Parcel Number		Ownership	
7048054		Name	
County	Marion, IN	PRD PROPERTIES LTD ATTN RANGA GORREPATI	
Township	WARREN		
Corporation			
District			
Plat			
Map	26003001019	Address	
Alt Parcel	49-09-05-107-088.000-700	11843 KEMPER SPRINGS DR CINCINNATI, OH 45240	
Property Class	429		
Tax District	700		
Neighborhood	7429305-7-429-c05		
Property Address			
9503 E WASHINGTON ST INDIANAPOLIS, IN 46229		Account	1575609
		Book	Page
		Legal	
		EASTSIDE PLAZA CONDOMINIUM BUILDING A	

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: COM OTR RETAIL STRUCTURES-429

PRINTED FROM MARION COUNTY, INDIANA

Transfer of Ownership

Year 2024 Card 1

Date	Grantor	Valid	Amount	Type

VALUATION RECORD

Assessment Year		2024	2023	2022
Reason for Change				
Land	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	42,200	0	0
	Total Land	42,200	0	0
Improvements	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	171,100	0	0
	Total Imp	171,100	0	0
Total Assessed Value:		213,300	0	0

Memorandum

CREATED 7048054 & 7048055 FROM 7031356 FOR 2023P2024
PER INST#2022-56433 FOR EASTSIDE PLAZA CONDOMINIUM

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		5481			7.70	7.70	43850		42200
Total Acreage		0.13						Total Land Value	42200

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	☐	☐	☐	☐

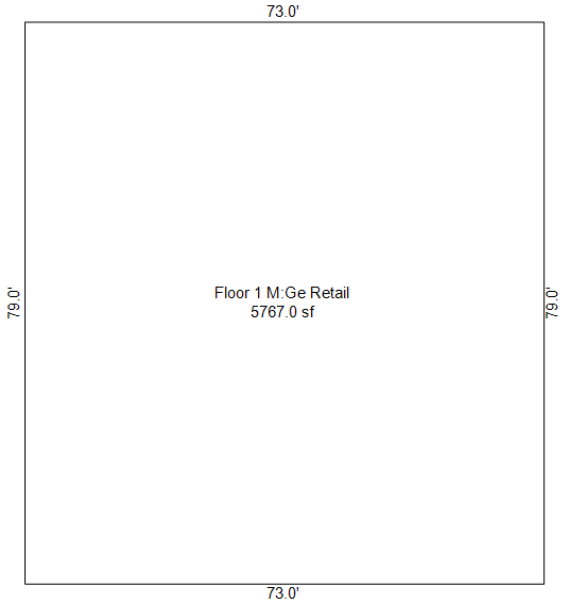
Plumbing	#	TF
Full Baths		
Half Baths		
Extra fixtures		4
	Total	4

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	7048054	Commercial	Card 1



Use	M:General							
Pricing Key	GCM							
S.F. Area	5530							
Effective Perimeter L/F	304							
P.A.R	5							
Average Size / Units	5530 / 1		/		/		/	
Section Level	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
1	10	84.71						
Frame / PE Adj. [+ -]	**0.00**							
Wall Ht. Adj. [+ -]	-6.96							
BASE PRICE	77.75							
B.P.A. %	1.00							
Sub-total	77.75							
Ceiling	0.00							
Interior Finish	0.00							
Division Walls	0.00							
Lighting	0.00							
Heating/Air Cond.	0.00/-5.00		/		/		/	
Sprinkler	0.00							
S.F. Price	72.75							
Area	5530							
Sub-total	402310							
Plumbing	6400							
Unit Finish								
Special Features								
Exterior Features								
TOTAL BASE	408710							
Grade Factor	1.00							
Location Multiplier	1.00							
Reproduction Cost	408710							
Phys Dep/ Yr Blt /Cond	69 / 1985 / A		/ /		/ /		/ /	
Obsolescence	0							
Remainder Value	126700							

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											5530	1.00			126700	100	135	171100	

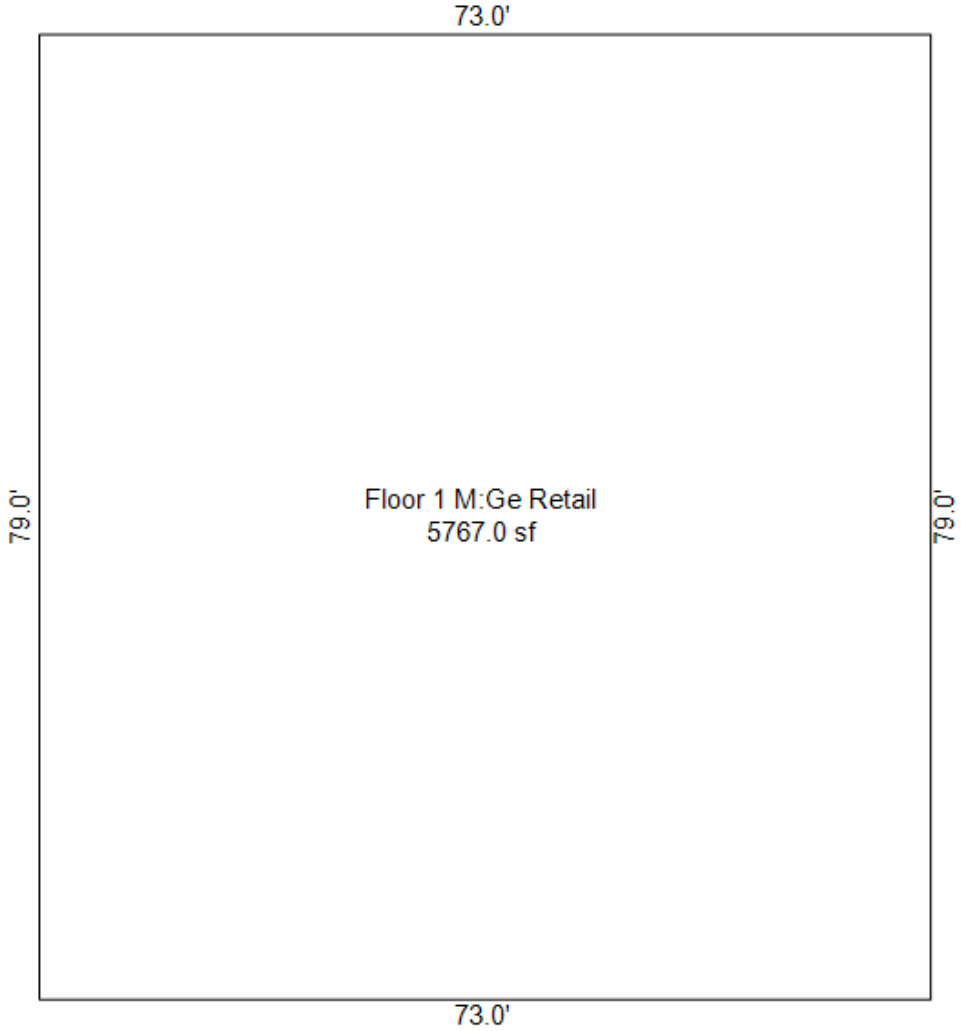
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

Card Improvement Total	171050
Total Improvement Value	171050

SKETCH/AREA TABLE ADDENDUM

Parcel Number		
7048054		
Year	2024	Card 1
Property Address		
9503 E WASHINGTON ST		

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
Floor 1 M:Ge Retail	RET1	5767
	Total Sqft.	5767