Parcel Number		Ownership	
9022612		Name	
County	Marion, IN	OLD GRASS LLC	
Township	WAYNE		
Corporation			
District			
Plat			
Map	00000000000	Address	
Alt Parcel	49-11-04-146-002.000-901	3695 POWER DR	
Property Class	340	CARMEL, IN 46033--472	
Tax District	901		
Neighborhood	9340909-9-340-southeast		

Property Address

722 KETCHAM ST
INDIANAPOLIS, IN 46222

Account	3041625		
Book		Page	
Legal			

PEERLESS INVESTMENT CO'S ADDITION L3 & L4

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

Property Sub Class: IND LIGHT MFG. & ASSEMBLY-340

Transfer of Ownership Year 2024 Card 1

Date	Grantor	Valid	Amount	Type
Mar 30, 2022	METRO FIBERNET LLC - Jan 01, 1900	Y	0.00	Straight
Aug 06, 2020	D Underwood LLC, an Indiana limited - Aug 05, 2020	N	390000.00	Sale
Aug 06, 2020	D UNDERWOOD LLC - Jan 01, 1900	Y	390000.00	Straight
Jun 19, 2020	MICHEL, JOHN W JR & - Jan 01, 1900	Y	0.00	Straight

VALUATION RECORD

Assessment Year		2024	2023	2022
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	14,300	14,300	14,300
	Total Land	14,300	14,300	14,300
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	24,200	24,200	29,700
	Total Imp	24,200	24,200	29,700
Total Assessed Value:		38,500	38,500	44,000

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			0.170		83853.00	83853.00	14280		14280
								Total Acreage	0.17
								Total Land Value	14300

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	5	Misimprovement
1	Topography	6	Restrictions
2	Under Improved	7	Traffic Flow
3	Excess Frontage	8	View
4	Shape or Size	9	Corner Infl.

Roof Type	
BUILT-UP	

Walls				
Frame or equal				
Brick or equal				
Metal or equal				
Open	✓			
Framing				
Wood Joist				
Fire Resistant				
Fireproof Steel				
Reinf. Concrete				
Flooring				
Softwood				
Hardwood				
Parquet				
Carpet				
Unfinished				
Other				
Finish Type				
Unfinished	✓			
Semifinished				
Finished Open				
Finished Divided				
Heating & Air Conditioning				
No Heating				
Central Warm Air				
Hot Water or Steam				
Unit Heating				
Central Air				
Package or Unit Air				
Sprinkler				

Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		
Total		0

Other Fixtures			
Wash Fountains	**G/F**	**ES**	**SS**
Cicular 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	9022612	Commercial	Card 1

Use	K:Building Kit							
Pricing Key	GCK							
S.F. Area	1620							
Effective Perimeter L/F	168							
P.A.R	10							
Average Size / Units	1620 / 1		/		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
	12	24.48						
Frame / PE Adj. [+ -]	**0.00**							
Wall Ht. Adj. [+ -]	0.00							
BASE PRICE	29.28							
B.P.A. %	1.00							
Sub-total	29.28							
Ceiling	0.00							
Interior Finish	0.00							
Division Walls	-0.79							
Lighting	0.00							
Heating/Air Cond.	0.00/0.00		/		/		/	
Sprinkler	0.00							
S.F. Price	28.49							
Area	1620							
Sub-total	46154							
Plumbing								
Unit Finish								
Special Features								
Exterior Features								
TOTAL BASE	46150							
Grade Factor	1.00							
Location Multiplier	1.00							
Reproduction Cost	46150							
Phys Dep/ Yr Blt /Cond	56 / 2004 / A		/ /		/ /		/ /	
Obsolescence	0							
Remainder Value	20310							

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											1620	1.00			20310	100	119	24200	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	24160
Total Improvement Value	24160