



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02469	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	STEPHANI A WILSON		
PROPERTY ADDRESS:	1527 AUBERT ST, PLAINFIELD, IN 46168		
CITY, STATE AND COUNTY:	PLAINFIELD, INDIANA (IN) , HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	07/01/2025	EFFECTIVE DATE:	06/30/2025
NAME(S) SEARCHED:	STEPHANI A WILSON		
ADDRESS/PARCEL SEARCHED:	1527 AUBERT ST, PLAINFIELD, IN 46168/ 32-10-26-496-001.000-012		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

STEPHANI ANN WILSON
COMMENTS:

VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	MICHAEL E. SMITH, SUCCESSOR TRUSTEE OF THE SMITH FAMILY REVOCABLE TRUST, DATED MAY 27, 1999
DATED DATE:	06/25/2020	GRANTEE:	STEPHANI ANN WILSON
BOOK/PAGE:	N/A	RECORDED DATE:	07/01/2020
INSTRUMENT NO:	202017630		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF PLAINFIELD
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN HENDRICKS COUNTY, STATE OF INDIANA, FO-WIT:

LOT NUMBER SEVENTY-FIVE (75) IN SKELTON'S THIRD ADDITION, AN ADDITION TO THE TOWN OF PLAINFIELD, INDIANA, HENDRICKS COUNTY, INDIANA AS PER PLAT THEREOF RECORDED SEPTEMBER 12, 1955, IN PLAT BOOK 4, PAGE 91 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA;

Hendricks County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)
[2025 Property Record Card \(PDF\)](#)

Form 11

[32-10-26-496-001.000-012 \(PDF\)](#)

Summary

Parcel ID	32-10-26-496-001.000-012
Bill ID	021-126511-496001
Reference #	SEE LEGAL
Property Address	1527 Aubert St Plainfield, IN, 46168
Brief Legal Description	Lot 75 Skelton's 3rd Addition 0.22 AC 21.76-75 (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District	Town Of Plainfield
Tax Rate Code	86 - Advertised Tax Rate
Property Type	82 - Residential
Mortgage Co	15631475 - CORELOGIC
Last Change Date	2/19/2021



Owner

Deeded Owner
WILSON STEPHANI ANN
1527 Aubert St
Plainfield, IN 46168

Taxing District

County:	Hendricks
Township:	GUILFORD TOWNSHIP
State District:	012 PLAINFIELD TOWN
Local District:	021
School Corp:	PLAINFIELD COMMUNITY
Neighborhood:	2153526A SKELTONS ADD

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 0.22

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9 - HOMESITE		0	0	0.220	\$55,000.00	\$55,000.00	\$55,000.00	0%	\$55,000.00

Residential Dwellings

Description	SINGLE-FAMILY RESIDENCE
Story Height	1
Style	
Finished Area	1454
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	1454
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	1
Finished Rooms:	8
Full Baths	1
Full Bath Fixtures	3
Half Baths	1
Half Bath Fixtures	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Stone	1454	1454
C		1454	0

Features	Area
Porch, Enclosed Frame	204
Porch, Open Frame	32

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	C	1956	1980	A	1.01	1454	1.1	0
Utility Shed 02	100	D	1956	1956	A	1.01	96	1.1	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
7/2/2020	WILSON, STEPHANI ANN	TD		\$149,000.00
11/15/2019	SMITH, MICHAEL	SURAFF		\$0.00
6/23/1999	SMITH FAMILY REVOCABLE LIVING TRUST			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
7/2/2020	SMITH MICHAEL				TD
11/15/2019	Smith Family Revocable Liv Tr				SURAFF
6/23/1999	Unknown At Conversion	Conversion	193	91	

Valuation

Assessment Year	2024	2023	2022	2021	2020
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/10/2024	4/6/2023	4/7/2022	3/27/2021	4/1/2020
Land	\$27,000	\$25,700	\$24,400	\$22,800	\$22,800
Land Res (1)	\$27,000	\$25,700	\$24,400	\$22,800	\$22,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$179,200	\$170,900	\$162,600	\$140,200	\$120,800
Imp Res (1)	\$179,200	\$168,800	\$160,500	\$138,200	\$118,800

Assessment Year	2024	2023	2022	2021	2020
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$2,100	\$2,100	\$2,000	\$2,000
Total	\$206,200	\$196,600	\$187,000	\$163,000	\$143,600
Total Res (1)	\$206,200	\$194,500	\$184,900	\$161,000	\$141,600
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$2,100	\$2,100	\$2,000	\$2,000

Taxes

[Click here to view Hendricks County tax data](#)

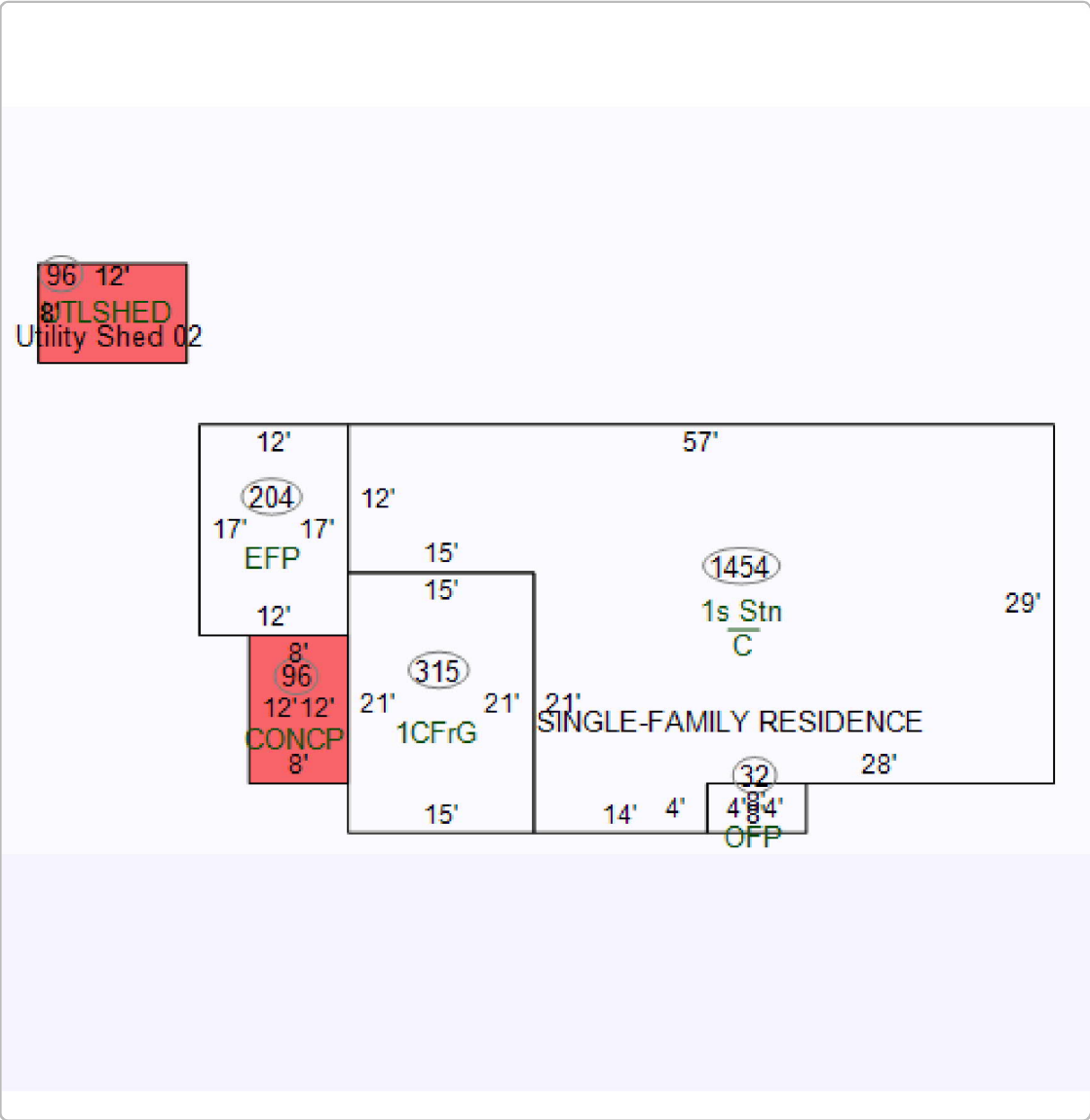
Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$852.45	\$720.57	\$599.86	\$584.05
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$852.45	\$720.57	\$599.86	\$584.05
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,704.90	\$1,441.14	\$1,199.72	\$1,168.10
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,704.90)	(\$1,441.14)	(\$1,199.72)	(\$1,168.10)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

Photos



Sketches



No data available for the following modules: Commercial Buildings, Septic Permits.

DULY ENTERED
FOR TAXATION

Jul 01 2020 - AS

Nancy L. Marsh
AUDITOR HENDRICKS COUNTY

202017630 D \$25.00
07/01/2020 02:04:04PM 3 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented



021-126511-496001
TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that **Michael E. Smith, Successor Trustee of the Smith Family Revocable Trust, dated May 27, 1999**, by virtue of the power and authority granted under the provisions of said Trust Agreement and under Indiana Code, hereby conveys to **Stephani Ann Wilson**, for the sum of one dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hendricks County, State of Indiana, to-wit:

Lot Number Seventy-Five (75) in Skelton's Third Addition, an Addition to the Town of Plainfield, Indiana, Hendricks County, Indiana, as per plat thereof recorded September 12, 1955, in Plat Book 4, Page 91 in the office of the Recorder of Hendricks County, Indiana;

Subject to all easements, restrictions and rights of way.
Subject to all taxes now a lien and to become a lien thereon.

Address and Parcel Number: 1527 Aubert St, Plainfield, IN 46168; 32-10-26-496-001.000-012

Grantor represents that Max E. Smith and Barbara L. Smith both passed away October 15, 2019 and November 16, 2018, respectively, leaving Michael E. Smith as the Successor Trustee of the Smith Family Revocable Trust, dated May 27, 1999.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is duly authorized to execute and deliver this deed and that he has full legal capacity to convey the real estate described herein, as acting Successor Trustee of the Grantor trust.

IN WITNESS WHEREOF, the said Michael E. Smith, Successor Trustee of the Smith Family Revocable Trust, dated May 27, 1999 sets his hand this 25th day of JUNE, 2020.

Smith Family Revocable Trust, dated May 27, 1999

By *Michael E. Smith*, Successor Trustee
Michael E. Smith, Successor Trustee

(Notary acknowledgement on separate attached page.)

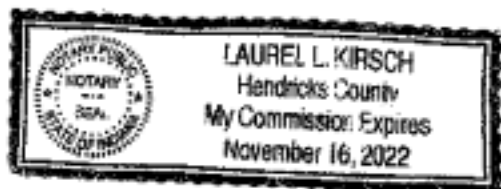
STATE OF INDIANA)

) SS:

COUNTY OF HENDRICKS)

Before me, a Notary Public in and for said County and State, personally appeared Michael E. Smith, Successor Trustee of the Smith Family Revocable Trust, dated May 27, 1999, and acknowledged the execution of said Trustee's Deed to be her voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and notarial seal this 25th day of June, 2020.



My Commission Expires:

11/16/22

Resident of Hendricks County

Notary Public - Signature

Laurel L. Kirsch

Notary Public - Printed Name

Send Tax Bills To: 1527 AUBURN ST. CLANFORD, IN 46168

Grantee's Mailing Address: Same

Commitment No.: 20-05270

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Ben Comer.

This instrument was prepared by Ben Comer, Attorney-at-Law, 71 West Marion Street, P.O. Box 207, Danville, Indiana 46122, telephone: (317) 745-4300.

File No.: 20-05270

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Melissa M. Brown
Witness Signature

Melissa M. Brown
Witness Name

PROOF:

STATE OF INDIANA
COUNTY OF HENDRICKS

Before me, a Notary Public in and for said County and State, on June 25, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that they know Michael E. Smith, Successor Trustee of the Smith Family Revocable Trust, dated May 27, 1999 to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Michael E. Smith, Successor Trustee of the Smith Family Revocable Trust, dated May 27, 1999 execute the same, and that said WITNESS at the same time subscribed their name as a witness thereto.

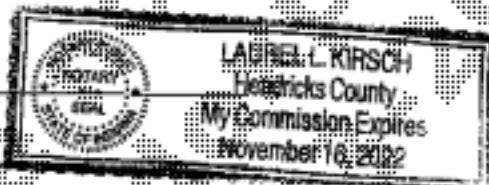
Laurel L. Kirsch

(SEAL)

Printed Notary Name

My Commission Expires:

Commission No.:



Search Results for:

NAME: WILSON, STEPHANI (Super Search)



REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 07/1/2025 3:09 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
202017630	Hendricks	07/01/2020	DEED : DEED	WILSON, STEPHANI ANN Search Search SMITH FAMILY TRUST	Search Lot 75 SKELTONS 3RD ADDITION
202017631	Hendricks	07/01/2020	MORT : MORTGAGE	WILSON, STEPHANI ANN Search Search CALIBER HOMES Search MERS	Search Lot 75 SKELTONS 3RD ADDITION
200106529	Hendricks	03/13/2001	REL : MORTGAGE RELEASE	WILSON, STEPHANI L Search Search WILSON, BRANDON A Search BANK ONE	

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