



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	3012	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	REBECCA TOSCHLOG		
PROPERTY ADDRESS:	121 HONEYSUCKLE LANE, PORTLAND, INDIANA, 47371		
CITY, STATE AND COUNTY:	PORTLAND, INDIANA (IN) AND JAY		

SEARCH INFORMATION

SEARCH DATE:	12/15/2023	EFFECTIVE DATE:	12/14/2023
NAME(S) SEARCHED:	REBECCA TOSCHLOG		
ADDRESS/PARCEL SEARCHED:	121 HONEYSUCKLE LANE, PORTLAND, INDIANA, 47371		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

REBECCA A. TOSCHLOG

COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE DEED	GRANTOR:	BIGGS, INC
DATED DATE:	07/24/2000	GRANTEE:	REBECCA A. TOSCHLOG
BOOK/PAGE:	N/A	RECORDED DATE:	08/01/2000
INSTRUMENT NO:	200002474		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PORTLAND
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN JAY COUNTY, IN THE STATE OF INDIANA, TO-WIT:

LOT 23 BEAM PLACE SOUTH, THE PLAT OF WHICH IS RECORDED AS DOCUMENT NUMBER 9901662, PAGE 1 AND THE PROTECTIVE AND RESTRICTIVE COVENANTS BEING RECORDED AS DOCUMENT NUMBER 9901663, PAGE 1-5, ALL IN THE OFFICE OF THE JAY COUNTY RECORDER.

Jay County, Indiana

generated on 12/15/2023 10:49:14 AM EST

Taxes

Data Retrieved: 12/15/2023

Parcelid	Property Type	Taxing Unit	Tax Year
38-07-29-201-025.023-034	800	PORTLAND CITY	2022 Pay 2023
Name/Address TOSCHLOG REBECCA A 121 HONEYSUCKLE Ln PORTLAND IN 47371 Location: 121 HONEYSUCKLE Ln, PORTLAND IN 47371-0000 Legal Description LOT 23 BEAM PLACE SOUTH S29 T23 R14 .35A			
SUMMARY OF YOUR TAXES			
Assessed Value And Tax Summary			2022 Pay 2023
1a. Gross Assessed Value (AV) of homestead property (capped at 1%)			99,800
1b. Gross AV of residential property and farmland (capped at 2%)			0
1c. Gross AV of all other property, including personal property (capped at 3%)			300
2. Equals Total Gross Assessed Value of Property			100,100
2a. Minus Deductions			- 67,180
3. Equals Subtotal of Net Assessed Value of Property			32,920
3a. Multiplied by Your Local Tax Rate			3.1950
4. Equals Gross Tax Liability			1,051.80
4a. Minus Local Property Tax Credits			- 395.54
4b. Minus Savings Due to Property Tax Cap			- 0.00
4c. Minus Savings Due to 65 Years & Older Cap			- 0.00
5. Total Property Tax Liability			656.26
PROPERTY TAX CAP INFORMATION			
Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property)			1,007.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum).			18.80
Maximum Tax That May Be Imposed Under Cap			1,025.80
GROSS PROPERTY TAX DISTRIBUTION AMOUNTS			
Taxing Authority			2022 Pay 2023
County			201.81
Township			7.67
School District			352.54
City			466.41
Library			23.37
Tax Increment			0.00
Special District			0.00
Total			1,051.80

OTHER APPLICABLE CHARGES		APPLICABLE DEDUCTIONS	
Levying Authority	2022 Pay 2023	Type of Deduction	2022 Pay 2023
SALAMONIA RIVER	20.00	Blind/Disabled	0
		Geothermal	0
		Homestead/Standard	45,000
		Mortgage	3,000
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	19,180
		Other	0
TOTAL OTHER CHARGES	20.00	TOTAL DEDUCTIONS	67,180

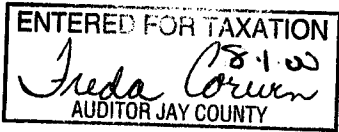
FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Delinquent After Wednesday, May 10, 2023		Delinquent After Monday, November 13, 2023	
Current Property Tax	328.13	Current Property Tax	328.13
Other Charges (See Table 4)	20.00	Other Charges (See Table 4)	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	34.81	Delinquent Penalty	0.00
LESS PREPAYMENTS	-382.94	LESS PREPAYMENTS	-328.13
Amount Due for SPRING	0.00	Amount Due for FALL	0.00

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

PREVIOUS YEAR TAX INFORMATION FOR 2021 PAY 2022 (*As of Nov 10, 2022)

TAX DETAILS	
Gross Assessed Value of Land	14,300
Gross Assessed Value of Improvements	71,400
Total Deduction Amount	62,245
Tax Rate	3.4831
Gross Tax Liability	816.96
Minus Total Credit Amount (State, Local and Circuit Breaker)	273.42
Net Tax	543.54

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Property Tax Amount	271.77	Property Tax Amount	271.77
Other Charges	20.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
Amount Paid	291.77	Amount Paid	271.77
Balance Due At Year End*	0.00	Balance Due At Year End*	0.00



RECEIVED FOR RECORD
at 13:53 o'clock P M
Doc 2002474 Page 1

Mail Tax Bills To:
121 Honeysuckle Lane
Portland, IN 47371

AUG 01 2000

Judith S. Master
Recorder, Jay County

CORPORATE DEED

THIS INDENTURE WITNESSETH, That **Biggs, Inc.** ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to **Rebecca A. Toschlog** ("Grantee") of Jay County, in the State of Indiana, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in **Jay County**, in the State of Indiana, to-wit:

Lot 23 BEAM Place South, the plat of which is recorded as Document Number 9901662, page 1 and the protective and restrictive covenants being recorded as Document Number 9901663, pages 1-5, all in the office of the Jay County Recorder.

Grantor certifies that there is no Indiana gross income tax due on this transaction at this time.

Subject to all visible and/or recorded roadways, easements, rights of way, restrictions, reservations, conditions and covenants.

Subject to real estate taxes and assessments of 2000, due and payable in May, 2001, and thereafter.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 24th day of July, 2000.

Biggs, Inc.
(NAME OF CORPORATION)

By Ralph E. Biggs
Ralph E. Biggs, President
(PRINTED NAME AND OFFICE)

By _____
(PRINTED NAME AND OFFICE)

STATE OF INDIANA, COUNTY OF JAY, SS:

Before me a Notary Public in and for said County and State, personally appeared Ralph E. Biggs the President of Biggs, Inc. who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 24th day of July 2000.

My Commission Expires: 8/23/00
Resident of Adams County



Regina L. Glover
Regina L. Glover, Notary Public

This instrument prepared by COLDREN & FRANTZ by Philip A. Frantz, Attorney at Law.
Attorney Identification No. 6968-38

2002474

PAGE 1

Search Results for:

NAME: TOSCHLOG REBECCA (Super Search)

REGION: Jay County, IN
DOCUMENTS VALIDATED UP TO: 12/14/2023 1:34 PM

Showing 7 results

Filter:

Document Details	County	Date	Type	Name	Legal
Book 171, Page 340	Jay	10/11/1996	DEED : WARRANTY DEED	TOSCHLOG, REBECCA A Search Search GLESSNER, ALDEN Search CORN, LINDA Search CORN, ROBERT C	Search 15-22-13
200002474	Jay	08/01/2000	DEED : CORPORATE WARRANTY DEED	TOSCHLOG, REBECCA A Search Search BIGGS INC	Search Lot 23 BEAM PLACE SOUTH
200002475	Jay	08/01/2000	MORT : MORTGAGES	TOSCHLOG, REBECCA A Search Search FIRST NATIONAL BANK	Search Lot 23 BEAM PLACE SOUTH
200002476	Jay	08/01/2000	MORT : MORTGAGES	TOSCHLOG, REBECCA A Search Search UNITED STATES DEPARTMENT OF AGRICULTURE Search UNITED STATES OF AMERICA	Search Lot 23 BEAM PLACE SOUTH
202203026	Jay	10/14/2022	MORT : MORTGAGES	TOSCHLOG, REBECCA A Search Search FIRST MERCHANTS BANK	Search Lot 23 BEAM PLACE SOUTH
202300575	Jay	03/14/2023	REL : RELEASE - MORTGAGE	TOSCHLOG, REBECCA A Search Search UNITED STATES DEPARTMENT OF AGRICULTURE Search UNITED STATES OF AMERICA	
202302596	Jay	11/22/2023	REL : RELEASE - MORTGAGE	TOSCHLOG, REBECCA A Search Search FIRST MERCHANTS BANK F/K/A FIRST NATIONAL BANK	

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