Parcel Number		Ownership	
9002440		Name	
County	Marion, IN	KELLAM, HELEN	
Township	WAYNE		
Corporation			
District			
Plat			
Map	00000000000	Address	
Alt Parcel	49-06-31-101-342.000-914	5360 MAPLEWOOD DR	
Property Class	420	INDIANAPOLIS, IN 46224-3328	
Tax District	914		
Neighborhood	9420305-9-420-c05		
Property Address			
1534 MAIN ST		Account	151684
INDIANAPOLIS, IN 46224		Book	Page
		Legal	
		SPEEDWAY CITY L-8 & 4.5' S SIDE L-7	

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 SMALL DET RETAIL (-10000)-420

Transfer of Ownership Year 2026 Card 1

Date	Grantor	Valid	Amount	Type

VALUATION RECORD

Assessment Year		2026	2025	2024
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	12,100	12,100	12,100
	Total Land	12,100	12,100	12,100
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	107,400	100,500	78,900
	Total Imp	107,400	100,500	78,900
Total Assessed Value:		119,500	112,600	91,000

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
Acreage / Sq. Ft.									
11		1470			5.50	5.50	8820	0 : -50	12130
Total Acreage		0.03						Total Land Value	12100

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				

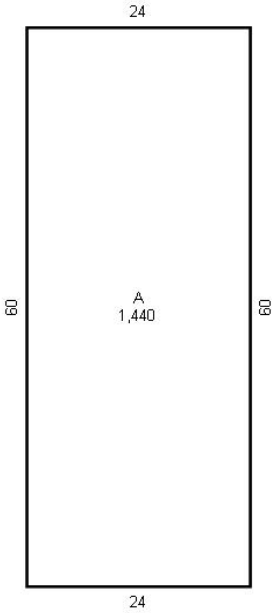
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		3
	Total	3

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	9002440	Commercial	Card 1



Use	Util Storage		Gen Retail		Gen Retail		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	109.55						
1			10	202.28				
1					10	178.54		
2							9	94.92
Frame / PE Adj. [+ -]	**-5.66**		**-17.13**		**-16.29**		**-14.85**	
Wall Ht. Adj. [+ -]	0.00		-25.36		-18.64		-17.43	
BASE PRICE	103.89		159.79		143.61		62.64	
B.P.A. %	1.00		1.00		1.00		1.00	
Sub-total	103.89		159.79		143.61		62.64	
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		0.00/5.25	
Sprinkler	0.00		0.00		0.00		0.00	
S.F. Price	103.89		159.79		143.61		67.89	
Area	1440		320		1120		288	
Sub-total	149600		51130		160840		19550	
Plumbing	6540							
Unit Finish								
Special Features								
Exterior Features								
TOTAL BASE	156140		51130		160840		19550	
Grade Factor	1.00		1.00		1.00		1.00	
Location Multiplier	1.00		1.00		1.00		1.00	
Reproduction Cost	156140		51130		160840		19550	
Phys Dep/ Yr Blt /Cond	80 / 1933 / F		80 / 1933 / F		80 / 1933 / F		80 / 1933 / F	
Obsolescence	0		0		0		0	
Remainder Value	31230		10230		32170		3910	

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											4320	1.00			90270	100	119	107400	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	107410
Total Improvement Value	107410

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	☐	☐	☐	☐

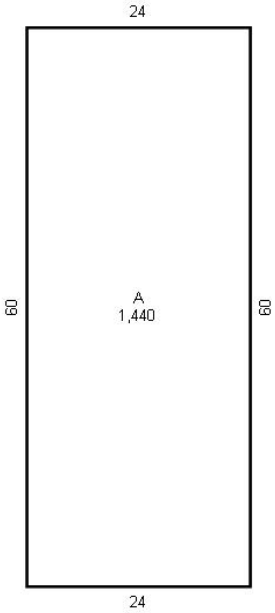
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		3
	Total	3

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	9002440	Commercial	Card 1A



Use	Utility			
Pricing Key	GCM			
S.F. Area	1152			
Effective Perimeter L/F	168			
P.A.R	12			
Average Size / Units	1152 / 1	/	/	/

Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
2	9	77.97						

Frame / PE Adj. [+ -]	**-15.54**			
Wall Ht. Adj. [+ -]	-12.42			
BASE PRICE	50.01			
B.P.A. %	1.00			
Sub-total	50.01			
Ceiling	0.00			
Interior Finish	0.00			
Division Walls	0.00			
Lighting	0.00			
Heating/Air Cond.	0.00/5.25	/	/	/
Sprinkler	0.00			
S.F. Price	55.26			
Area	1152			
Sub-total	63660			
Plumbing				
Unit Finish				
Special Features				
Exterior Features				
TOTAL BASE	63660			
Grade Factor	1.00			
Location Multiplier	1.00			
Reproduction Cost	63660			
Phys Dep/ Yr Blt /Cond	80 / 1933 / F	/ /	/ /	/ /
Obsolescence	0			
Remainder Value	12730			

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.

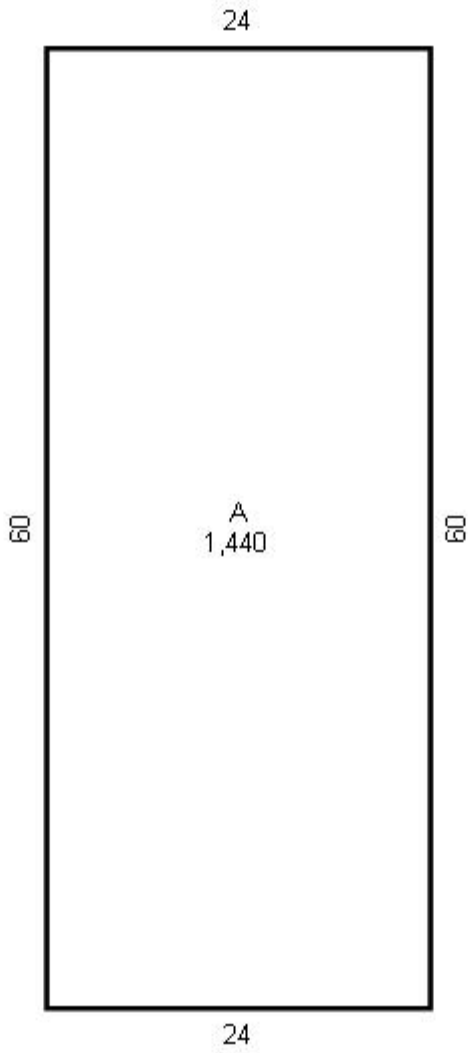
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	107410
Total Improvement Value	107410

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
9002440		
Year	2026	Card 1
Property Address		
1534 MAIN ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	