



Legal and Vesting
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	114067	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	KRISTA GRANGE AND ALLEN GRANGE		
PROPERTY ADDRESS:	15951 S ZELLWOOD DR, CLINTON, INDIANA, 47842		
CITY, STATE AND COUNTY:	CLINTON, INDIANA (IN) AND VERMILLION		

SEARCH INFORMATION

SEARCH DATE:	12/12/2023	EFFECTIVE DATE:	12/11/2023
NAME(S) SEARCHED:	KRISTA GRANGE AND ALLEN GRANGE		
ADDRESS/PARCEL SEARCHED:	15951 S ZELLWOOD DR, CLINTON, INDIANA, 47842/83-13-20-220-036.000-001/83-13-20-220-001.000-001		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ALLEN E. GRANGE AND KRISTA J. GRANGE, HUSBAND AND WIFE
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COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MICHAEL S. MCLEISH AND CYNTHIA S. MCLEISH HUSBAND AND WIFE
DATED DATE:	10/03/2007	GRANTEE:	ALLEN E. GRANGE AND KRISTA J. GRANGE, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/10/2007
INSTRUMENT NO:	200702419		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CLINTON
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN VERMILLION COUNTY, STATE OF INDIANA:

LOT NUMBERS ELEVEN (11) AND TWELVE (12) IN ERIN WOOD SUBDIVISION, CLINTON TOWNSHIP, VERMILLION COUNTY, INDIANA.

83-13-20-220-036.000-001

GRANGE, ALLEN E & KRISTA J

15951 S ZELLWOOD DR

510, 1 Family Dwell - Platted Lot

CLINTON TWP - GD / 1/2

General Information

Parcel Number 83-13-20-220-036.000-001
Local Parcel Number 001-013-0191-01

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Vermillion
Township CLINTON TOWNSHIP
District 001 (Local 001)
School Corp 8020
Neighborhood 8301006-001
Section/Plat
Location Address (1)
15951 S ZELLWOOD DR
CLINTON, IN 47842

Zoning

Subdivision ERIN WOOD

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Water, Gas, Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 20, 2023

Review Group 2022

Ownership

GRANGE, ALLEN E & KRISTA J
15951 SOUTH ZELLWOOD DR
CLINTON, IN 47842

Legal

001-013-0191-01 ERIN WOOD SUB LOT 1.1437 AC



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 150' X 200', CI 150' X 200')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

12/5/2022 JNC9: 23 PAY 24 OLD PARCEL # 83-99-99-999-097.000-001, CHGD 11x16 WDDK TO 11x15 CNPY/WDDK
11/5/2018 JNC9: 19 PAY 20 CORRECTED LOT SIZE
5/11/2015 MM01: Plexis Conv. Note 08/14/2002 Parcel 2002 REASS ADDED DECK,POOL,APRON,CHANGED COND ON HOME
5/11/2015 MM02: Plexis Conv. Note 04/29/2005 Parcel 2004 FORM 133 REMOVED 1/2 BATH, ADDED FULL BATH

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 2s New
Finished Area 2854 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	165	\$3,200
Canopy, Roof Extension	165	\$1,800
Wood Deck	704	\$9,900
Porch, Open Frame	78	\$4,100

Plumbing

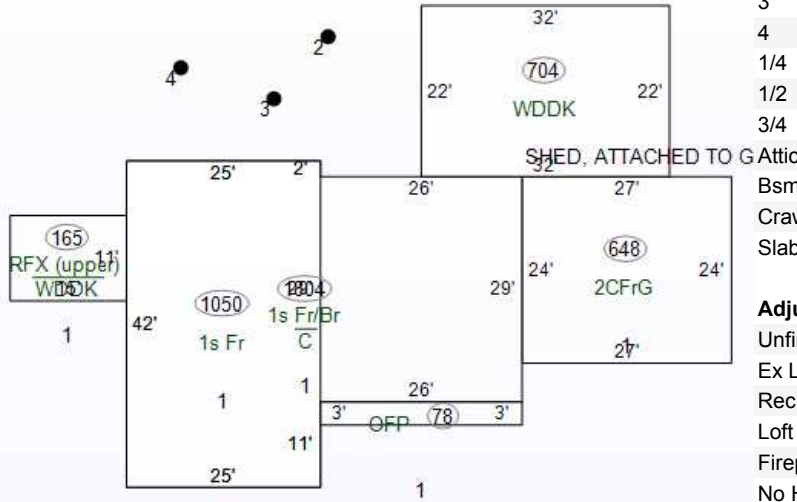
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1804	1804	\$118,400	
2 1Fr	1050	1050	\$41,000	
3				
4				
1/4				
1/2				
3/4				

SHED, ATTACHED TO G Attic

Bsmt			
Crawl	1804	0	\$7,900
Slab			

Total Base \$167,300

Adjustments 1 Row Type Adj. x 1.00 \$167,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1804 2:1050	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$180,100

Sub-Total, 1 Units

Exterior Features (+) \$19,000 \$199,100

Garages (+) 648 sqft \$19,600 \$218,700

Quality and Design Factor (Grade) 1.10

Location Multiplier 0.91

Replacement Cost \$218,919

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	2	1/6 Masonry	C+2	1972	1972	51 A		0.91		2,854 sqft	\$218,919	40%	\$131,350	0%	100%	1.150	1.0000	\$151,100
2: Patio (free standing) R	0%	1		C	2001	2001	22 A		0.91		856 sqft	\$4,186	22%	\$3,270	0%	100%	1.000	1.0000	\$3,300
3: Pool, In Ground R 01	0%	1		C	2001	2001	22 A	\$30.33	0.91	\$27.60	20'x40'	\$22,080	65%	\$7,730	0%	100%	1.000	1.0000	\$7,700
4: Utility Shed R 01	0%	1		C+2	1972	1972	51 A	\$17.72	0.91	\$17.74	16'x27'	\$7,663	65%	\$2,680	0%	100%	1.000	1.0000	\$2,700

83-13-20-220-001.000-001

GRANGE, ALLEN E & KRISTA J

15951 ZELLWOOD

500, Vacant - Platted Lot

CLINTON TWP - GD / 1/2

General Information

Parcel Number 83-13-20-220-001.000-001
Local Parcel Number 001-013-0191-00

Tax ID:

Routing Number

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County Vermillion
Township CLINTON TOWNSHIP
District 001 (Local 001)
School Corp 8020
Neighborhood 8301006-001
Section/Plat
Location Address (1) 15951 ZELLWOOD CLINTON, IN 47842

Zoning

Subdivision ERIN WOOD

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Unpaved

Neighborhood Life Cycle Stage Static

Printed Thursday, April 20, 2023

Review Group 2019

Ownership

GRANGE, ALLEN E & KRISTA J
15951 ZELLWOOD DR
CLINTON, IN 47842

Legal

ERIN WOOD SUB LOT 12 1.437AC

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/09/2007 and 01/01/1900.

Notes

11/5/2018 JNC9: 19 PAY 20 CORRECTED LOT SIZE
5/11/2015 MM01: Plexis Conv. Note 04/29/2005 Parcel 2004 FORM 133 INC INFL FACTOR ON VACANT LOT



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 150' X 200', CI 150' X 200')

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Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector

Appraiser 11/18/2022 TYLER

Total Value \$12,800

Search Results for:

NAME: Grange Krista (Super Search)



**REGION: Vermillion County, IN
DOCUMENTS VALIDATED UP TO: 12/12/2023 2:17 PM**

Showing 9 results

Filter:

Document Details	County	Date	Type	Name	Legal
200702419	Vermillion	10/10/2007	DEED : WARRANTY DEED	GRANGE, KRISTA J Search Search MCLEISH, CYNTHIA S Search MCLEISH, MICHAEL S Search GRANGE, ALLEN E	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
200702420	Vermillion	10/10/2007	MORT : MORTGAGE	GRANGE, KRISTA J Search Search GRANGE, ALLEN E Search OLD NATIONAL BANK	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
200800128	Vermillion	01/18/2008	MORT : ASSIGNMENT OF MORTGAGE	GRANGE, KRISTA J Search Search OLD NATIONAL BANK Search GRANGE, ALLEN E	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
200800219	Vermillion	01/31/2008	MORT : MORTGAGE	GRANGE, KRISTA J Search Search GRANGE, ALLEN E Search OLD NATIONAL BANK	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
2012002547	Vermillion	11/28/2012	MORT : MORTGAGE	GRANGE, KRISTA J Search Search GRANGE, ALLEN E Search OLD NATIONAL BANK	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
2012002610	Vermillion	12/10/2012	REL : MORTGAGE RELEASE	GRANGE, KRISTA J Search Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search GRANGE, ALLEN E	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP

Document Details	County	Date	Type	Name	Legal
2012002625	Vermillion	12/12/2012	REL : MORTGAGE RELEASE	GRANGE, KRISTA J Search Search OLD NATIONAL BANK Search GRANGE, ALLEN E	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
2015001360	Vermillion	07/31/2015	MORT : MORTGAGE	GRANGE, KRISTA J Search Search GRANGE, ALLEN E Search OLD NATIONAL BANK	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
2020000358	Vermillion	03/09/2020	DEED : PERSONAL REP DEED	GRANGE, KRISTA J Search Search FIRST FINANCIAL BANK Search MELLINGER, JOHN Search LEARNARD, KATHY D see details for more	Search Lot 8 MOSBARGER & HOLD'S AD PERRYSVILLE Search Lot 9 MOSBARGER & HOLD'S AD PERRYSVILLE Search Lot 10 MOSBARGER & HOLD'S AD PERRYSVILLE

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Search Results for:

NAME: Grange Allen (Super Search)

REGION: Vermillion County, IN
DOCUMENTS VALIDATED UP TO: 12/12/2023 2:17 PM

Showing 15 results

Filter:

Document Details	County	Date	Type	Name	Legal
2013001663	Vermillion	08/02/2013	DEED : WARRANTY DEED	GRANGE ALLEN, E Search Search BALL, ANN M Search SCHMIDT, DIANA L Search SCHUCHMAN, KAREN L	Search Lot 18 EMELINE A. WHITCOMB'S ADD CLINTON CITY
98001675	Vermillion	06/25/1998	DEED : WARRANTY DEED	GRANGE, ALLEN Search Search KENNETT, DELORES J Search KENNETT, DENVER L Search GRANGE, JULIA	Search Lot 26 ERIN WOOD SUB CLINTON TWP
98001676	Vermillion	06/25/1998	MORT : MORTGAGE	GRANGE, ALLEN Search Search GRANGE, JULIA A Search FIRST CITIZENS STATE BANK	Search Lot 26 ERIN WOOD SUB CLINTON TWP
200100302	Vermillion	02/08/2001	REL : MORTGAGE RELEASE	GRANGE, ALLEN Search Search FIRST CITIZENS STATE BANK Search GRANGE, JULIA A	see details
2013001921	Vermillion	09/04/2013	DEED : QUIT CLAIM DEED	GRANGE, ALLEN Search Search GRANGE, JULIA	Search Lot 26 ERIN WOOD SUB CLINTON TWP
Book 112, Page 557	Vermillion	08/10/1970	DEED : WARRANTY DEED	GRANGE, ALLEN E Search Search MORRIS, BERTHA J Search MORRIS, WILBUR L Search GRANGE, GAIL P	Search Lot 1,2 LAURA BELLE HIDDLE'S 1ST ADD ST BERNICE

Document Details	County	Date	Type	Name	Legal
Book 139, Page 427	Vermillion	05/21/1984	DEED : WARRANTY DEED	GRANGE, ALLEN E Search Search GRANGE, GAIL P Search PEARMAN, BILLY R Search PEARMAN, MARGARET A	Search Lot 1 LAURA BELLE HIDDLE'S 1ST ADD ST BERNICE Search Lot 2 LAURA BELLE HIDDLE'S 1ST ADD ST BERNICE
200702419	Vermillion	10/10/2007	DEED : WARRANTY DEED	GRANGE, ALLEN E Search Search MCLEISH, CYNTHIA S Search MCLEISH, MICHAEL S Search GRANGE, KRISTA J	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
200702420	Vermillion	10/10/2007	MORT : MORTGAGE	GRANGE, ALLEN E Search Search GRANGE, KRISTA J Search OLD NATIONAL BANK	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
200800128	Vermillion	01/18/2008	MORT : ASSIGNMENT OF MORTGAGE	GRANGE, ALLEN E Search Search OLD NATIONAL BANK Search GRANGE, KRISTA J	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
200800219	Vermillion	01/31/2008	MORT : MORTGAGE	GRANGE, ALLEN E Search Search GRANGE, KRISTA J Search OLD NATIONAL BANK	Search Lot 11 ERIN WOOD SUB CLINTON TWP Search Lot 12 ERIN WOOD SUB CLINTON TWP
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