Parcel Number		Ownership	Transfer of Ownership	Year 2008	Card 1
9017073		Name			
County	Marion, IN	LOVELACE, CLIFTON			
Township	WAYNE				
Corporation					
District					
Plat					
Map	00000000000	Address			
Alt Parcel	49-06-33-126-083.000-901	PO BOX 18124			
Property Class	510	INDIANAPOLIS, IN 46218--012			
Tax District	901				
Neighborhood	915632076-9-156 -076				

Transfer of Ownership

Date	Grantee	Amount	Type

Property Address
1450 N HOLMES AV
INDIANAPOLIS, IN 46222

Account	171563		
Book		Page	
Legal			
A V BROWNS RIVERSIDE PARK ADD L 66			

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

VALUATION RECORD

		2008	2007	2006
Assessment Year		2008	2007	2006
Reason for Change				
Land	Homestead-C1	4,100	4,100	4,100
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Land	4,100	4,100	4,100
Improvements	Homestead-C1	22,300	22,300	21,700
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	22,300	22,300	21,700
Total Assessed Value:		26,400	26,400	25,800

Property Sub Class: RES ONE FAMILY PLATTED LOT-510

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	35	35	120	1.00	118.00	118.00	4130	0-	4130
		Acreage / Sq. Ft.							

Total Residential Land Value	4100
Total Non-Residential Land Value	0
Total Acreage	0.00
Total Land Value	4100

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	☑ Single Family	1.00		0	☑ None	0	☑ None	0 ☐
2	☐ Duplex			1	☐ Unfin	1	☐ 1/4	1 ☐
3	☐ Triplex	1	☐ Other	2	☐ 1/2 Fin	2	☐ 1/2	2 ☐
4	☐ 4-6 Family	2	☐ Bi-level	3	☐ 3/4 Fin	3	☐ 3/4	3 ☐
5	☐ M home	3	☐ Tri-level	4	☐ Fin	4	☑ Full	4 ☑
0	☐ Row Type							

Construction		Base Area	Floor	Fin.Liv.Area	Value
1 Frame or Alum.	1	1,000	1.00	1,000	53,900
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—		Basement		
9 Frame w/Masonry	—	1,000	Crawl	———	5,600

Roofing	
Asphalt Shingles	☑
Slate or Tile	☐
	☐
Metal	☐

Floors	1	2	
Earth	☐	☐	☐
Slab	☐	☐	☐
Sub & Joists	☑	☐	☐
	☐	☐	☐
Wood	☐	☐	☐
Parquet	☐	☐	☐
Tile	☐	☐	☐
Carpet	☑	☐	☐
Linoleum	☐	☐	☐
Unfinished	☐	☐	☐

Interior Finish	1	2	
Plaster/Dry Wall	☐	☐	☐
Paneling	☐	☐	☐
Fiberboard	☐	☐	☐
	☐	☐	☐
Unfinished	☐	☐	☐

Accommodations	
Total # Rooms	6
Bedrooms	2
Family Room	0
Formal Dining Room	1
Rec Room Type	
Area	
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		
Total		
No Plumb/Wtr Only	☐	

	Total Base	59,500
	Row-Type Adjustment	1.00
sq.ft.	**SUB-TOTAL**	59,500
	Full Unfin Interior (-)	
	Half Unfin Interior (-)	
	Extra Living Units (+)	
	Rec. Room (+)	
	Fireplace (+)	
	Loft (+)	
	No Heat (-)	
	Air Conditioning (+)	
	No Electricity (-)	
Plumbing (-/+) TF:5 - 5 x700		
Specialty Plumbing (+)		
	Sub-Total One Unit	59,500
	Sub-Total 1 Unit(s)	59,500
Garages		
	Integral (-)	
	Attached Garage (+)	
	Attached Carport (+)	
	Basement (-)	
Exterior Features		4,500
Special Features		
	Sub-Total	64,000
Grade and Design D+		85
Location Multiplier		1.00
	Replacement Cost	54,400

REMODELING & MODERNIZATION

	Amount	Date
Exterior		
Interior		
Kitchen		
Bath Facilities		
Plumbing System		
Heating System		
Electrical System		
Extensions		

Sketch

Parcel Number	9017073	Residential	Card 1

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Msnry- 1st flr - 1 - 117sf - 4500
Extended bay- 1st flr - 1 - 10sf - 0

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	D+	1920	1920	A				1000	1.00	54400	50	27200	100	1.00	0.76	20700
Main Garage	8	Frame	D	1930	1930	P	23.85	0	23.85	18x20	1.00	6870	70	2060	100	1.00	0.76	1600

Card Improvement Total	22300
Total Improvement Value	22300