Parcel Number	
8057096	
County	Marion, IN
Township	WASHINGTON
Corporation	
District	
Plat	
Map	3---0727---021
Alt Parcel	49-02-21-125-047.000-800
Property Class	425
Tax District	800
Neighborhood	8425307-8-425-c07

Property Address

5252 E 82ND ST
INDIANAPOLIS, IN 46250

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

AT ALTUS ECHELON IN LLC

Address

2701 E CAMELBACK RD STE 150
PHOENIX, AZ 85016-4324

Account	2562240		
Book		Page	

Legal

PT NW 1/4 S21 T17N R4E COMM SE COR 21-17-4 W 106.35' N 103.21' TO P.O.B. W 49.30' SW 100.72' W 30.80' NW 38.38' W 115' NW 26.48' NW 12.96' N223.52' E414.18' S109.99' W 81.99' S 116.7' TO BEG 1.978 AC.

Transfer of Ownership | **Year** 2023 | Card 1

Date	Grantor	Valid	Amount	Type
Mar 29, 2011	ECHELON LLC BACM 2007-2 - Mar 22, 2011	N	2650000.00	Sale
Mar 29, 2011	BACM 2007-2 ECHELON LLC - Jan 01, 1900	N	2650000.00	Straight
Apr 08, 2009	ANDERSON FRANK J - Mar 25, 2009	Y	5000000.00	Sale
Apr 08, 2009	PREMIER VENTURE ECHELON, - Jan 01, 1900	Y	0.00	Straight

VALUATION RECORD

Assessment Year		2023	2022	2021
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	758,200	758,200	689,300
	Total Land	758,200	758,200	689,300
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	2,902,600	2,788,200	4,097,100
	Total Imp	2,902,600	2,788,200	4,097,100
Total Assessed Value:		3,660,800	3,546,400	4,786,400

Property Sub Class: COM NEIGHBORHOOD SHOP CENTER-425

PRINTED FROM MARION COUNTY, INDIANA

Memorandum

2014-2015 COMBINATION OF PARCELS 8057097 & 8057528 INTO PARCEL 8057096 PER COMMERCIAL DEPARTMENT REQUEST
NEW ACREAGE; 86,161 SQ FT / 1.978 AC.
Req to Comb w 8057097 & 8057528 for 13 p 14 eb 10262012

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			86162		8.80	8.80	775460		758220
		Total Acreage	1.98					Total Land Value	758200

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		66
	Total	66

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	1
.....with Hot & Cold Water	
Emergency Shower	
Eye Wash	

Sketch

Parcel Number	8057096	Commercial	Card 1

Use	M:Dining/Loun		M:General		M:Dining/Loun		M:General	
Pricing Key	GCM		GCM		GCM		GCM	
S.F. Area	4943		9215		5993		5433	
Effective Perimeter L/F	618		618		578		578	
P.A.R	4		4		4		4	
Average Size / Units	4943 / 1		9215 / 1		5993 / 1		5433 / 1	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	19	89.08						
1			19	75.77				
2					15	82.83		
2							15	80.63
Frame / PE Adj. [+ -]	**0.00**		**0.00**		**0.00**		**0.00**	
Wall Ht. Adj. [+ -]	10.01		7.15		4.29		5.85	
BASE PRICE	99.09		82.92		87.12		86.48	
B.P.A. %	1.00		1.00		1.00		1.00	
Sub-total	99.09		82.92		87.12		86.48	
Ceiling	0.00		0.00		0.00		0.00	
Interior Finish	0.00		0.00		0.00		0.00	
Division Walls	0.00		0.00		0.00		0.00	
Lighting	0.00		0.00		0.00		0.00	
Heating/Air Cond.	0.00/0.00		0.00/0.00		0.00/0.00		0.00/0.00	
Sprinkler	3.53		3.53		3.53		3.71	
S.F. Price	102.62		86.45		90.65		90.19	
Area	4943		9215		5993		5433	
Sub-total	507250		796640		543270		490000	
Plumbing	106900							
Unit Finish								
Special Features	148212		0		0		0	
Exterior Features	64000							
TOTAL BASE	826360		796640		543270		490000	
Grade Factor	1.40		1.40		1.40		1.40	
Location Multiplier	1.00		1.00		1.00		1.00	
Reproduction Cost	1156900		1115300		760580		686000	
Phys Dep/ Yr Blt /Cond	45 / 2003 / A		25 / 2003 / A		45 / 2003 / A		21 / 2003 / A	
Obsolescence	30		30		30		30	
Remainder Value	445410		585530		292820		379360	

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											36019	1.00			2394520	100	120	2873400	
Paving -Asph	5	2-in on 5	C	2003	2003	A	2.57	0	2.57	1	28520	1.00	73300	80/	14660	100	120	17600	
Paving -Asph	5	2-in on 5	C	1988	1988	A	2.81	0	2.81	1	17132	1.00	48140	80/	9630	100	120	11600	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

	Porch- Open	0			0	0				23.55	1	2718	1.00	64000	/				
	Mezzanine-	0	Wood	B++	2003	2003	A			29.24	1	940	1.00	27486	/				
	Elevator-	0	200 Ft	B++	2003	2003	A			0.48	1	150000	1.00	71885	/				
	Elevator-	0	Add Per	B++	2003	2003	A			0.33	3	150000	1.00	48841	/				

Card Improvement Total	2902630
Total Improvement Value	2902630

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		66
	Total	66

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	1
.....with Hot & Cold Water	
Emergency Shower	
Eye Wash	

Sketch

Parcel Number	8057096	Commercial	Card 1A

Use	M:General		M:General					
Pricing Key	GCM		GCM					
S.F. Area	5002		5433					
Effective Perimeter L/F	578		320					
P.A.R	4		6					
Average Size / Units	5002 / 1		5433 / 1		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
2	15	64.37						
3			13	93.40				
Frame / PE Adj. [+ -]	**0.00**		**0.00**					
Wall Ht. Adj. [+ -]	4.29		2.59					
BASE PRICE	68.66		95.99					
B.P.A. %	1.00		1.00					
Sub-total	68.66		95.99					
Ceiling	0.00		0.00					
Interior Finish	0.00		0.00					
Division Walls	0.00		0.00					
Lighting	0.00		0.00					
Heating/Air Cond.	0.00/0.00		0.00/0.00		/		/	
Sprinkler	3.53		5.29					
S.F. Price	72.19		101.28					
Area	5002		5433					
Sub-total	361090		550250					
Plumbing								
Unit Finish								
Special Features	0		0					
Exterior Features								
TOTAL BASE	361090		550250					
Grade Factor	1.40		1.40					
Location Multiplier	1.00		1.00					
Reproduction Cost	505530		770350					
Phys Dep/ Yr Blt /Cond	25 / 2003 / A		21 / 2003 / A		/ /		/ /	
Obsolescence	30		30					
Remainder Value	265400		426000					

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.

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	2902630
Total Improvement Value	2902630