

Cross Property 360 Property View

5225 Cornelius Avenue, Indianapolis, IN 46208

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Prop Sub/Trans: **Single Fam/Sale** Media: **29** Status: **Active** BLC#: **21809038** List/MoRnt \$: **\$410,000**
 School Dist: **Indianapolis Public Schools** Area: **4903 - Marion - Washington** DOM/CDOM: **3/3** Year Built: **1935**
 Subdivision: **A B CARTERS** Virtual Tour: Interactive VT: Section/Lot: **/912**
 Legal Desc: **A B CARTER'S AMENDED 9TH** New Const: **No** Stage: Est.Comp. Date:
 Bldr/Prjct/Cont: Tax ID: **490611121036000801** MultiTax ID: **2020** Tax Year Due: **2020** Solid Waste: **Yes**
 Semi Tax: **\$1,551** Tax Exempt: **Homestead**
 OtherTax Exemption/



	Sqft
Upper:	1,276
Main:	1,276
Apprx M/U Ttl:	2,552
Basement:	1,276
Apprx M/U & Bsmnt:	3,828
% Fin Bsmnt:	50-75%
Garage:	360
Source:	Assessor

	FB	HB	BD	RM
Upper:	1	0	1	2
Main:	1	0	2	7
M/U Ttl:	2	0	3	9
Bsmnt:	0	0	0	4
Total:	2	0	3	13

Beds: **3**
 Baths: **2/0**
 # Rooms: **13**
 Floor #: **2 Levels**
 Levels: **2 Levels**
 Unit Entry Lvl:

Garage: **Yes, Detached**
 Garage Spaces: **2**
 Basement: **Yes, Finished**
 Foundation: **Other**

Fireplace: **2, Basement, FamilyRoom, GasLog**

Recent: **09/09/2021 : NEW**
 Next OH: **Public: Sun Sep 12, 3:00PM-5:00PM**

Room Information

Room Type	Dimensions	Level	Floors	Window Trtmnt	Room Type	Dimensions	Level	Floors	Window Trtmnt
Master Bedroom	15 x 13	Upper	Carpeting	Yes	Bedroom 2nd	12 x 10	Main	Hardwood	Yes
Bedroom 3rd	12 x 11	Main	Hardwood	Yes	Bonus Room	18 x 9	Upper	Carpeting	No
Breakfast Room	7 x 7	Main	Tile-Ceramic	Yes	Dining Room	14 x 10	Main	Hardwood	Yes
Family Room	27 x 13	Basement	Carpeting	No	Family Room	18 x 12	Main	Hardwood	Yes
Kitchen	13 x 10	Main	Tile-Ceramic	Yes	LaundryRm	11 x 10	Basement	Other	No
Rec/Play Room	15 x 13	Basement	Tile-Ceramic	No	Sun Room	14 x 6	Main	Tile-Ceramic	No
Utility Room	18 x 13	Basement	Other	No					

Directions

Heading south on Meridian head west on 52nd. North on Cornelius and the house is on the right.

Property Description

WALKING distance to Butler University & MORE! CAN YOU SAY CHARMING? This home has so much charm to offer from the arched entry, hardwood floors & don't miss the gorgeous windows! Living room w/cozy fireplace flows in large dining room! Kitchen updates & all appliances included. Two bedrooms on main floor, each w/hardwoods. Full bath on main! Primary bedroom w/ full bath are just up the stairs. Don't miss that HUGE sitting area and closet. SOO MUCH POTENTIAL! Looking for additional "living area" then this home is for you w/large finished room in the basement! Laundry room & additional space for storage or work out area also in the basement! GREAT DRY SPACE! 2 car detached garage close to side door! Entertain on patio & easy to care for yard!

Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

Fireplace in basement sold AS IS-seller never used. Furnace/AC 12/2010 Roof 4/2006-1 layer Driveway will be patched and re-sealed in October due to contractors schedule. Payment has been covered.

Description

Condo Type: **Detached** Condo Descrip: **TraditionalAmerican**
 Property Attached YN: **Detached** Common Walls: **PorchCovered**
 Lifestyle: **Brick** Arch Style: **Bed Other Main, Laundry in Basement, Utility Room**
 Exterior: **Brick** Porch: **BreakfastRoom, DiningRoomFormal**
 Master Bedroom: **ClosetWalkin, TubFull w/Shower** Areas: **Breakfast Bar, Kitchen Eat In**
 Appliances: **Dishwasher, Dryer, Oven/Range-Electric, Refrigerator, Washer** Eating Area: **HardwoodFloors, ScreensSome, WoodWorkStain/Painted**
 Equipment: **SmokeAlarm** Kitchen Features: **DrivewayConcrete, FencePartial**
 Lot Info: **TreeMature** Interior Amen: **0.15**
 Lot Size: **6,652** Acres: **<.25 Acre** Exterior Amen: **0.15**
 Pet Deposit: Refundable: **Smoking:**

Utilities/Environmental

Heating: **ForcedAir** Fuel: **Gas**
 Cooling: **Central Electric, Window Unit(s)** Primary Wtr Source: **Municipal Water Connected**
 Water Heater: **Gas** Primary Sewage Disp: **Municipal Sewer Connected**
 Utility Option: **Cable Connected, Gas Connected** Green Certificate: **No**

Financial/Association Information

Ownership Int: **NoAssoc**

HOA Disclsr:

Contract/Office Information

List Type: **Exclusive Right to Sell** BAC: **2.9 %** Var: **Yes** Insp/Warr: **Not Applicable** Listed: **09/09/2021**
 Circumstances of Sale: **Not Applicable** Disc: **Not Applicable** Disc Oth: **Seller's Disclosure On File** Entered: **09/09/2021**
 Show: **Yes** Show Dt: **09/09/2021** Poss: **AtClosing** Dir Solicit: **No** TOM Dt:
 LOfc: **KWIN05: Keller Williams Indy Metro NE** OP: **(317) 564-7100 X:** OF: **(317) 564-7111 Dir:** WD:
 Lagt: **24297: Amy Corey** Pref: **317-908-2599** Cell: **(317) 908-2599 Show: 317-955-5555** XD:
 Team: **The Referral Team** Fdbk: **317-908-2599** Fdbk: **Amy@Amymoveshomes.com** Change: **09/11/2021**
 CoAggt: Pref: Seller Pd Pts: PD:
 SAggt: Pref:

Requested By: Courtney Newson. Information Deemed Reliable, but not Guaranteed © MIBOR Saturday, September 11, 2021 11:44 AM

Owner Information

Owner Name: **Badger David M** Mailing Address: **5225 Cornelius Ave**

Tax Billing City & State:	Indianapolis In	Tax Billing Zip:	46208
Tax Billing Zip+4:	2511	Carrier Route:	C018
Owner Occupied Flag:	O		

Location Information

Township:	Indianapolis Washington	Subdivision:	A B Carters Amd 9th Add
Lot:	912	Township Range Sect:	160311
Property Zip:	46208	Property Zip+4:	2511
Property Address Carrier Route:	C018	Census Tract:	321800
Neighborhood Code:	8120751	Topography:	FLAT/LEVEL
Flood Zone Code:	X500	Flood Zone Panel:	18097C0135F
Flood Zone Date:	04/19/2016		

Estimated Value

RealAVM™:	\$413,200	RealAVM™ Range High:	\$433,860
RealAVM™ Range Low:	\$392,540	Value As Of:	09/04/2021
Confidence Score:	67	Forecast Standard Deviation:	5

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

New Parcel ID:	490611121036000801	Parcel ID:	8017205
Tax ID:	49-06-11-121-036.000-801	Assessment Year:	2021
Land Assessment:	\$34,700	Improved Assessment:	\$247,500
Total Assessed Value:	\$282,200	% Improved:	88
Tax Exempt Amount:	\$125,315	Tax Year:	2020
Semi-Annual Tax Amount:	\$1,551.41	Total Tax Amount:	\$3,202
Tax Area:	801		
Legal Description:	A B CARTER'S AMENDED 9TH ADD L912 & 7 1/2FT E &ADJ FOR VAC ALLEY		
Exemptions:			
Homestead, MORTGAGE			

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$282,200	\$265,900	\$252,900
Assessed Value - Land	\$34,700	\$34,700	\$34,700
Assessed Value - Improved	\$247,500	\$231,200	\$218,200
YOY Assessed Change (\$)	\$16,300	\$13,000	
YOY Assessed Change (%)	6%	5%	
Market Value - Total	\$282,200	\$265,900	\$252,900
Market Value - Land	\$34,700	\$34,700	\$34,700
Market Value - Improved	\$247,500	\$231,200	\$218,200
Tax Year	2020	2019	2018
Total Tax	\$3,202.02	\$3,102.52	\$2,962.50
Change (\$)	\$100	\$140	
Change (%)	3%	5%	

Seasonal Tax

	Year	Tax Amount
Winter	2020	\$1,551.41
Summer	2020	\$1,551.41
Prior Winter	2019	\$1,502.86
Prior Summer	2019	\$1,502.86

Jurisdiction	Tax Amount	Tax Type
Storm Water	\$34	
Storm Water	\$34	
Solid Waste	\$16	
Solid Waste	\$16	

Characteristics

Lot Acres:	0.153	Lot Sq Ft:	6,652
Lot Frontage:	50	Lot Depth:	133
Land Use - County:	One Family Dwlg On Plat Lot	Land Use - CoreLogic:	Sfr
Building Type:	Single Family	Year Built:	1935
Stories:	1.0	Above Grade Sq Ft:	2,552
Finished Bldg Sq Ft:	2,552	Finished Bldg Sq Ft:	2,552
Total Building Sq Ft:	3,828	Total Adjusted Bldg Sq Ft:	3,828

First Floor Sq Ft:	1,276	Basement Sq Ft:	1,276
Attic Sq Ft:	1,276	Attic Type:	FINISHED
Total Rooms:	8.000	Bedrooms:	3
Total Baths:	1	Full Baths:	1.000
Dining Rooms:	1	Other Rooms:	DINING ROOM, ATTIC
Fireplace:	Y	Number of Fireplaces:	1
Heat Type:	Warm Air	Cooling Type:	Central
Construction:	Brick	Roof Material:	Asphalt Shingle
Garage Type:	Detached Garage	Garage Capacity:	0
Garage Sq Ft:	360	Water:	TYPE UNKNOWN
Sewer:	Type Unknown		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Detached Garage	S	360			1935

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