Parcel Number	
1017300	
County	Marion, IN
Township	CENTER
Corporation	
District	
Plat	
Map	75-032-096-000
Alt Parcel	49-07-30-109-032.000-101
Property Class	520
Tax District	101
Neighborhood	106068041-1-060d-041

Property Address
2919 MAC PHERSON AV
INDIANAPOLIS, IN 46205

Ownership

Name
LOVELACE, CLIFTON
D/B/A ACORN INVESTMENTS

Address
PO BOX 18124
INDIANAPOLIS, IN 46218--012

Account	171568		
Book		Page	

Legal
MEADLAND GRANDVIEW ADD L88

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

Transfer of Ownership Year 2008 Card 1

Date	Grantee	Amount	Type
	CLIFTON LOVELACE DBA ACORN INVEST - Dec 19, 200	7000.00	Sale

VALUATION RECORD

Assessment Year		2008	2007	2006
Reason for Change				
Land	Homestead-C1	6,600	6,600	7,100
	Residential-C2	0	0	0
	Non-Residential-C3	500	500	0
	Total Land	7,100	7,100	7,100
Improvements	Homestead-C1	24,300	24,300	24,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	Total Imp	24,300	24,300	24,300
Total Assessed Value:		31,400	31,400	31,400

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	0	40	117	0.95	175.00	166.00	6640	0-	6640
		Acreage / Sq. Ft.							
11					500.00	500.00	500		500

Total Residential Land Value	7100
Total Non-Residential Land Value	0
Total Acreage 0.00	
Total Land Value	7100

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	2.00		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	602	1.00	602	36,700
2 Stucco	1	420	2.00	420	18,400
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	—		Attic		
8 Stone	—		Basement		
9 Frame w/Masonry	—	602	Crawl	———	3,900

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	5
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	59,000
Row-Type Adjustment	0.92
sq.ft. SUB-TOTAL	54,280
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	**54,280**
Sub-Total 2 Unit(s)	108,560
Garages	
Integral (-)	
Attached Garage (+)	
Attached Carport (+)	
Basement (-)	
Exterior Features	10,000
Special Features	
Sub-Total	**118,560**
Grade and Design C	100
Location Multiplier	1.00
Replacement Cost	118,560

REMODELING & MODERNIZATION

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

Sketch

Parcel Number	1017300	Residential	Card 1

Value Adjustment / Exterior Features

Value Adjustments

Exterior Features
Porch- Open Frm/ equal- 1st fl - 1 - 144sf - 4000
Porch- Enclos Frm/ equal- 1st - 1 - 42sf - 3000
Porch- Enclos Frm/ equal- 1st - 1 - 42sf - 3000

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	C	1913	1913	F				1022	1.00	118560	50	59280	100	1.00	0.41	24300

Card Improvement Total	24300
Total Improvement Value	24300