

<b>Parcel Number</b> 9002440		<b>Ownership</b> Name		<b>Transfer of Ownership</b>		<b>Year</b>	<b>2024</b>	<b>Card 1</b>	
<b>County</b> Marion, IN		KELLAM, HELEN		<b>Date</b>	<b>Grantor</b>		<b>Valid</b>	<b>Amount</b>	<b>Type</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		5360 MAPLEWOOD DR							
<b>Property Class</b> 420		INDIANAPOLIS, IN 46224-3328							
<b>Tax District</b> 914									
<b>Neighborhood</b> 9420305-9-420-c05									

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

**VALUATION RECORD**

**Property Sub Class:** COM SMALL DET RETAIL (-10000)-420

PRINTED FROM MARION COUNTY, INDIANA

**Memorandum**

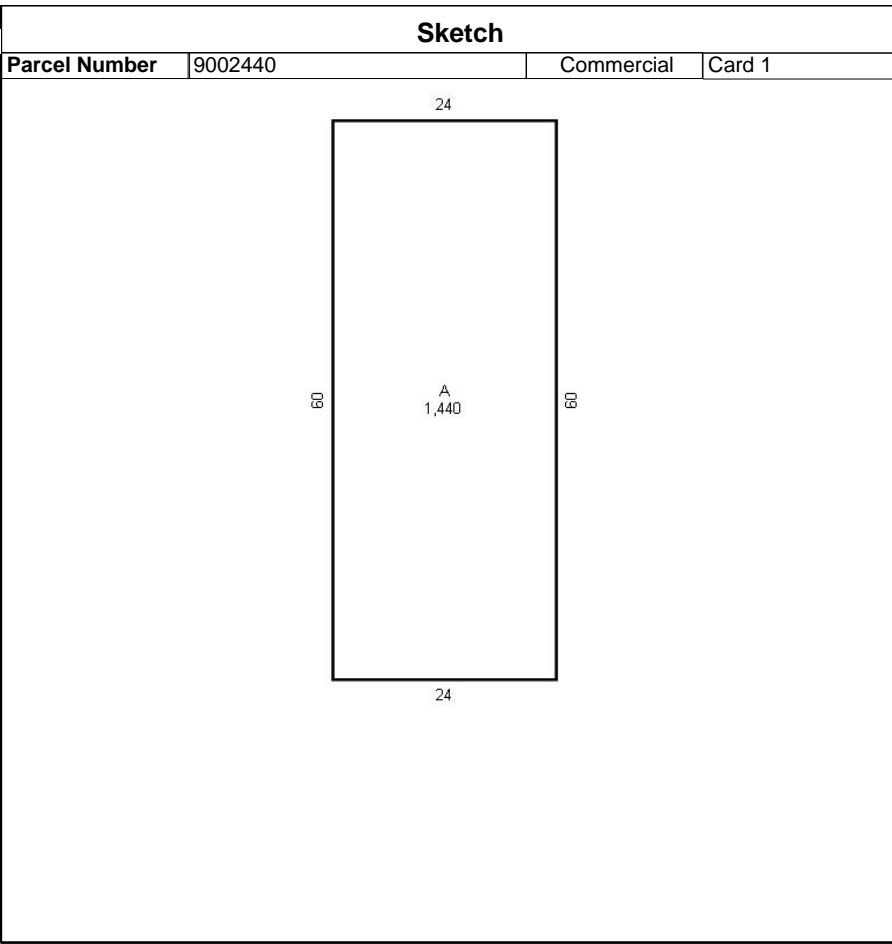
**LAND DATA AND COMPUTATIONS**

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
<b>Acree / Sq. Ft.</b>									
11			1470		5.50	5.50	8820	0 : -50	12130
<b>Total Acreeage</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	
<b>Influence Factors</b>	
2 Classified Land	0 Other
3 Undeveloped Land	5 Misimprovement
4 Tillable Land	1 Topography
5 Non-tillable Land	2 Under Improved
6 Woodland	3 Excess Frontage
7 Other Farmland	4 Shape or Size
8 Ag Support Land	5 Corner Inf.

<b>Roof Type</b>				
BUILT-UP				
<b>Walls</b>				
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"/>
<b>Framing</b>				
<b>Wood Joist</b>	<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"/>
<b>Flooring</b>				
<b>Softwood</b>	<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"/>
<b>Finish Type</b>				
<b>Unfinished</b>	<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"/>
<b>Heating &amp; Air Conditioning</b>				
<b>No Heating</b>	<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"/>
<b>Plumbing</b>				
#	TF			
Full Baths				
Half Baths				
Extra fixtures				3
Total				3
<b>Other Fixtures</b>				
<b>Wash Fountains</b>	G/F	ES	SS	
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				
				#Fixtures
Gang Shower Heads				
Drinking Fountains				
Refrigerated Water Coolers				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				



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

**SUMMARY OF IMPROVEMENTS**

Use	Ht.	Const Type	Grd	Year Const	Efftv 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		



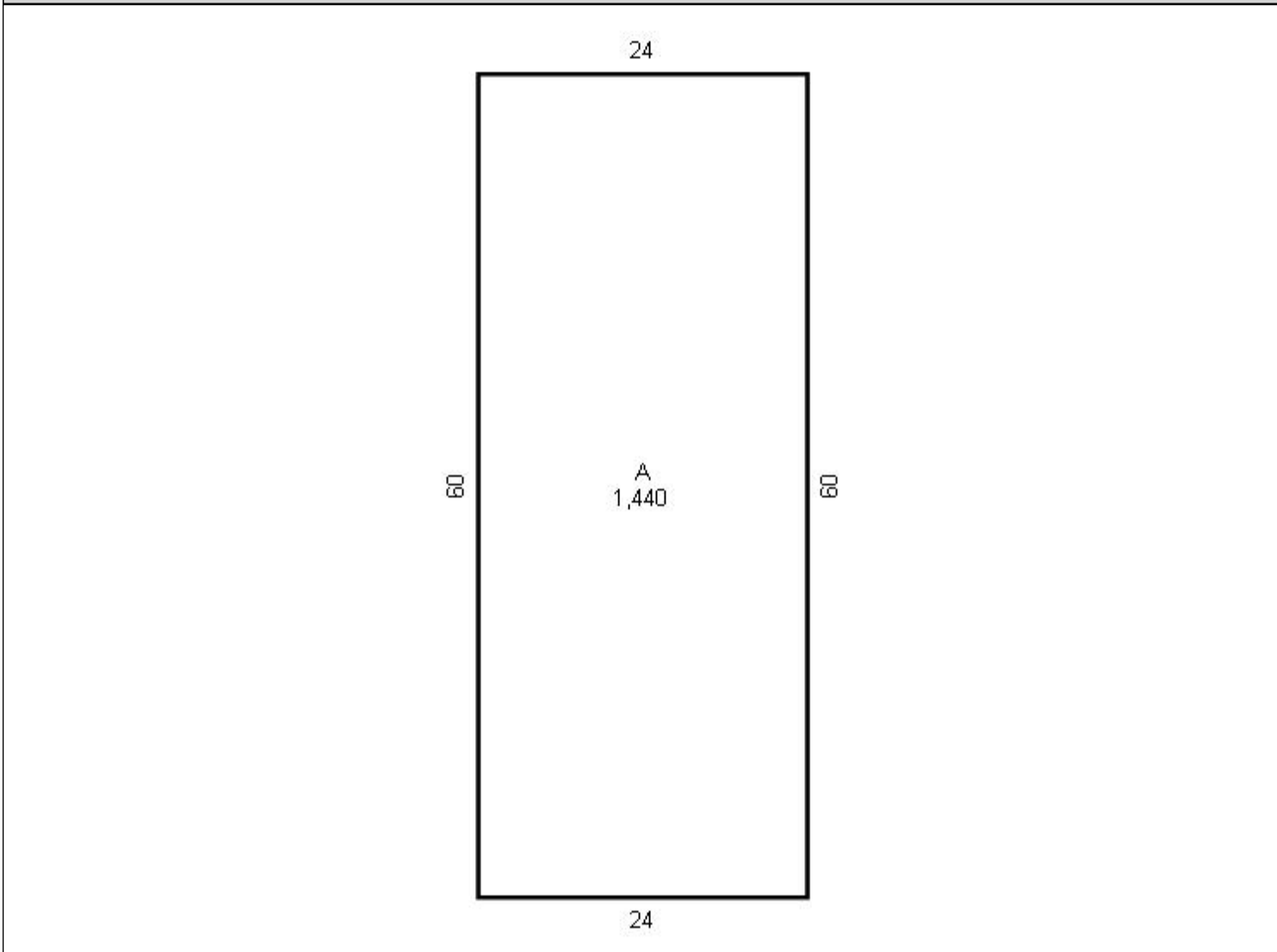
**SKETCH/AREA TABLE ADDENDUM**

<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.	