

Parcel Number 4033632		Ownership Name		Transfer of Ownership		Year 2016	Card 1
County	Marion, IN	SHEEKS, JULIANNE		Date	Grantor	Valid	Amount 1.00
Township	LAWRENCE			Dec 30, 2013	REALTY COMPANY SHEEKS - Dec 30, 2013	N	Type Sale
Corporation				Dec 30, 2013	SHEEKS REALTY COMPANY - Jan 01, 1900	Y	0.00 Straight
District					CHARLES R. SHEEKS - Sep 13, 2006	N	0.00 Sale
Plat							
Map	SHDLND HILL	Address					
Alt Parcel	49-02-35-103-006.000-400	10620 N MERIDIAN RD					
Property Class	480	FORTVILLE, IN 46040-9317					
Tax District	400						
Neighborhood	4480306-4-480-c06						

Property Address
6142 N SHADELAND AV
INDIANAPOLIS, IN 46250

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

Account 2198180				Assessment Year 2016			2015		2014	
Book				Reason for Change						
Legal				Land	Homestead-C1		0	0	0	
PT SW1/4 S35 T17 R4 & PT NW1/4 S1 T16 R4 BEG 70'SE & 203.96' SW OF NW COR TR #6 SHADELAND HILLS SE378.33' SW IRR 515.55' N IRR 31.5' NE 53.85' NWIRR 512.17' TO BEG 2.18AC (1.88AC TAX) (NEW TR #6B)					Residential-C2		0	0	0	
					Non-Residential-C3		142,900	142,900	142,900	
					Total Land		142,900	142,900	142,900	
				Improvements	Homestead-C1		0	0	0	
					Residential-C2		0	0	0	
					Non-Residential-C3		71,200	71,200	82,400	
				Total Imp		71,200	71,200	82,400		
Total Assessed Value:						214,100	214,100	225,300		

VALUATION RECORD

Property Sub Class: COMMERCIAL WAREHOUSE-480 PRINTED FROM MARION COUNTY, INDIANA

Memorandum

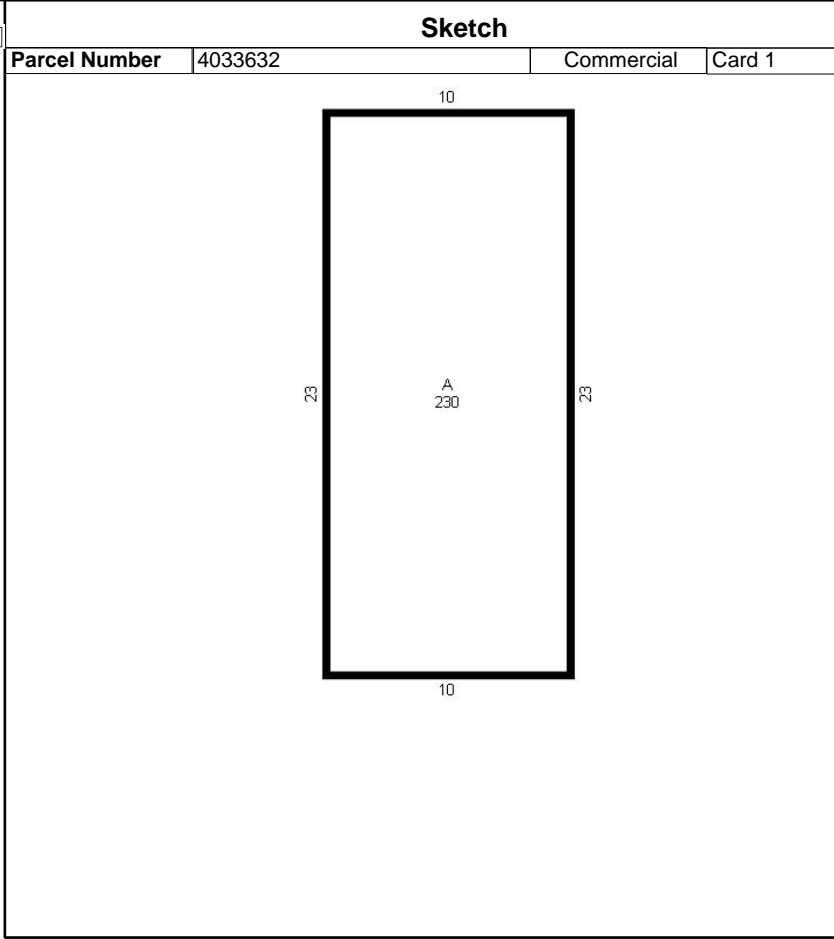
LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
Acreage / Sq. Ft.									
11			21780		6.00	6.00	130680	4 : 10	117610
13			60113		4.20	4.20	240450	0,4 : 90	25250
82			0.300		1960.00	1960.00	590	0 : 100	0
Total Acreage			2.18	Total Land Value			142900		

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 | Influence Factors | |
| 3 Undeveloped Land | 0 Other | 5 Misimprovement |
| 4 Tillable Land | 1 Topography | 6 Restrictions |
| 5 Non-tillable Land | 2 Under Improved | 7 Traffic Flow |
| 6 Woodland | 3 Excess Frontage | 8 View |
| 7 Other Farmland | 4 Shape or Size | 9 Corner Inf. |
| 8 Ag Support Land | | |

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist				
Fire Resistant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood				
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished				
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating				
Central Warm Air	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing				
	#	TF		
Full Baths				
Half Baths				
Extra fixtures				
Total		0		
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				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				



Use	M:Utility/											
Pricing Key	GCM											
S.F. Area	360											
Effective Perimeter L/F	84											
P.A.R	23											
Average Size / Units	360 / 1	/	/	/	/							
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE				
1	10	147.71										
Frame / PE Adj. [+ -]									0.00			
Wall Ht. Adj. [+ -]									-11.76			
BASE PRICE									135.95			
B.P.A. %									1.00			
Sub-total									135.95			
Ceiling									0.00			
Interior Finish									0.00			
Division Walls									0.00			
Lighting									0.00			
Heating/Air Cond.									-1.07/0.00	/	/	/
Sprinkler									0.00			
S.F. Price									134.88			
Area									360			
Sub-total									48560			
Plumbing												
Unit Finish												
Special Features												
Exterior Features												
TOTAL BASE									48560			
Grade Factor									1.00			
Location Multiplier									1.00			
Reproduction Cost									48560			
Phys Dep/ Yr Blt /Cond									56 / 1995 / A	/ /	/ /	/ /
Obsolescence									0			
Remainder Value									21370			

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efft 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											360	1.00			21370	100	100	21400	-9800
Fencing		87-gauge	C	1995	1995	A	15.66	2	20.30	1	0x232	1.00	4670	80/	930	100	100	900	
Fencing		0NA	C	1995	1995	A	6.30	0	6.31	2	4x8	1.00	400	80/	80	100	100	100	
Paving -Conc		44-in	C	2000	2000	A	8.59	0	8.59	1	12x22	1.00	1890	80/	380	100	100	400	
Paving -Asph		52-in on 5	C	2000	2000	A	2.50	0	2.50	1	1300	1.00	3250	80/	650	100	100	700	
Paving -Conc		44-in	C	2005	2005	A	3.74	0	3.74	1	4x10	1.00	190	60/	80	100	100	100	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

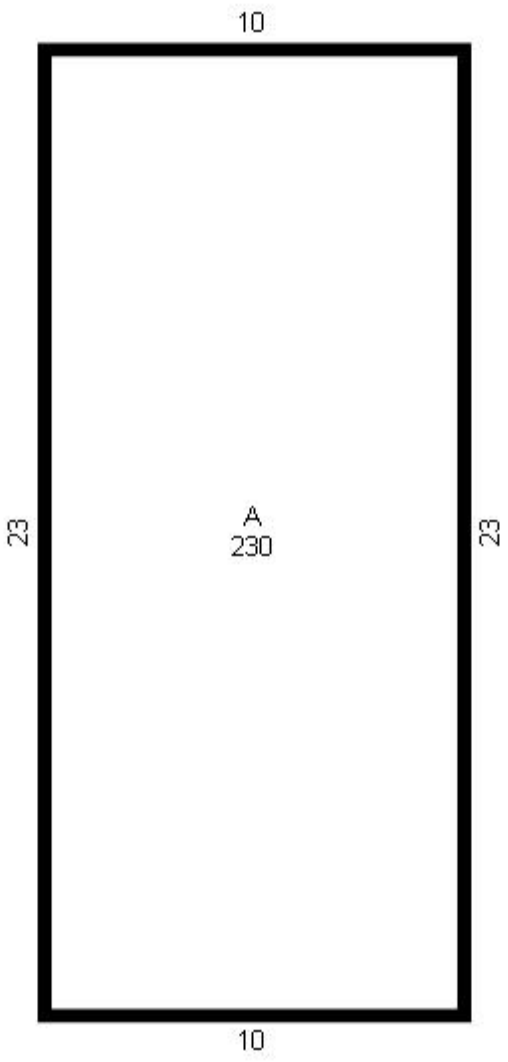
Card Improvement Total	23570
Total Improvement Value	80890

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
4033632		
Year	2016	Card 1
Property Address		
6142 N SHADELAND AV		

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
A	UND	230
Total Sqft.		<u>230</u>

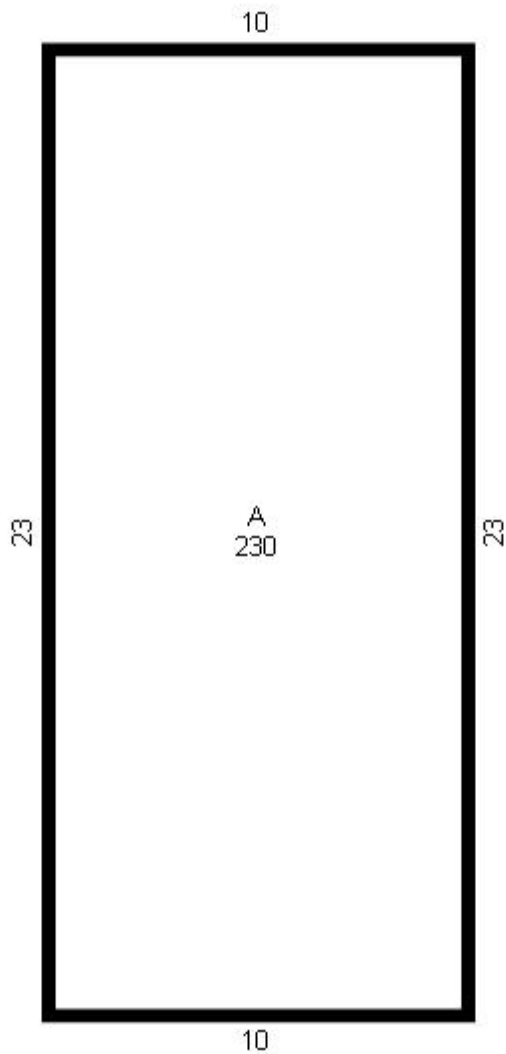
SKETCH/AREA TABLE ADDENDUM

Parcel Number		
4033632		
Year	2016	Card 2
Property Address		
6142 N SHADELAND AV		

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SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
A	UND	230
Total Sqft.		<u>230</u>

Roof Type				
BUILT-UP				
Walls				
Frame or equal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brick or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Metal or equal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Framing				
Wood Joist				
Fire Resistant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireproof Steel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinf. Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flooring				
Softwood				
Hardwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finish Type				
Unfinished	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Semifinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Finished Divided	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating & Air Conditioning				
No Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Warm Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water or Steam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Package or Unit Air	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	#	TF		
Full Baths				
Half Baths				
Extra fixtures				
Total	0			
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				
.....with Hot & Cold Water				
Emergency Shower				
Eye Wash				

Sketch	
Parcel Number	4033632
Commercial	Card 4

Use	M:Utility/							
Pricing Key	GCM							
S.F. Area	240							
Effective Perimeter L/F	64							
P.A.R	27							
Average Size / Units	240 / 1 / / / /							
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	10	172.71						
Frame / PE Adj. [+ -]	0.00							
Wall Ht. Adj. [+ -]	-13.84							
BASE PRICE	158.87							
B.P.A. %	1.00							
Sub-total	158.87							
Ceiling	0.00							
Interior Finish	0.00							
Division Walls	0.00							
Lighting	0.00							
Heating/Air Cond.	-1.07/0.00 / / /							
Sprinkler	0.00							
S.F. Price	157.80							
Area	240							
Sub-total	37870							
Plumbing								
Unit Finish								
Special Features								
Exterior Features								
TOTAL BASE	37870							
Grade Factor	1.00							
Location Multiplier	1.00							
Reproduction Cost	37870							
Phys Dep/ Yr Blt /Cond	19 / 2008 / A / / / /							
Obsolescence	0							
Remainder Value	30670							

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efft 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											240	1.00			30670	100	100	30700	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Use	Ht.	Const Type	Grd	Year Const	Efft 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.

Card Improvement Total 30670
Total Improvement Value 80890