



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	10	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	ERICA INSERRA AND RUSSELL INSERRA		
PROPERTY ADDRESS:	314 HANLEY ST		
CITY, STATE AND COUNTY:	PLAINFIELD, INDIANA, 46168		

SEARCH INFORMATION

SEARCH DATE:	02/21/2024	EFFECTIVE DATE:	02/20/2024
NAME(S) SEARCHED:	ERICA INSERRA AND RUSSELL INSERRA		
ADDRESS/PARCEL SEARCHED:	314 HANLEY ST, PLAINFIELD, INDIANA, 46168/32-10-26-347-006.000-012		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ERICA INSERRA AND RUSSELL INSERRA, WIFE AND HUSBAND	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	ERICA INSERRA
DATED DATE:	11/22/2019	GRANTEE:	ERICA INSERRA AND RUSSELL INSERRA, WIFE AND HUSBAND
BOOK/PAGE:	N/A	RECORDED DATE:	12/02/2019
INSTRUMENT NO:	201927695		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PLAINFIELD
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN HENDRICKS COUNTY, INDIANA:

LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED EIGHT (8) IN LUKE W. DUFFEYS ADDITION, AN ADDITION TO THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JUNE 27, 1905, IN PLAT BOOK 3, PAGE 30, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

32-10-26-347-006.000-012

INSERRA, ERICA & RUSSELL

314 HANLEY ST

510, 1 Family Dwell - Platted Lot

DUFFEYS ADD BLKS 1-9/2 1/2

General Information

Parcel Number 32-10-26-347-006.000-012
Local Parcel Number 21-1-26-51E 347-006
Tax ID: 021-126511-347006
Routing Number

Ownership

INSERRA, ERICA & RUSSELL
314 HANLEY ST
PLAINFIELD, IN 46168

Legal

DUFFEYS ADDITION BLOCK 8 LOT 8
DBA: RUSS RARITIES & COLLECTIBLES

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/02/2019 to 05/06/1994.

Notes

12/7/2020 REASSESSMENT: 2021 CYCLICAL RA - PER PICT & MLS # 2207737 - ADD 1 BDRM - RH
10/25/2017 REASSESSMENT: 2018 CYCLICAL RA - PER PICTOMETRY & MLS - ADD EFF YR 1970 & SHED JMH
7/5/1995 : HS

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Hendricks
Township GUILFORD TOWNSHIP
District 012 (Local 021)
School Corp 3330
Neighborhood 2152705D
Section/Plat 026
Location Address (1) 314 HANLEY ST

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

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

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 65' X 120', CI 0' X 0')

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

Zoning
Subdivision DUFFEYS ADD BLK 8
Lot 8
Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Monday, April 24, 2023

Review Group 2025

Data Source Aerial

Collector

Appraiser

Land Computations

Table with columns: Land Computations, 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.

General Information

Occupancy	Single-Family
Description	SINGLE-FAMILY RES
Story Height	1
Style	N/A
Finished Area	1396 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	128	\$5,800
Patio, Concrete	152	\$900
Canopy, Shed Type	152	\$1,000
Patio, Concrete	240	\$1,400
Wood Deck	224	\$3,900

Plumbing

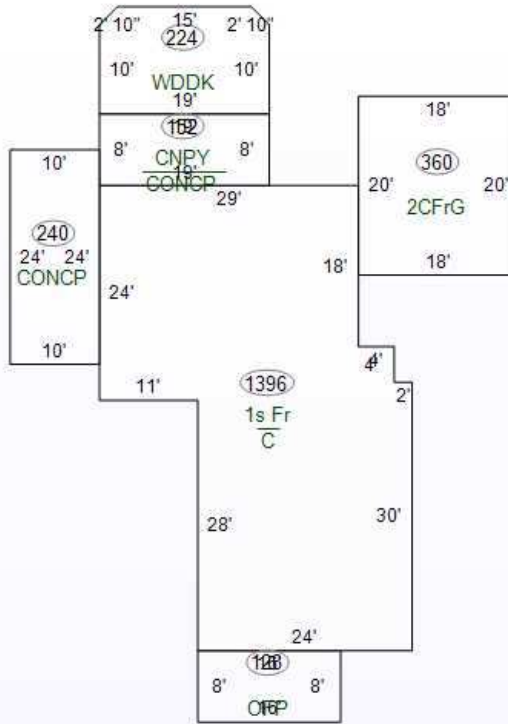
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1396	1396	\$97,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1396	0	\$6,800	
Slab				

Total Base \$104,700

Adjustments 1 Row Type Adj. x 1.00 \$104,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1396	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$110,600

Sub-Total, 1 Units

Exterior Features (+)	\$13,000	\$123,600
Garages (+) 360 sqft	\$12,600	\$136,200
Quality and Design Factor (Grade)	0.95	
Location Multiplier	1.00	

Replacement Cost \$129,390

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 RESI	100%	1	Wood Frame	C-1	1930	1970	53 A		1.00		1,396 sqft	\$129,390	40%	\$77,630	0%	100%	1.330	1.0000	\$103,200
2: Utility Shed	0%	1		C	2015	2015	8 A	\$26.02	1.00	\$26.02	8'x10'	\$2,082	25%	\$1,560	0%	100%	1.000	1.0000	\$1,600

DULY ENTERED
FOR TAXATION

DEC 02 2019

Nancy A. Marsh
AUDITOR HENDRICKS COUNTY

201927695 DEED \$25.00
12/2/2019 2:29:50 PM 2 PGS
Theresa D. Lynch
Hendricks County Recorder IN
Recorded as Presented



021-126511-347006
QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, That **Erica Inserra** ("Grantor") of **Hendricks** County in the State of Indiana, QUITCLAIM(S) to **Erica Inserra and Russell Inserra, wife and husband**, for no consideration, the following described real estate in **Hendricks** County, Indiana:

Lot Numbered Eight (8) in Block Numbered Eight (8) in Luke W. Duffey's Addition, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded June 27, 1905, in Plat Book 3, page 30, in the Office of the Recorder of Hendricks County, Indiana.

Commonly known as: 314 Hanley St., Plainfield, IN 46168

Parcel Number: 32-10-26-347-006.000-012

Taxing Unit: Plainfield

This conveyance is for no consideration and sales disclosure form 46021(R 8/7-08) is not required.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 22nd day of November, 2019.

Signature _____
Printed _____

Signature *Erica Inserra*
Printed Erica Inserra

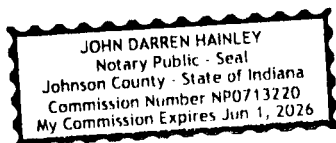
No Sales Disclosure Required

add spouse
12-02-19 7 Pages

State of Indiana
County of Hendricks SS

Before me, Notary Public in and for said County and State, personally appeared **Erica Inserra**, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 22nd day of November, 2019.



Signature [Handwritten Signature]
Printed John Darren Hainley
Residing in Johnson County, IN
My Commission No: 713220

My commission expires: 6/1/2026

This document prepared by: Leroy D. Medley, Attorney at Law, 580 East Carmel Drive, Suite 308, Carmel, IN 46032

No title exam performed by the preparer. Legal description and parties' names provided by the parties.

Grantee's Mailing Address: 314 Hanley St. Plainfield, IN 46168
Send Tax Statements to: 314 Hanley St. Plainfield, IN 46168

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. /s/ Leroy D. Medley

DULY ENTERED
FOR TAXATION

JUN 15 2007

Danny d. Marsh
AUDITOR HENDRICKS COUNTY

200700015448
Filed for Record in
HENDRICKS COUNTY IN
PAUL T HARDIN
06-15-2007 At 02:06 p.m.
DEED 17.00

WARRANTY DEED

①

021-126 511-347006

THIS INDENTURE WITNESSETH, that **Danny L. Acker and Deanne M. Acker, husband and wife** (Grantor), conveys and warrants to **Erica Inserra** (Grantee) 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, Indiana:

Lot Numbered Eight (8) in Block Numbered Eight (8) in Luke W. Duffey's Addition, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded June 27, 1905, in Plat Book 3, page 30, in the Office of the Recorder of Hendricks County, Indiana.

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

IN WITNESS WHEREOF, Grantor has executed this Deed this 13th day of June, 2007.

Danny L. Acker
Danny L. Acker

Deanne M. Acker
Deanne M. Acker

STATE OF INDIANA)
) SS:
COUNTY OF Hendricks)

Before me, a Notary Public in and for said County and State, personally appeared **Danny L. Acker and Deanne M. Acker, husband and wife**, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 13th day of June, 2007.

My Commission Expires:

Tammy J. Fleece
Signature of Notary Public



OFFICIAL SEAL
Tammy J. Fleece
Notary Public -Indiana
Principal Office in
Hendricks County
My Comm. Expires June 20, 2009

TAMMY J. FLEECE
Printed Name of Notary Public

Send Tax Bills To:

Grantees Address @ 314 Hanley St. Plainfield, IN 46168-1634

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, Lee T. Comer.

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

Commitment Number: 07-05133

141

Search Results for:

NAME: INSERRA, RUSSELL (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 02/20/2024 3:42 PM

Showing 5 results

Filter:

Document Details	County	Date	Type	Name	Legal
201026922	Hendricks	11/23/2010	MISC : ASSUMED BUSINESS NAME	INSERRA, RUSSELL Search Search RUSS RARITIES & COLLECTABLES	
201927695	Hendricks	12/02/2019	DEED : DEED	INSERRA, RUSSELL Search Search INSERRA, ERICA Search INSERRA, ERICA	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
201927696	Hendricks	12/02/2019	MORT : MORTGAGE	INSERRA, RUSSELL Search Search INSERRA, ERICA Search INDIANA MEMBERS CREDIT UNION	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
202119168	Hendricks	06/10/2021	MORT : MORTGAGE	INSERRA, RUSSELL Search Search INSERRA, ERICA Search LOANDEPOT.COM Search MERS	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
202120135	Hendricks	06/17/2021	REL : MORTGAGE RELEASE	INSERRA, RUSSELL Search Search INSERRA, ERICA Search INDIANA MEMBERS CREDIT UNION	

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Search Results for:

NAME: INSERRA, ERICA (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 02/20/2024 3:42 PM

Showing 10 results

Filter:

Document Details	County	Date	Type	Name	Legal
200715448	Hendricks	06/15/2007	DEED : DEED	INSERRA, ERICA Search Search ACKER, DANNY L Search ACKER, DEANNE M	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
200715449	Hendricks	06/15/2007	MORT : MORTGAGE	INSERRA, ERICA Search Search COUNTRYWIDE HOME LOANS Search MERS	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
200908241	Hendricks	04/07/2009	REL : MORTGAGE RELEASE	INSERRA, ERICA Search Search MERS	
200908738	Hendricks	04/13/2009	MORT : MORTGAGE	INSERRA, ERICA Search Search COUNTRYWIDE BANK Search MERS	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
201927695	Hendricks	12/02/2019	DEED : DEED	INSERRA, ERICA Search Search INSERRA, ERICA Search INSERRA, RUSSELL	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
201927696	Hendricks	12/02/2019	MORT : MORTGAGE	INSERRA, ERICA Search Search INSERRA, RUSSELL Search INDIANA MEMBERS CREDIT UNION	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
201928439	Hendricks	12/10/2019	REL : MORTGAGE RELEASE	INSERRA, ERICA Search Search COUNTRYWIDE BANK Search MERS	

Document Details	County	Date	Type	Name	Legal
202119168	Hendricks	06/10/2021	MORT : MORTGAGE	INSERRA, ERICA Search Search INSERRA, RUSSELL Search LOANDEPOT.COM Search MERS	Search Lot 8 Block 8 DUFFEYS ADDITION (L W)
202120135	Hendricks	06/17/2021	REL : MORTGAGE RELEASE	INSERRA, ERICA Search Search INSERRA, RUSSELL Search INDIANA MEMBERS CREDIT UNION	
201729538	Hendricks	12/11/2017	MISC : TRANSFER ON DEATH DEED	INSERRA, ERICA LYNN Search Search PRETHER, NANCY L Search MESSER, NANCY LEE	Search Lot 37 GIBBS AND STONERS ADDITION

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