

Parcel Number 9003032		Ownership Name KELLAM, HELEN		Transfer of Ownership Date		Year 2024	Card 1
County Marion, IN	Township WAYNE			Grantor		Valid	Amount
Corporation							Type
District							
Plat							
Map 0000000000	Address 5360 MAPLEWOOD DR INDIANAPOLIS, IN 46224-3328						
Alt Parcel 49-06-31-101-352.000-914							
Property Class 420							
Tax District 914							
Neighborhood 9420305-9-420-c05							

Property Address
1538 MAIN ST
INDIANAPOLIS, IN 46224

Account 151684	Page
Legal SPEEDWAY CITY EX 4FT 6 IN S SIDE L7	

Topography <input type="checkbox"/> Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy	Pub. Utilities <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity	Street or Rd. <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley	Neighborhood <input type="checkbox"/> Improving <input type="checkbox"/> Static <input type="checkbox"/> Declining <input checked="" type="checkbox"/> Other <input type="checkbox"/> Blighted
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VALUATION RECORD			
Assessment Year Reason for Change	2024	2023	2022
Land	Homestead-C1	0	0
	Residential-C2	0	0
	Non-Residential-C3	7,700	7,700
	Total Land	7,700	7,700
Improvements	Homestead-C1	0	0
	Residential-C2	0	0
	Non-Residential-C3	41,000	41,000
	Total Imp	41,000	41,000
Total Assessed Value:		48,700	48,700

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	
11			930		5.50	5.50	5580	0 : -50	7670	
Acreage / Sq. Ft.										
Total Acreage				0.02	Total Land Value					7700

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	
Influence Factors	
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.
	6 Restrictions
	7 Traffic Flow
	8 View

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

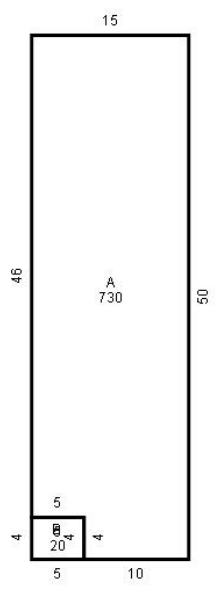
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		2
Total		2

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 9003032 Commercial Card 1



Use	M:Utility/Storage	M:General
Pricing Key	GCM	GCM
S.F. Area	300	730
Effective Perimeter L/F	70	130
P.A.R	23	18
Average Size / Units	300 / 1	730 / 1
Section Level	HT. RATE	HT. RATE
0	8 129.00	
1		10 186.86
Frame / PE Adj. [+ -]	0.00	0.00
Wall Ht. Adj. [+ -]	-3.35	-11.92
BASE PRICE	125.65	174.94
B.P.A. %	1.00	1.00
Sub-total	125.65	174.94
Ceiling	0.00	0.00
Interior Finish	0.00	0.00
Division Walls	0.00	0.00
Lighting	0.00	0.00
Heating/Air Cond.	0.00/0.00	0.00/0.00
Sprinkler	0.00	0.00
S.F. Price	125.65	174.94
Area	300	730
Sub-total	37700	127710
Plumbing	3200	
Unit Finish		
Special Features		
Exterior Features	3000	
TOTAL BASE	43900	127710
Grade Factor	1.00	1.00
Location Multiplier	1.00	1.00
Reproduction Cost	43900	127710
Phys Dep/ Yr Blt /Cond	80 / 1932 / F	80 / 1932 / F
Obsolescence	0	0
Remainder Value	8780	25540

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efft 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											1030	1.00			34320	100	119	40800		
Paving -Conc	44-in		C	1975	1975	F	4.22	0	4.22	1	4x0	1.00	1060	80	210	100	119	200		

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

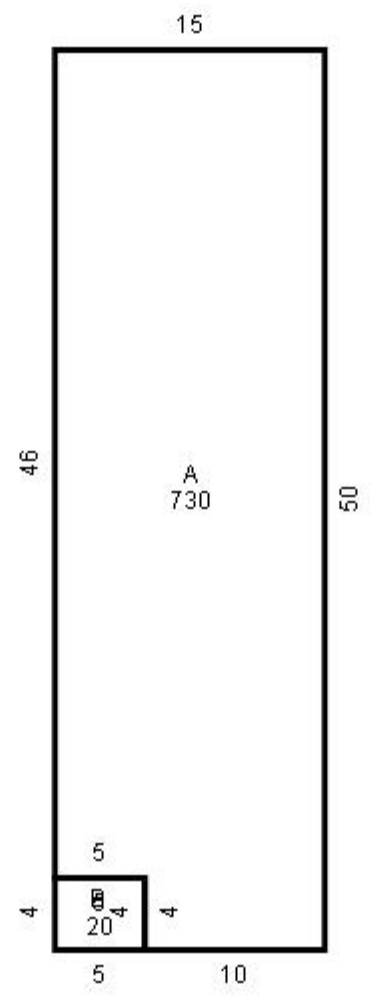
Porch- Open	0			0	0			150.00		1	20	1.00	3000	/						
Card Improvement Total																		41040		
Total Improvement Value																		41040		

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
9003032		
Year	2024	Card 1
Property Address		
1538 MAIN ST		

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	