| Parcel Number | | Ownership | |
|---|---|---|---|
| 029-16640-12 | | Name | |
| County | BOONE, IN | NTC ASSOCIATES II LLC | |
| Township | EAGLE | | |
| Corporation | | | |
| District | | | |
| Plat | | | |
| Map | | Address | |
| Alt Parcel | 06-04-11-000-002.004-029 | 6100 WEST 96th ST STE 150 | |
| Property Class | 400 | INDIANAPOLIS, IN 46278 | |
| Tax District | 029 EAGLE/ZIONSVILLE | | |
| Neighborhood | 19301-zionsville c/i northwest technology-19301 | | |
| Property Address | | | |
| 5900 W 96TH ST<br>ZIONSVILLE, IN 46077 | | Account | 94296 |
| | | Book | Page |
| | | Legal | |
| | | NORTHWEST TECHNOLOGY CENTER LOT 7<br>2.40A | |

| 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 VACANT LAND-400

**Transfer of Ownership** Year 2016 Card 1

| Date | Grantor | Valid | Amount | Type |
|---|---|---|---|---|
| May 22, 2014 | NTC ASSOCIATES LLC - Jan 01, 2014 | N | 10.00 | Straight |

## VALUATION RECORD

| Assessment Year | | 2016 | 2015 | 2014 |
|---|---|---|---|---|
| Reason for Change | | | | |
| Land | Homestead-C1 | 0 | 0 | 0 |
| | Residential-C2 | 0 | 0 | 0 |
| | Non-Residential-C3 | 600,000 | 600,000 | 600,000 |
| | Total Land | 600,000 | 600,000 | 600,000 |
| Improvements | Homestead-C1 | 0 | 0 | 0 |
| | Residential-C2 | 0 | 0 | 0 |
| | Non-Residential-C3 | 0 | 0 | 0 |
| | Total Imp | 0 | 0 | 0 |
| Total Assessed Value: | | 600,000 | 600,000 | 600,000 |

PRINTED FROM BOONE COUNTY, INDIANA

## Memorandum

2013 pay 2014 Imported Info from 003 parcel BEFORE Field Review,

## 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. | | | | | | | |
| 13 | | 2.400 | | | 250000.00 | 250000.00 | 600000 | | 600000 |
| | | | | | | | | Total Residential Land Value | 600000 |
| | | | | | | | | Total Non-Residential Land Value | 0 |
| | | Total Acreage | 2.40 | | | | | Total Land Value | 600000 |

## 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 | | |
| 2 | Classified Land | | |
| 3 | Undeveloped Land | | |
| 4 | Tillable Land | | |
| 5 | Non-tillable Land | | |
| 6 | Woodland | | |
| 7 | Other Farmland | | |
| 8 | Ag Support Land | | |

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. |

| Occupancy | Story Height | Attic | Bsmt | Crawl |
|---|---|---|---|---|
| 1 ☐ Single Family | | 0 ☑ None | 0 ☑ None | 0 ☑ |
| 2 ☐ Duplex | | 1 ☐ Unfin | 1 ☐ 1/4 | 1 ☐ |
| 3 ☐ Triplex | 1 ☐ Other | 2 ☐ 1/2 Fin | 2 ☐ 1/2 | 2 ☐ |
| 4 ☐ 4-6 Family | 2 ☐ Bi-level | 3 ☐ 3/4 Fin | 3 ☐ 3/4 | 3 ☐ |
| 5 ☐ M home | 3 ☐ Tri-level | 4 ☐ Fin | 4 ☐ Full | 4 ☐ |
| 0 ☐ Row Type | | | | |

| Construction | | Base Area | Floor | Fin.Liv.Area | Value |
|---|---|---|---|---|---|
| 1 Frame or Alum. | | | | | |
| 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 | ☐ |
| Slate or Tile | ☐ |
| | ☐ |
| Metal | ☐ |

| Floors | 1 | 2 | |
|---|---|---|---|
| Earth | ☐ | ☐ | ☐ |
| Slab | ☐ | ☐ | ☐ |
| Sub & Joists | ☐ | ☐ | ☐ |
| | ☐ | ☐ | ☐ |
| Wood | ☐ | ☐ | ☐ |
| Parquet | ☐ | ☐ | ☐ |
| Tile | ☐ | ☐ | ☐ |
| Carpet | ☐ | ☐ | ☐ |
| Linoleum | ☐ | ☐ | ☐ |
| Unfinished | ☐ | ☐ | ☐ |

| Interior Finish | 1 | 2 | |
|---|---|---|---|
| Plaster/Dry Wall | ☐ | ☐ | ☐ |
| Paneling | ☐ | ☐ | ☐ |
| Fiberboard | ☐ | ☐ | ☐ |
| | ☐ | ☐ | ☐ |
| Unfinished | ☐ | ☐ | ☐ |

| Accommodations | | |
|---|---|---|
| Total # Rooms | | |
| Bedrooms | | |
| Family Room | | |
| Formal Dining Room | | |
| | | |
| Rec Room | Type | |
| | Area | |
| Fireplace | Stacks | |
| ☐ Metal | Openings | |

| Heating / Air Conditioning | |
|---|---|
| Central Warm Air | ☐ |
| Hot Water or Steam | ☐ |
| Heat Pump | ☐ |
| No Heat Gravity/Wall/Space | ☐ |
| Central Air Cond. | ☐ |

| Plumbing | # | TF |
|---|---|---|
| Full Baths | | |
| Half Baths | | |
| Kitchen Sink | 1 | 1 |
| Water Heater | 1 | 1 |
| Extra fixtures | | |
| Total | | |
| No Plumb/Wtr Only | ☐ | |

| | | |
|---|---|---|
| | Total Base | |
| | Row-Type Adjustment | |
| sq.ft. | SUB-TOTAL | |
| | Full Unfin Interior (-) | |
| | Half Unfin Interior (-) | |
| | Extra Living Units (+) | |
| | Rec. Room (+) | |
| | Fireplace (+) | |
| | Loft (+) | |
| | No Heat (-) | |
| | Air Conditioning (+) | |
| | No Electricity (-) | |
| | Plumbing (-/+) TF:5 - 5 | |
| | Specialty Plumbing (+) | |
| | Special Features | |
| | Sub-Total One Unit | 0 |
| | Sub-Total 1 Unit(s) | 0 |
| | Garages | |
| | Integral (-) | |
| | Attached Garage (+) | |
| | Attached Carport (+) | |
| | Basement (-) | |
| | Exterior Features | |
| | Sub-Total | |
| | Grade and Design | |
| | Location Multiplier | |
| | Replacement Cost | |

**REMODELING & MODERNIZATION**

| | Amount | Date |
|---|---|---|
| Exterior | | |
| Interior | | |
| Kitchen | | |
| Bath Facilities | | |
| Plumbing System | | |
| Heating System | | |
| Electrical System | | |
| Extensions | | |
| | | |

## Sketch

| Parcel Number | 029-16640-12 | Residential | Card 1 |
|---|---|---|---|

Sketch by Apex Medina™

## Value Adjustment / Exterior Features

Value Adjustments

Exterior Features

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | |

| | |
|---|---|
| Card Improvement Total | |
| Total Improvement Value | |