

<b>Parcel Number</b>	9033611	<b>Ownership</b>		<b>Transfer of Ownership</b>		<b>Year</b>	2025	<b>Card 1</b>	
<b>County</b>	Marion, IN	<b>Name</b>	REYES-CASTILLO, LETICIA	<b>Date</b>	Jan 06, 2026	<b>Grantor</b>	LETICIA REYES CASTILLO - Dec 26, 2025	<b>Valid</b>	N
<b>Township</b>	WAYNE				Jul 24, 2018		CORONEL LUIS - Jul 19, 2018		Y
<b>Corporation</b>					May 09, 2018		Lucchese, Chief Admin Officer Cynth - Apr 24, 2018		N
<b>District</b>					Jul 24, 2018		317 REALTY GROUP LLC - Jan 01, 1900		Y
<b>Plat</b>					May 09, 2018		INDIANAPOLIS MOTOR SPEEDWAY LLC - Jan 01, 1900		Y
<b>Map</b>	0000000000	<b>Address</b>							
<b>Alt Parcel</b>	49-06-29-101-098.000-901		4201 STANDISH DR						
<b>Property Class</b>	510		INDIANAPOLIS, IN 46221--244						
<b>Tax District</b>	901								
<b>Neighborhood</b>	906466157-9-064b-157								

**Property Address**  
5 EDWIN CT  
INDIANAPOLIS, IN 46222

<b>Account</b>	2698107
<b>Book</b>	
<b>Page</b>	
<b>Legal</b>	EAGLEDALE SECOND SECTION PART THREE L1094

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

<b>VALUATION RECORD</b>				
<b>Assessment Year</b>	2025	2024	2023	
<b>Reason for Change</b>				
<b>Land</b>	Homestead-C1	6,600	6,600	6,600
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	0
	<b>Total Land</b>	6,600	6,600	6,600
<b>Improvements</b>	Homestead-C1	116,000	90,600	79,300
	Residential-C2	0	0	0
	Non-Residential-C3	0	0	6,400
	<b>Total Imp</b>	116,000	90,600	85,700
<b>Total Assessed Value:</b>	122,600	97,200	92,300	

**Property Sub Class:** RES ONE FAMILY PLATTED LOT-510 PRINTED FROM MARION COUNTY, INDIANA

**Memorandum**

<b>LAND DATA AND COMPUTATIONS</b>											
Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value		
F-9	40	75	162	1.14	85.00	97.00	7280	10-3	6550		
<b>Acreage / Sq. Ft.</b>											
<b>Total Residential Land Value</b>											
<b>Total Non-Residential Land Value</b>											
<b>Total Acreage</b>				0.36			<b>Total Land Value</b>				6600

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

Occupancy	Story Height	Attic	Bsmt	Crawl	
<input checked="" type="checkbox"/> Single Family	1.00	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> None	
<input type="checkbox"/> Duplex		<input type="checkbox"/> Unfin	<input type="checkbox"/> 1/4	<input type="checkbox"/> 1	
<input type="checkbox"/> Triplex		<input type="checkbox"/> Other	<input type="checkbox"/> 1/2 Fin	<input type="checkbox"/> 1/2	<input type="checkbox"/> 2
<input type="checkbox"/> 4-6 Family		<input type="checkbox"/> Bi-level	<input type="checkbox"/> 3/4 Fin	<input type="checkbox"/> 3/4	<input type="checkbox"/> 3
<input type="checkbox"/> M home		<input type="checkbox"/> Tri-level	<input type="checkbox"/> Fin	<input type="checkbox"/> Full	<input type="checkbox"/> 4
<input type="checkbox"/> Row Type					

Construction	Base Area	Floor	Fin.Liv.Area	Value	
1 Frame or Alum.	1	888	1.00	888	96,900
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	---		Attic		
8 Stone	---		Basement		
9 Frame w/Masonry	---		Crawl		

Roofing	
Asphalt Shingles	<input checked="" type="checkbox"/>
Slate or Tile	<input type="checkbox"/>
	<input type="checkbox"/>
Metal	<input type="checkbox"/>

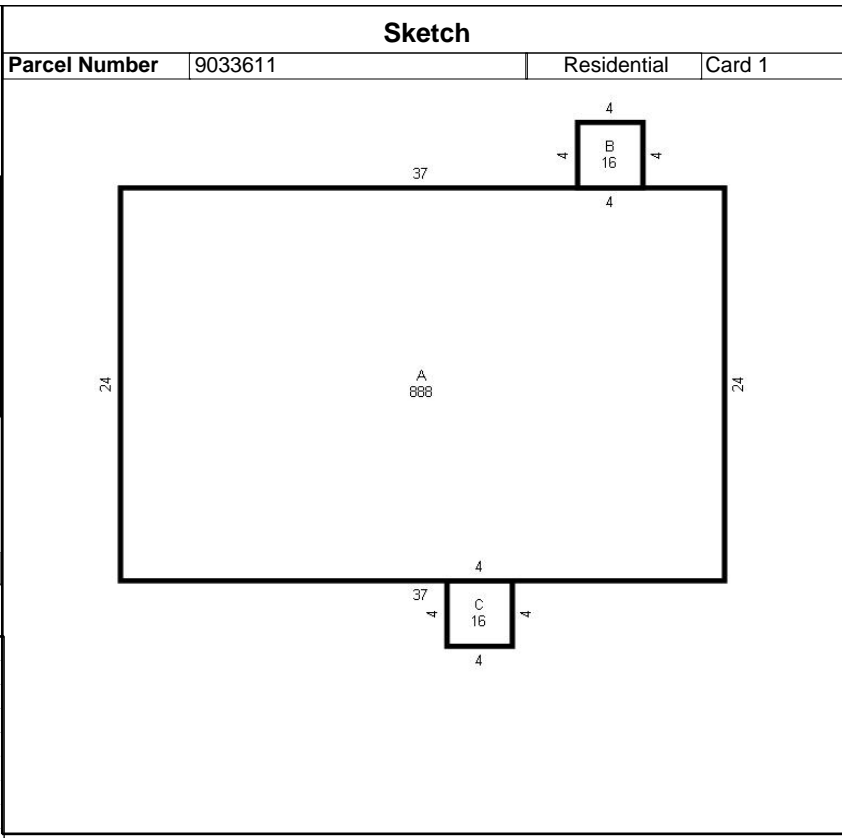
<b>Floors</b>		<b>1</b>	<b>2</b>	
Earth		<input type="checkbox"/>	<input type="checkbox"/>	
Slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sub & Joists		<input type="checkbox"/>	<input type="checkbox"/>	
Wood		<input type="checkbox"/>	<input type="checkbox"/>	
Parquet		<input type="checkbox"/>	<input type="checkbox"/>	
Tile		<input type="checkbox"/>	<input type="checkbox"/>	
Carpet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Linoleum		<input type="checkbox"/>	<input type="checkbox"/>	
Unfinished		<input type="checkbox"/>	<input type="checkbox"/>	

<b>Interior Finish</b>	<b>1</b>	<b>2</b>	888	Air Conditioning (+)	4,400
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>		No Electricity (-)	
Paneling	<input type="checkbox"/>	<input type="checkbox"/>		Plumbing (-/+)	
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>		TF:5 - 5	
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>		Specialty Plumbing (+)	
				Special Features	

<b>Accommodations</b>		<b>Sub-Total One Unit</b>	<b>101,300</b>
Total # Rooms	6	<b>Sub-Total 1 Unit(s)</b>	<b>101,300</b>
Bedrooms	3	Garages	
Family Room	0	Integral (-)	
Formal Dining Room	0	Attached Garage (+)	
Rec Room		Attached Carport (+)	
Area		Basement (-)	
Fireplace	Stacks	Exterior Features	3,600
Metal	Openings	<b>Sub-Total</b>	<b>104,900</b>

Heating / Air Conditioning		Grade and Design	D++	90
Central Warm Air	<input checked="" type="checkbox"/>	Location Multiplier		1.00
Hot Water or Steam	<input type="checkbox"/>	<b>Replacement Cost</b>		
Heat Pump	<input type="checkbox"/>			94,410
No Heat	<input type="checkbox"/>	<b>REMODELING &amp; MODERNIZATION</b>		
Gravity/Wall/Space	<input type="checkbox"/>	<b>Amount</b>	<b>Date</b>	
Central Air Cond.	<input checked="" type="checkbox"/>	Exterior		

Plumbing	#	TF	Amount	Date
Full Baths	0	0		
Half Baths	0	0		
Kitchen Sink	1	1		
Water Heater	1	1		
Extra fixtures				
<b>Total</b>				
No Plumb/Wtr Only	<input type="checkbox"/>	<input type="checkbox"/>		



Value Adjustment / Exterior Features	
Parcel Number	9033611
Residential	Card 1
Value Adjustments	
Exterior Features	
Stoop- Msrnry- Elevated - 1 - 16sf - 1800	
Stoop- Msrnry- Elevated - 1 - 16sf - 1800	

SUMMARY OF IMPROVEMENTS																			
Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Nbhd Factor	Trend Fctr	Improvement Value
Dwelling		Frame	D++	1956	1956	A				888	1.00	1	94410	47	50040	100	1.00	2.19	109600
Car Shed	0	NA	C	2018	2018	A	10.10	0	10.10	18x20	1.00	1	3640	20	2910		1.00	2.19	6400
															Card Improvement Total		116000		
															Total Improvement Value		116000		

**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
9033611		
<b>Year</b>	2025	<b>Card 1</b>
<b>Property Address</b>		
5 EDWIN CT		

**SKETCH/AREA TABLE ADDENDUM**

**AREA CALCULATIONS SUMMARY**

Name	Description	Size (Sqft)
	Total Sqft.	

