<b>Obsolescence</b>	0							
<b>Remainder Value</b>	13790							

### SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Eftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.	

### SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES


Card Improvement Total 78880  
Total Improvement Value 78880

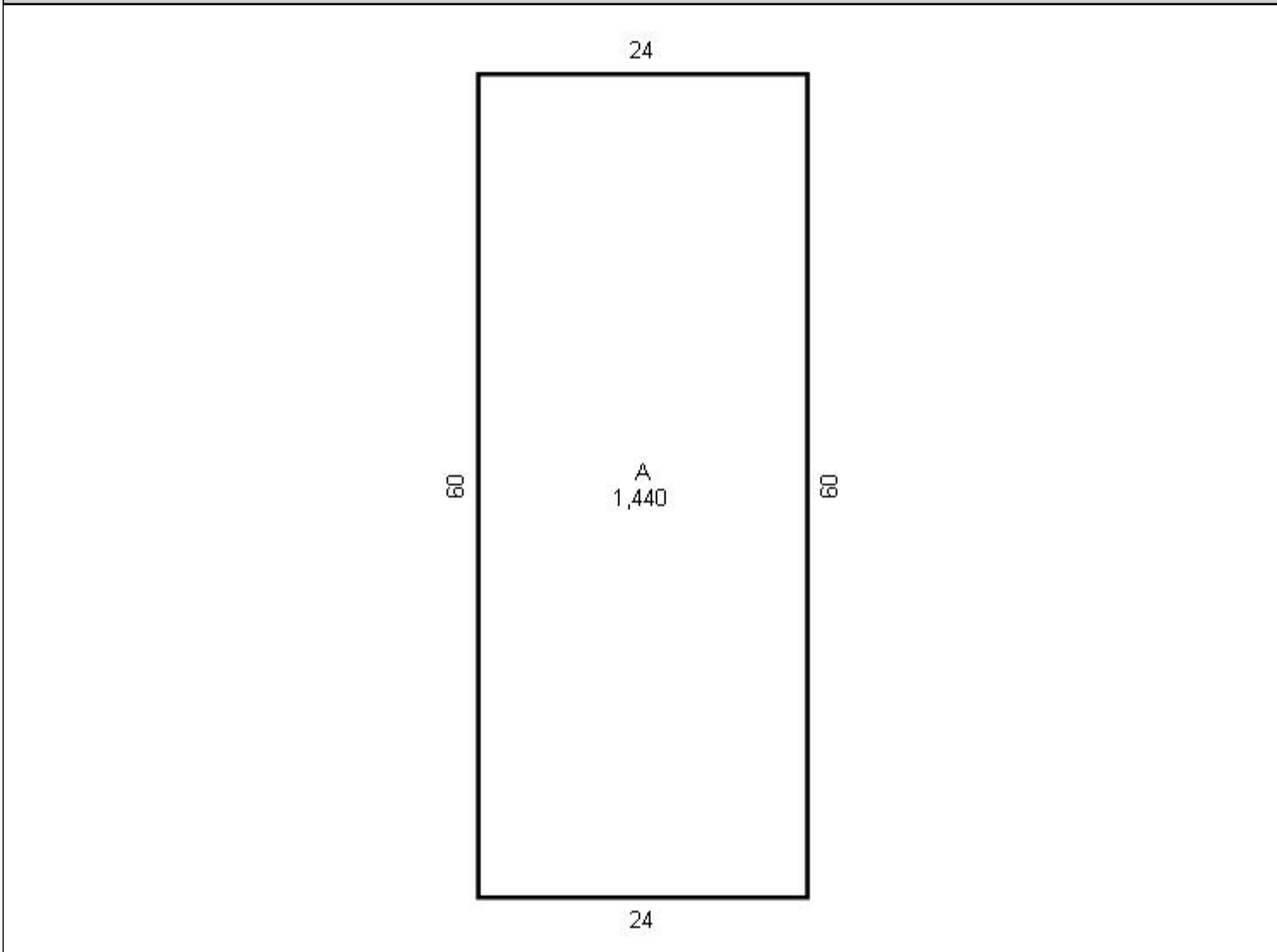
**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
9002440		
<b>Year</b>	2024	<b>Card 1</b>
<b>Property Address</b>		
1534 MAIN ST		

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**SKETCH/AREA TABLE ADDENDUM**

**AREA CALCULATIONS SUMMARY**



Name	Description	Size (Sqft)
	Total Sqft.	