Parcel Number		Ownership	
9003032		Name	
County	Marion, IN	KELLAM, HELEN	
Township	WAYNE		
Corporation			
District			
Plat			
Map	00000000000	Address	
Alt Parcel	49-06-31-101-352.000-914	5360 MAPLEWOOD DR	
Property Class	420	INDIANAPOLIS, IN 46224-3328	
Tax District	914		
Neighborhood	9420305-9-420-c05		

Property Address

1538 MAIN ST
INDIANAPOLIS, IN 46224

Account	151684		
Book		Page	

Legal

SPEEDWAY CITY EX 4FT 6 IN S SIDE L7

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	7,700	7,700	7,700
	Total Land	7,700	7,700	7,700
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	50,000	51,400	41,000
	Total Imp	50,000	51,400	41,000
Total Assessed Value:		57,700	59,100	48,700

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		930			5.50	5.50	5580	0 : -50	7670
Total Acreage		0.02						Total Land Value	7700

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				

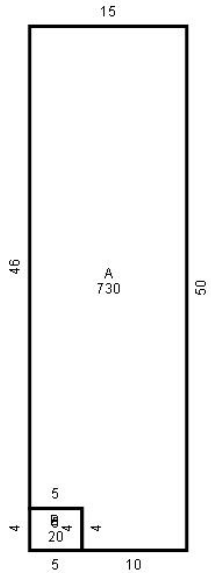
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		2
	Total	2

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	Util Storage		Gen Retail					
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	HT.	RATE	HT.	RATE
0	8	180.06						
1			10	231.22				
Frame / PE Adj. [+ -]	**0.00**		**0.00**					
Wall Ht. Adj. [+ -]	-7.01		-26.56					
BASE PRICE	173.05		204.66					
B.P.A. %	1.00		1.00					
Sub-total	173.05		204.66					
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	173.05		204.66					
Area	300		730					
Sub-total	51920		149400					
Plumbing	4360							
Unit Finish								
Special Features								
Exterior Features	3100							
TOTAL BASE	59380		149400					
Grade Factor	1.00		1.00					
Location Multiplier	1.00		1.00					
Reproduction Cost	59380		149400					
Phys Dep/ Yr Blt /Cond	80 / 1932 / F		80 / 1932 / F		/ /		/ /	
Obsolescence	0		0					
Remainder Value	11880		29880					

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											1030	1.00			41760	100	119	49700	
Paving -Conc	4	4-in	C	1975	1975	F	4.36	0	4.36	1	4x0	1.00	1090	80/	220	100	119	300	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

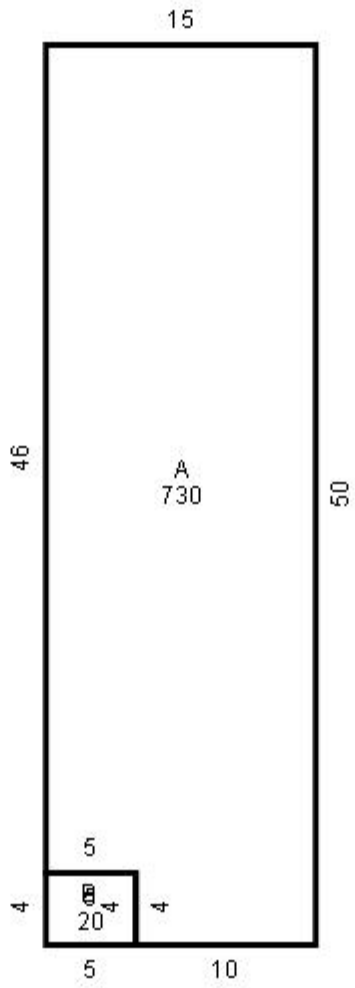
	Porch- Open	0			0	0				155.00	1	20	1.00	3100	/				

Card Improvement Total	49990
Total Improvement Value	49990

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
9003032		
Year	2026	Card 1
Property Address		
1538 MAIN ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	