Parcel Number	
1025012	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	78-053-080-000
Alt Parcel	49-06-27-127-272.000-101
Property Class	520
Tax District	101
Neighborhood	127568078-1-275d-078

Property Address
2506 N HARDING ST
INDIANAPOLIS, IN 46208

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

Ownership
Name
LOVELACE, CLIFTON
D/B/A ACORN INVESTMENTS

Address
PO BOX 18124
INDIANAPOLIS, IN 46218--012

Account	171568		
Book		Page	

Legal
MILLER & WACKERS PARKWAY ADD 10FT N SIDE L308 & 26FT S SIDE L309

Transfer of Ownership Year 2008

Date	Grantee	Amount	Type
		3900.00	Sale

VALUATION RECORD

Assessment Year		2008	2007	2006
Reason for Change				
Land	Homestead-C1	4,300	4,300	4,800
	Residential-C2	0	0	0
	Non-Residential-C3	500	500	0
	Total Land	4,800	4,800	4,800
Improvements	Homestead-C1	16,700	23,200	23,200
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	16,700	23,200	23,200
Total Assessed Value:		21,500	28,000	28,000

Property Sub Class: RES TWO FAMILY PLATTED LOT-520

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	36	36	140	1.03	115.00	118.00	4250	0-	4250
		Acreage / Sq. Ft.							
11					500.00	500.00	500		500

Total Residential Land Value 4800
Total Non-Residential Land Value 0

Total Acreage 0.00 Total Land Value 4800

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		
2	Classified Land		
3	Undeveloped Land		
4	Tillable Land		
5	Non-tillable Land		
6	Woodland		
7	Other Farmland		
8	Ag Support Land		

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.

Occupancy		Story Height	Attic	Bsmt	Crawl
1 Single Family		1.50	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	456	1.00	456	30,100
2 Stucco	1	456	.50	456	13,500
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—	114	Basement		4,700
9 Frame w/Masonry	—	342	Crawl	———	2,700

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	7
Bedrooms	3
Family Room	0
Formal Dining Room	0

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	51,000
Row-Type Adjustment	0.92
sq.ft. SUB-TOTAL	46,920
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	**46,920**
Sub-Total 2 Unit(s)	93,840
Garages	
Integral (-)	
Attached Garage (+)	
Attached Carport (+)	
Basement (-)	
Exterior Features	6,200
Special Features	
Sub-Total	**100,040**
Grade and Design D+	85
Location Multiplier	1.00
Replacement Cost	85,030

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1025012	Residential	Card 1

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 265sf - 6200

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	F				1026	1.00	85030	65	29760	100	1.00	0.56	16700

Card Improvement Total	16700
Total Improvement Value	16700