

<b>Parcel Number</b> 8019692		<b>Ownership</b> <b>Name</b>	<b>Transfer of Ownership</b>		<b>Year</b>	<b>2025</b>	<b>Card 1</b>	
<b>County</b>	Marion, IN	SALINAS, CLAUDIA A & KNIGHT, DAMION A	<b>Date</b>	<b>Grantor</b>		<b>Valid</b>	<b>Amount</b>	<b>Type</b>
<b>Township</b>	WASHINGTON		Aug 13, 2013	Cooper Jason W - Jul 24, 2013		Y	242000.00	Sale
<b>Corporation</b>			Aug 13, 2013	COOPER, JASON W & - Jan 01, 1900		Y	242000.00	Sale
<b>District</b>				BRYAN T O'REILLY - Jun 08, 2007		N	20750.00	Sale
<b>Plat</b>			Mar 17, 2009	STABLER, STANLEY E & - Jan 01, 1900		Y	0.00	Sale
<b>Map</b>	4---1821---040	<b>Address</b>						
<b>Alt Parcel</b>	49-06-11-106-004.000-801	4848 GRACELAND AVE						
<b>Property Class</b>	510	INDIANAPOLIS, IN 46208						
<b>Tax District</b>	801							
<b>Neighborhood</b>	811575195-8-115k-195							

**Property Address**  
4848 GRACELAND AV  
INDIANAPOLIS, IN 46208

**Account** 2179408  
**Book** **Page**  
**Legal**  
A B CARTER'S 5TH ADD L543 EX 5FT S SIDE ALSO  
71/2FTW ADJ

<b>VALUATION RECORD</b>				
<b>Assessment Year</b>		2025	2024	2023
<b>Reason for Change</b>				
<b>Land</b>	Homestead-C1	55,500	55,500	55,500
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	<b>Total Land</b>	<b>55,500</b>	<b>55,500</b>	<b>55,500</b>
<b>Improvements</b>	Homestead-C1	230,900	214,500	200,200
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	<b>Total Imp</b>	<b>230,900</b>	<b>214,500</b>	<b>200,200</b>
<b>Total Assessed Value:</b>		<b>286,400</b>	<b>270,000</b>	<b>255,700</b>

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

**Property Sub Class:**

RES ONE FAMILY PLATTED LOT-510

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	
F-9	0	60	137	1.02	1007.00	1027.00	61620	10-3	55460	
<b>Acreege / Sq. Ft.</b>										
									<b>Total Residential Land Value</b>	55500
									<b>Total Non-Residential Land Value</b>	0
<b>Total Acreege</b>				0.19	<b>Total Land Value</b>				55500	

**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
- 1 Topography
- 2 Under Improved
- 3 Excess Frontage
- 4 Shape or Size
- 5 Misimprovement
- 6 Restrictions
- 7 Traffic Flow
- 8 View
- 9 Corner Infl.

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input checked="" type="checkbox"/> Single Family	1.00	0 <input checked="" type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input checked="" type="checkbox"/>
2 <input type="checkbox"/> Duplex		1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/>
3 <input type="checkbox"/> Triplex		2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/>
4 <input type="checkbox"/> 4-6 Family		3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		4 <input type="checkbox"/> Fin	4 <input checked="" type="checkbox"/> Full	4 <input type="checkbox"/>
0 <input type="checkbox"/> Row Type				

Construction	Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	7		1,224	131,400
2 Stucco				
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone	1,224	Basement		39,800
9 Frame w/Masonry		Crawl		

**Roofing**

Asphalt Shingles

Slate or Tile

Metal

**Floors**

	1	2
Earth	<input type="checkbox"/>	<input type="checkbox"/>
Slab	<input type="checkbox"/>	<input type="checkbox"/>
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wood	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>
Tile	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>

**Interior Finish**

	1	2
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>
Paneling	<input type="checkbox"/>	<input type="checkbox"/>
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>

**Accommodations**

Total # Rooms: 7

Bedrooms: 2

Family Room: 0

Formal Dining Room: 1

Rec Room: Type \_\_\_\_\_

Fireplace: Stacks \_\_\_\_\_

Metal Openings: \_\_\_\_\_

**Heating / Air Conditioning**

Central Warm Air

Hot Water or Steam

Heat Pump

No Heat

Gravity/Wall/Space

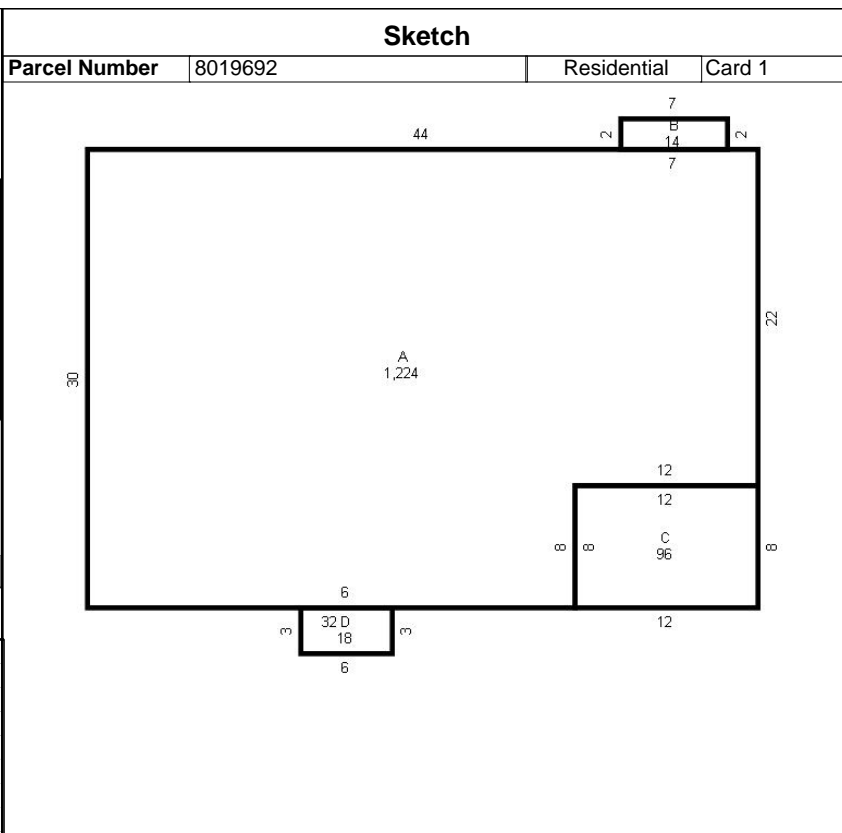
Central Air Cond.

**Plumbing**

#	TF
Full Baths: 0	0
Half Baths: 0	0
Kitchen Sink: 1	1
Water Heater: 1	1
Extra fixtures: _____	_____
<b>Total</b>	

No Plumb/Wtr Only

<b>Total Base</b>	171,200
<b>Row-Type Adjustment</b>	1.00
<b>sq.ft. SUB-TOTAL</b>	171,200
Full Unfin Interior (-)	
Half Unfin Interior (-)	
Extra Living Units (+)	
Rec. Room (+)	
Fireplace (+)	
Loft (+)	
No Heat (-)	
Air Conditioning (+)	
No Electricity (-)	
Plumbing (-/+)	
TF:5 - 5	
Specialty Plumbing (+)	
Special Features	
<b>Sub-Total One Unit</b>	171,200
<b>Sub-Total 1 Unit(s)</b>	171,200
Garages	
Integral (-)	
Attached Garage (+)	
Attached Carport (+)	
Basement (-)	
Exterior Features	16,600
<b>Sub-Total</b>	187,800
Grade and Design C+	105
Location Multiplier	1.00
<b>Replacement Cost</b>	197,190
<b>REMODELING &amp; MODERNIZATION</b>	
<b>Amount</b>	<b>Date</b>
Exterior	
Interior	
Kitchen	
Bath Facilities	
Plumbing System	
Heating System	
Electrical System	
Extensions	



**SUMMARY OF IMPROVEMENTS**

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Brick	C+	1952	1960	A				2448	1.00		197190	42	114370	100	1.00	1.84	210400
Main Garage	8	Concr	C	1952	1952	A	48.36	0	48.36	19x22	1.00	1	20210	45	11120	100	1.00	1.84	20500

**Value Adjustment / Exterior Features**

Value Adjustments

Exterior Features

Patio- Concr- At grade - 1 - 672sf - 5300

Stoop- Msrny- Elevated - 1 - 18sf - 1800

Porch- Open Frm/ equal- 1st fl - 1 - 96sf - 6300

Extended bay- 1st flr - 1 - 14sf - 3200

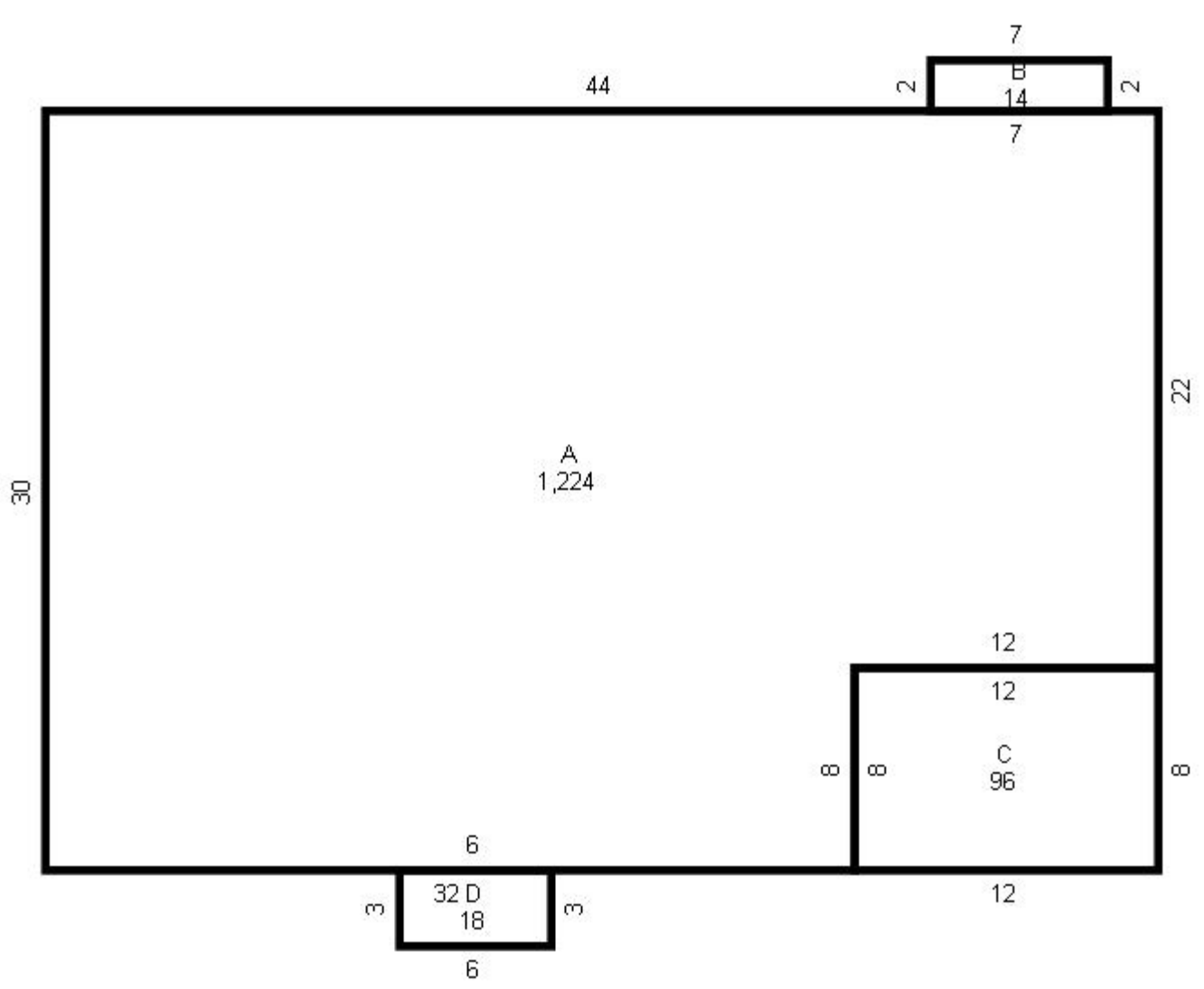
Card Improvement Total	230900
Total Improvement Value	230900

**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
8019692		
<b>Year</b>	2025	<b>Card 1</b>
<b>Property Address</b>		
4848 GRACELAND AV		

**SKETCH/AREA TABLE ADDENDUM**

**AREA CALCULATIONS SUMMARY**



Name	Description	Size (Sqft)
	Total Sqft.	