

Parcel Number 6006912		Ownership Name BAKER INDY 1 LLC		Transfer of Ownership Date Dec 21, 2016		Year 2024		Card 1	
County Marion, IN				Grantor Indiana Performance Properties - Dec 19, 2016		Valid N		Amount 2200000.00	
Township PIKE				INDIANA PERFORMANCE - Jan 01, 1900		Y		Type Sale	
Corporation								2200000.00	
District								Straight	
Plat									
Map 46000-20-028-0		Address							
Alt Parcel 49-06-17-129-030.000-674		2261 MARKET ST #175							
Property Class 699		SAN FRANCISCO, CA 94114--160							
Tax District 674									
Neighborhood 6350900-6-350-i00									

Property Address
3821 INDUSTRIAL BL
INDIANAPOLIS, IN 46254

Topography
 Level
 High
 Low
 Rolling
 Swampy

Pub. Utilities
 Water
 Sewer
 Gas
 Electricity

Street or Rd.
 Paved
 Unpaved
 Proposed
 Sidewalk
 Alley

Neighborhood
 Improving
 Static
 Declining
 Other
 Blighted

Account 2492380				Assessment Year 2024				2023		2022	
Book				Reason for Change							
Legal PT SW1/4 S17 T16 R3 BEG 458.8' N & 100.17' W OF SE COR P.O.B. SW317.43' NWRLY174.52' NW86.39' NW15.86' N13.46' E450.50' S207.80' TO BEG				Land		Homestead-C1		0		0	
						Residential-C2		0		0	
						Non-Residential-C3		176,200		176,200	
						Total Land		176,200		176,200	
						Homestead-C1		0		0	
						Residential-C2		0		0	
						Non-Residential-C3		640,100		640,100	
						Total Imp		640,100		735,000	
Total Assessed Value:				816,300		816,300		911,200			

Property Sub Class: OTHER EXEMPT-699 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			1.839		59895.00	59895.00	110150	8 : -60		176240
83			0.125		2280.00	2280.00	290	0 : 100		0
			Total Acreage	1.96			Total Land Value	176200		

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 Inf.

Roof Type			
BUILT-UP			
Walls			
Frame or equal	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing			
Wood Joist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Resistant	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring			
Softwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type			
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning			
No Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input checked="checked" type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing			
	#	TF	
Full Baths			
Half Baths			
Extra fixtures			17
	Total		17
Other Fixtures			
Wash Fountains	G/F	ES	SS
Circular 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		1	
.....with Hot & Cold Water			
Emergency Shower			
Eye Wash			

Sketch			
Parcel Number	6006912	Commercial	Card 1

Use	I:Industrial	I:Industrial	I:Light	I:Small Shop -				
Pricing Key	GCI	GCI	GCI	GCI				
S.F. Area	1300	4910	8055	4100				
Effective Perimeter L/F	875	875	875	875				
P.A.R	3	3	3	3				
Average Size / Units	1300 / 1	4910 / 1	8055 / 1	4100 / 1				
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	12	73.28						
1			14	73.28				
1					14	42.13		
1							12	43.01
Frame / PE Adj. [+ -]	0.00	0.00	0.00	0.00				
Wall Ht. Adj. [+ -]	0.00	2.16	-1.72	-1.08				
BASE PRICE	73.28	75.44	40.41	41.93				
B.P.A. %	1.00	1.00	1.00	1.00				
Sub-total	73.28	75.44	40.41	41.93				
Ceiling	0.00	0.00	0.00	0.00				
Interior Finish	0.00	0.00	0.00	0.00				
Division Walls	0.00	-4.78	0.00	0.00				
Lighting	0.00	0.00	0.00	0.00				
Heating/Air Cond.	0.00/0.00	0.00/0.00	0.00/4.23	0.00/4.23				
Sprinkler	0.00	0.00	0.00	0.00				
S.F. Price	73.28	70.66	44.64	46.16				
Area	1300	4910	8055	4100				
Sub-total	95260	346940	359580	189260				
Plumbing	22100	6400						
Unit Finish								
Special Features	0	8922	0	0				
Exterior Features								
TOTAL BASE	117360	362260	359580	189260				
Grade Factor	1.05	1.05	1.05	1.05				
Location Multiplier	1.00	1.00	1.00	1.00				
Reproduction Cost	123230	380370	377560	198720				
Phys Dep/ Yr Blt /Cond	74 / 1992 / A	74 / 1992 / A	67 / 1992 / A	80 / 1992 / A				
Obsolescence	0	0	0	0				
Remainder Value	32040	98900	124590	39740				

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											30015	1.00			410840	100	144	591600	
Paving -Asph	52-in on 5	C	1975	1975	A	2.81	0	2.81	1	17000	1.00	47770	80/	9550	100	144	13800		
Masonry Wall	86-in	C	1975	1975	A	127.11	1	147.67	1	0x85	1.00	12550	80/	2510	100	144	3600		
Fencing	69-gauge	C	1970	1970	A	15.94	2	21.82	1	0x650	1.00	14180	80/	2840	100	144	4100		
Paving -Conc	44-in	C	1975	1975	A	4.22	0	4.22	1	4x0	1.00	16880	80/	3380	100	144	4900		
Paving -Asph	52-in on 5	C	1996	1996	A	2.81	0	2.81	1	17299	1.00	48610	80/	9720	100	144	14000		
Fencing	8 Plank 6-	C	1996	1996	A	16.70	0	16.70	1	0x463	1.00	7730	80/	1550	100	144	2200		
Paving -Asph	52-in on 5	C	2009	2009	A	2.81	0	2.81	1	54x135	1.00	20490	80/	4100	100	144	5900		

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Canopy-	0	Good	C+	1970	1992	A			30.98	1	288	1.00	8922	/					

Card Improvement Total	640130
Total Improvement Value	640130

