Parcel Number	
4013971	
County	Marion, IN
Township	LAWRENCE
Corporation	
District	
Plat	
Map	00000000000
Alt Parcel	49-08-18-120-003.000-401
Property Class	444
Tax District	401
Neighborhood	4444300-4-444-c00

Property Address

8910 E 38TH ST
INDIANAPOLIS, IN 46226

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

UNION PLANTERS BANK
DBA REGIONS BANK

Address

250 RIVERCHASE PKWY E
BIRMINGHAM, AL 35244-1832

Account	1907986		
Book		Page	

Legal

PT SE1/4 SE1/4 S18 T16 R5 BEG 220' W OF SE COR W200' N 260' E 360' S 20' W 160' S 240' TO BEG1.275AC (.989AC TAX)

Transfer of Ownership Year 2019 Card 1

Date	Grantor	Valid	Amount	Type

VALUATION RECORD

Assessment Year		2019	2018	2017
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	100,100	100,100	100,100
	Total Land	100,100	100,100	100,100
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	226,400	226,400	255,600
	Total Imp	226,400	226,400	255,600
Total Assessed Value:		326,500	326,500	355,700

Property Sub Class: COM FULL SERVICE BANKS-444

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		20400			2.00	2.00	40800		63800
12		22681			1.60	1.60	45360		36290
82		0.286			1560.00	1560.00	450	0 : 100	0
		Total Acreage	1.28					Total Land Value	100100

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				

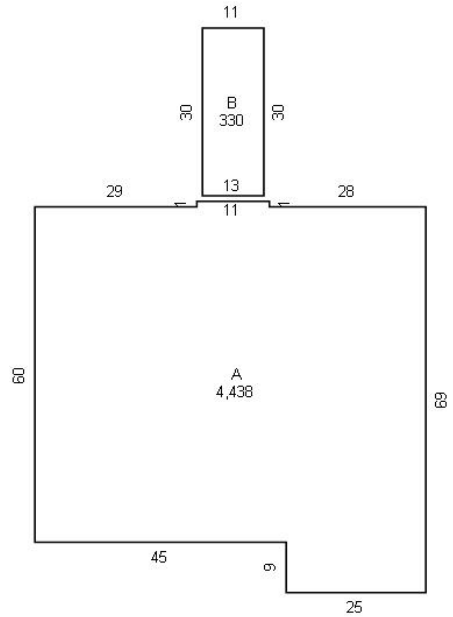
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		5
	Total	5

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	4013971	Commercial	Card 1



Use	R:Bank - First							
Pricing Key	GCR							
S.F. Area	4438							
Effective Perimeter L/F	278							
P.A.R	6							
Average Size / Units	4438 / 1		/		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	10	87.50						
Frame / PE Adj. [+ -]	**0.00**							
Wall Ht. Adj. [+ -]	0.00							
BASE PRICE	87.50							
B.P.A. %	1.00							
Sub-total	87.50							
Ceiling	0.00							
Interior Finish	0.00							
Division Walls	-3.47							
Lighting	0.00							
Heating/Air Cond.	0.00/0.00		/		/		/	
Sprinkler	0.00							
S.F. Price	84.03							
Area	4438							
Sub-total	372930							
Plumbing	8000							
Unit Finish								
Special Features	131930							
Exterior Features								
TOTAL BASE	512860							
Grade Factor	1.20							
Location Multiplier	1.00							
Reproduction Cost	615430							
Phys Dep/ Yr Blt /Cond	69 / 1975 / A		/ /		/ /		/ /	
Obsolescence	0							
Remainder Value	190780							

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											4438	1.00			190780	100	103	196500	14800
Paving -Asph	5	2-in on 5	C	1975	1990	A	2.36	0	2.36	1	31000	1.00	73160	80/	14630	100	103	15100	

SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

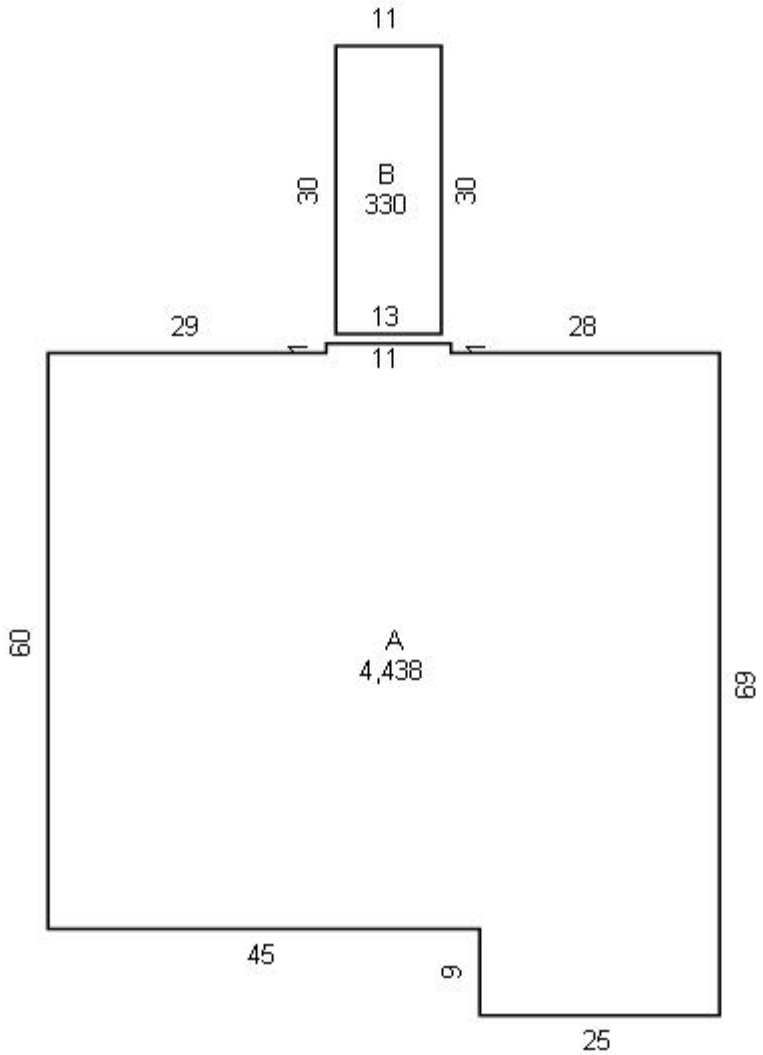
	Bank- Money	0	Average	B	1969	1975	A			159.38	1	140	1.00	22313	/				
	Bank- Vault	0	10"	B	1969	1975	A			4455.56	1	9	1.00	40100	/				
	Bank- Drive	0	NA	B	1969	1975	A				1		1.00	11600	/				
	Bank-	0	NA	B	1969	1975	A				2		1.00	45000	/				
	Canopy-	0	NA	B	1969	1975	A			23.92	1	540	1.00	12917	/				

Card Improvement Total	211610
Total Improvement Value	211610

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
4013971		
Year	2019	Card 1
Property Address		
8910 E 38TH ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	