



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-01386	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	LEIF E NULSEN AND ANNELIESE R NULSEN		
PROPERTY ADDRESS:	5121 BEAUMONT WAY S, INDIANAPOLIS, IN 46250		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) , MARION		

### SEARCH INFORMATION

SEARCH DATE:	01/10/2025	EFFECTIVE DATE:	01/09/2025
NAME(S) SEARCHED:	LEIF E NULSEN AND ANNELIESE R NULSEN		
ADDRESS/PARCEL SEARCHED:	5121 BEAUMONT WAY S, INDIANAPOLIS, IN 46250/8057185		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

LEIF E. NULSEN AND ANNELIESE R. NULSEN, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	JAMES D. ROGGE AND NANCY N. ROGGE, AS CO-TRUSTEES OF THE JAMES D. ROGGE REVOCABLE TRUST AGREEMENT DATED JUNE 29, 1999
DATED DATE:	06/23/2014	GRANTEE:	LEIF E. NULSEN AND ANNELIESE R. NULSEN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/12/2014
INSTRUMENT NO:	A201400075415		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

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

PART OF LOT 26 IN BEAUMONT ON THE GREEN, SECTION THREE, AS PER PLAT THEREOF RECORDED ON OCTOBER 7, 1986, AS INSTRUMENT NUMBER 86-101026, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 26 IN BEAUMONT ON THE GREEN, SECTION THREE AS PER THE PLAT THEREOF RECORDED ON OCTOBER 7, 1986; THENCE NORTH 87 DEGREES 35 MINUTES 54 SECONDS WEST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 74.28 FEET TO THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF A WALL COMMON TO TWO (2) SINGLE FAMILY DWELLINGS; THENCE NORTH 02 DEGREES 22 MINUTES 17 SECONDS EAST ON SAID PROLONGATION OF THE CENTERLINE OF SAID COMMON WALL AND THE NORTHERLY PROLONGATION OF SAID CENTERLINE 92.00 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 29 SECONDS WEST 26.77 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 27 MINUTES 27 SECONDS EAST; THENCE EASTERLY ON SAID CURVE 60.72 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 84 DEGREES 58 MINUTES 03 SECONDS EAST 24.37 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS EAST ON THE EAST LINE OF SAID LOT 132.57 FEET TO THE POINT OF BEGINNING.

<b>Parcel Number</b> 8057185		<b>Ownership</b> <b>Name</b>		<b>Transfer of Ownership</b>		<b>Year</b>	<b>2024</b>	<b>Card 1</b>
<b>County</b>	Marion, IN	NULSEN, LEIF E & ANNELIESE R		<b>Date</b>	<b>Grantor</b>	<b>Valid</b>	<b>Amount</b>	<b>Type</b>
<b>Township</b>	WASHINGTON			Aug 05, 2014	Agreement James D. Rogge Revocable - Jun 22, 2014	Y	400000.00	Sale
<b>Corporation</b>				Aug 08, 2014	ROGGE, JAMES D & NANCY N - Jan 01, 1900	Y	400000.00	Straight
<b>District</b>								
<b>Plat</b>								
<b>Map</b>	3---0736--020	<b>Address</b>						
<b>Alt Parcel</b>	49-02-21-106-016.000-800	5121 BEAUMONT WAY SOUTH DR						
<b>Property Class</b>	510	INDIANAPOLIS, IN 46250-1662						
<b>Tax District</b>	800							
<b>Neighborhood</b>	806580140-8-065p-140							

**Property Address**  
5121 BEAUMONT WAY S DR  
INDIANAPOLIS, IN 46250

**Topography**  
 Level  
 High  
 Low  
 Rolling  
 Swampy

**Pub. Utilities**  
 Water  
 Sewer  
 Gas  
 Electricity

**Street or Rd.**  
 Paved  
 Unpaved  
 Proposed  
 Sidewalk  
 Alley

**Neighborhood**  
 Improving  
 Static  
 Declining  
 Other  
 Blighted

<b>Account</b>				2279637		<b>Assessment Year</b>			2024	2023	2022
<b>Book</b>				<b>Page</b>		<b>Reason for Change</b>					
<b>Legal</b>				BEAUMONT ON THE GREEN SEC 3 PT L26 BEG SECOR L26; W74.28' N92' NW26.77' E60.72' E24.37'S132.57' TO BEG APPROX 10014 SQ FT		<b>Land</b>	Homestead-C1	70,600	70,600	58,200	
				Residential-C2	0		0	0			
				Non-Residential-C3	0		0	0			
				<b>Total Land</b>	<b>70,600</b>		<b>70,600</b>	<b>58,200</b>			
				<b>Improvements</b>	Homestead-C1	497,300	412,700	412,700			
					Residential-C2	0	0	0			
					Non-Residential-C3	0	0	0			
					<b>Total Imp</b>	<b>497,300</b>	<b>412,700</b>	<b>412,700</b>			
				<b>Total Assessed Value:</b>			<b>567,900</b>	<b>483,300</b>	<b>470,900</b>		

**VALUATION RECORD**

**Property Sub Class:**

RES ONE FAMILY PLATTED LOT-510

PRINTED FROM MARION COUNTY, INDIANA

**Memorandum**

**LAND DATA AND COMPUTATIONS**

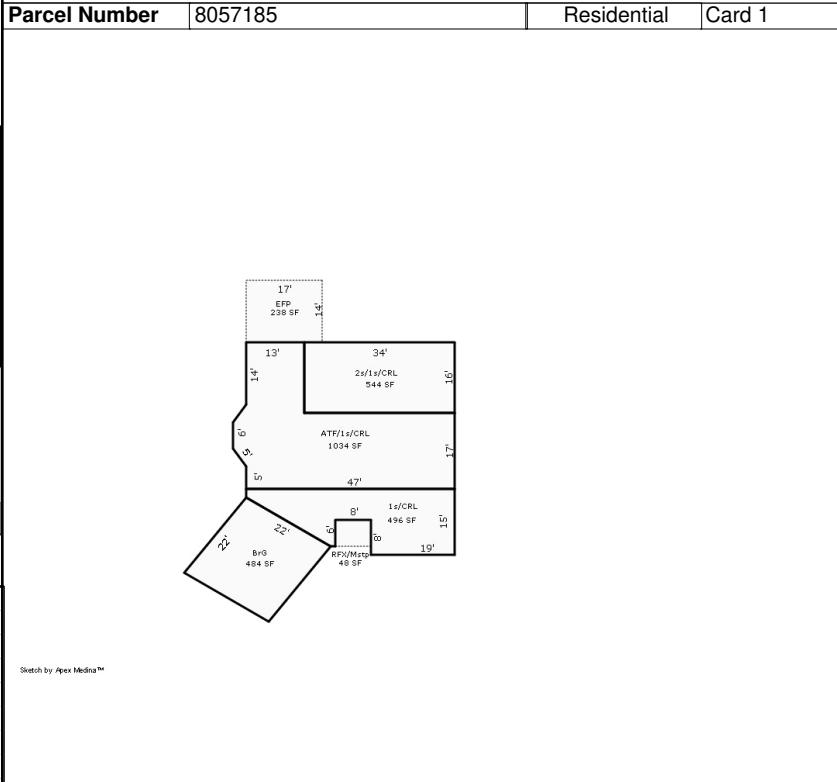
Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value	
F-9	85	80	126	0.92	960.00	883.00	70640	0-	70640	
<b>Acreeage / Sq. Ft.</b>										
									<b>Total Residential Land Value</b>	70600
									<b>Total Non-Residential Land Value</b>	0
<b>Total Acreeage</b>				0.23	<b>Total Land Value</b>				70600	

**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
- 1 Topography
- 2 Under Improved
- 3 Excess Frontage
- 4 Shape or Size
- 5 Misimprovement
- 6 Restrictions
- 7 Traffic Flow
- 8 View
- 9 Corner Infl.

Occupancy	Story Height	Attic	Bsmt	Crawl
1 <input checked="" type="checkbox"/> Single Family	1.00	0 <input type="checkbox"/> None	0 <input checked="" type="checkbox"/> None	0 <input type="checkbox"/>
2 <input type="checkbox"/> Duplex		1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/>
3 <input type="checkbox"/> Triplex		2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/>
4 <input type="checkbox"/> 4-6 Family		3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/>
5 <input type="checkbox"/> M home		3 <input type="checkbox"/> Tri-level	4 <input checked="" type="checkbox"/> Full	4 <input checked="" type="checkbox"/>
0 <input type="checkbox"/> Row Type				

### Sketch



### Value Adjustment / Exterior Features

Parcel Number 8057185 Residential Card 1

Value Adjustments

Exterior Features  
 Porch- Enclos Frm/ equal- 1st - 1 - 238sf - 12100  
 Stoop- Msrny- Elevated - 1 - 48sf - 1800  
 Canopy- Roof Extension - 1 - 48sf - 800

Construction	Base Area	Floor	Fin.Liv.Area	Value	
1 Frame or Alum.	7	2,074	1.00	2,074	141,600
2 Stucco	1	544	2.00	544	28,700
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick	1,034	Attic	1,034		17300
8 Stone		Basement			
9 Frame w/Masonry	2,074	Crawl			8,400

Roofing		Total Base	Value
Asphalt Shingles	<input checked="" type="checkbox"/>	196,000	196,000
Slate or Tile	<input type="checkbox"/>		
Metal	<input type="checkbox"/>		
	<input type="checkbox"/>		
Floors		Row-Type Adjustment	Value
Earth	<input type="checkbox"/>	1.00	1.00
Slab	<input type="checkbox"/>		
Sub & Joists	<input checked="" type="checkbox"/>		
Wood	<input type="checkbox"/>		
Parquet	<input type="checkbox"/>		
Tile	<input type="checkbox"/>		
Carpet	<input checked="" type="checkbox"/>		4,500
Linoleum	<input type="checkbox"/>		
Unfinished	<input type="checkbox"/>		
Interior Finish		3652	6,100
Plaster/Dry Wall	<input type="checkbox"/>	Air Conditioning (+)	6,100
Paneling	<input type="checkbox"/>	No Electricity (-)	
Fiberboard	<input type="checkbox"/>	Plumbing (-/+)	
Unfinished	<input type="checkbox"/>	TF:14 - 5 = 9	7,200
		Specialty Plumbing (+)	
		Special 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
Dwelling		Brick	A	1988	1988	A				3652	1.00		390720	26	289130	100	1.00	1.72	497300

Accommodations		Sub-Total One Unit	Value
Total # Rooms	11	213,800	213,800
Bedrooms	3		
Family Room	1		
Formal Dining Room	1		
Rec Room	Type	Integral (-)	
	Area	484 Attached Garage (+)	15,700
		Attached Carport (+)	
		Basement (-)	
Fireplace	Stacks	Exterior Features	14,700
	Openings		
		<b>Sub-Total</b>	<b>244,200</b>
Heating / Air Conditioning		Grade and Design	A 160
Central Warm Air	<input checked="" type="checkbox"/>	Location Multiplier	1.00
Hot Water or Steam	<input type="checkbox"/>		
Heat Pump	<input type="checkbox"/>		
No Heat	<input type="checkbox"/>		
Gravity/Wall/Space	<input type="checkbox"/>		
Central Air Cond.	<input checked="" type="checkbox"/>		
Plumbing		Replacement Cost	390,720
Full Baths	1	<b>REMODELING &amp; MODERNIZATION</b>	
Half Baths	2	<b>Amount</b>	<b>Date</b>
Kitchen Sink	1	Exterior	
Water Heater	1	Interior	
Extra fixtures	5	Kitchen	
		Bath Facilities	
		Plumbing System	
		Heating System	
		Electrical System	
		Extensions	
<b>Total</b>	<b>14</b>		
No Plumb/Wtr Only	<input type="checkbox"/>		

Card Improvement Total 497300  
 Total Improvement Value 497300

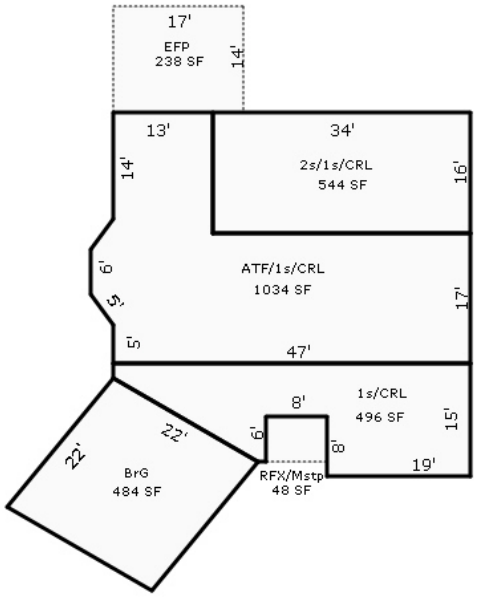
**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
8057185		
<b>Year</b>	2024	<b>Card 1</b>
<b>Property Address</b>		
5121 BEAUMONT WAY S DR		

**SKETCH/AREA TABLE ADDENDUM**

**AREA CALCULATIONS SUMMARY**

Name	Description	Size (Sqft)
	<b>Total Sqft.</b>	



Sketch by Apex Medina™

104444

JOSEPH P. COVINO  
MARION COUNTY ASSESSOR

2014 AUG - 8 A 8:06

DULY EXEMPTED FROM TAXES  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

A201400075415

08/12/2014 06:24 AM

JULIE L. VOORHIES

MARION COUNTY IN RECORDER

FEE: \$ 21.50

PAGES: 2

By: TK

7

**TRUSTEES' DEED**

(Parcel No. 8057185/49-02-21-106-016.000-800)

THIS INDENTURE WITNESSETH, That James D. Rogge and Nancy N. Rogge, as Co-Trustees of the James D. Rogge Revocable Trust Agreement dated June 29, 1999 ("Grantor"), by virtue of and pursuant to the authority vested in said Trustees in and by said Trust, do hereby CONVEY unto Leif E. Nulsen and Anneliese R. Nulsen, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Marion County, State of Indiana:

Part of Lot 26 in Beaumont on the Green, Section Three, as per plat thereof recorded on October 7, 1986, as Instrument Number 86-101026, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the Southeast Corner of Lot 26 in Beaumont on the Green, Section Three as per the plat thereof recorded on October 7, 1986; thence North 87 degrees 35 minutes 54 seconds West (assumed bearing) on the South line of said Lot 74.28 feet to the Southerly prolongation of the centerline of a wall common to two (2) single family dwellings; thence North 02 degrees 22 minutes 17 seconds East on said prolongation of the centerline of said common wall and the Northerly prolongation of said centerline 92.00 feet; thence North 28 degrees 17 minutes 29 seconds West 26.77 feet to the point of curvature of a non-tangent curve to the right the radius point of which bears South 17 degrees 27 minutes 27 seconds East; thence Easterly on said curve 60.72 feet to the point of tangency thereof; thence North 84 degrees 58 minutes 03 seconds East 24.37 feet to the Northeast Corner of said Lot; thence South 00 degrees 16 minutes 10 seconds East on the East line of said Lot 132.57 feet to the point of beginning.

The address of such real estate is commonly known as 5121 Beaumont Way South Drive, Indianapolis, Indiana 46250.

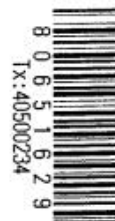
Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; subject to rights of way for roads, streets and highways; and subject to such matters as would be disclosed by an accurate survey and inspection of the real estate.

*[remainder of page intentionally left blank - signature page follows]*

Marion County Assessor

AUG 08 2014

Received - 500



Handwritten initials and a circled number 2.

IN WITNESS WHEREOF, the undersigned have executed this deed this 23 day of June, 2014.

GRANTOR: James D. Rogge Revocable Trust Agreement dated June 29, 1999

By: James D. Rogge, Trustee  
James D. Rogge, Trustee

By: Nancy N. Rogge, Trustee  
Nancy N. Rogge, Trustee

STATE OF INDIANA )  
COUNTY OF Marion ) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared James D. Rogge and Nancy N. Rogge, who acknowledged the execution of the foregoing Trustees' Deed, as Co-Trustees of the James D. Rogge Revocable Trust Agreement dated June 29, 1999, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 23 day of June, 2014

My Commission Expires: 3-18-15



Dina L. McShay  
Notary Public  
Printed  
Resident of Marion County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Robert A. Hicks  
Grantor's mailing address: Same  
Grantee's mailing address for tax statements is: 5121 Beaumont Way South Drive  
After recording, return to: Indianapolis IN 46250

1590761  
FA663352

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/26/2021		A202100010352	MORTGAGE...	NULSEN LEIF E		GRANTEE
12/17/2020		A202000150449	AFFIDAVL...	NULSEN LEIF E		THIRD PART...
12/16/2020		A202000149842	MORTGAGE	NULSEN LEIF E		GRANTOR
09/20/2016	09/07/2016	A201600103785	MORTGAGE	NULSEN LEIF E		THIRD PART...
09/16/2016	09/01/2016	A201600102410	MORTGAGE	NULSEN LEIF E		GRANTOR
08/12/2014	06/16/2014	A201400075417	MORTGAGE	NULSEN LEIF E		GRANTOR
08/12/2014	06/23/2014	A201400075416	MORTGAGE	NULSEN LEIF E		GRANTOR
08/12/2014	06/23/2014	A201400075415	DEED	NULSEN LEIF E		GRANTEE
02/23/2004		A200400044715	MORTGAGE...	NULSEN LEIF		GRANTEE
01/05/2004	10/18/2002	A200400001170	ASSIGNME...	NULSEN LEIF		GRANTEE
11/19/2003	10/17/2003	A200300249147	DEED	NULSEN LEIF		GRANTOR
03/24/2003	10/11/2002	A200300063317	ASSIGNME...	NULSEN LEIF E		GRANTEE
03/22/2003	12/24/2002	A200300061718	MORTGAGE...	NULSEN LEIF E		GRANTEE
03/22/2003	03/04/2003	A200300061717	MORTGAGE...	NULSEN LEIF E		GRANTEE
11/20/2002	10/11/2002	A200200223967	MORTGAGE	NULSEN LEIF E		GRANTOR

Results found: 81



Displaying page: 1 of 6



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/11/2002	10/18/2002	A200200217596	MORTGAGE	NULSEN LEIF		GRANTOR
11/09/2002	11/01/2002	A200200216959	MORTGAGE...	NULSEN LEIF E		GRANTEE
06/13/2002	05/20/2002	A200200111329	MORTGAGE	NULSEN LEIF E		GRANTOR
07/27/2000	07/24/2000	A200000117557	MORTGAGE...	NULSEN LEIF E		GRANTEE
07/21/2000	05/14/2000	A200000114653	POWER OF...	NULSEN LEIF E		GRANTEE
03/03/2000	02/19/2000	A200000034006	MORTGAGE	NULSEN LEIF		GRANTOR
05/20/1998	04/01/1998	A199800084100	ASSIGNME...	NULSEN LEIF E		GRANTEE
04/21/1998	04/07/1998	A199800065120	MORTGAGE...	NULSEN LEIF		GRANTEE
03/26/1998	03/11/1998	A199800048836	MORTGAGE	NULSEN LEIF E		GRANTOR
06/02/1997	08/28/1996	A199700074139	ASSIGNME...	NULSEN LEIF		GRANTEE
01/22/1997	10/31/1996	A199700013808	MORTGAGE...	NULSEN LEIF		GRANTEE
10/10/1996	08/23/1996	A199600142421	MORTGAGE	NULSEN LEIF		GRANTOR
10/03/1996	08/22/1996	A199600139061	MORTGAGE...	NULSEN LEIF E		GRANTEE
09/16/1996	08/15/1996	A199600128011	DEED	NULSEN LEIF E		GRANTOR
08/08/1996		A199600109940	MORTGAGE	NULSEN LEIF		GRANTOR

Results found: 81



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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/08/1996	07/15/1996	A199600109939	DEED	NULSEN LEIF		GRANTEE
11/15/1995	06/19/1995	A199500147204	ASSIGNME...	NULSEN LEIF E		GRANTEE
11/11/1994	11/08/1994	A199400168530	MORTGAGE...	NULSEN LEIF E		GRANTEE
09/27/1993		A199300142206	MORTGAGE...	NULSEN LEIF E		GRANTEE
06/24/1993		A199300075373	EASEMENT	NULSEN LEIF E		GRANTOR
08/06/1992	07/15/1992	A199200103382	ASSIGNME...	NULSEN LEIF E		GRANTEE
01/28/1992	01/06/1992	A199200010638	MORTGAGE...	NULSEN LEIF E		GRANTEE
12/16/1991		A199100129011	AFFIDAVI...	NULSEN LEIF E		GRANTEE
12/16/1991	12/11/1991	A199100129010	MORTGAGE	NULSEN LEIF E		GRANTOR
09/18/1990	08/07/1990	A199000097027	ASSIGNME...	NULSEN LEIF E		GRANTEE
08/30/1990	08/01/1990	A199000090070	MORTGAGE	NULSEN LEIF E		GRANTOR
08/22/1990	07/16/1990	A199000087098	DEED	NULSEN LEIF E		GRANTOR
08/22/1990	07/31/1990	A199000087075	MORTGAGE	NULSEN LEIF E		GRANTOR
08/22/1990	07/31/1990	A199000087074	DEED	NULSEN LEIF E		GRANTEE
08/03/1990		A199000079107	DOING BU...	NULSEN LEIF E		GRANTOR

Results found: 81



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