



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00273	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	SHAWNA ENGLISH AND KIMMY ENGLISH		
PROPERTY ADDRESS:	225 N DAYTON ST		
CITY, STATE AND COUNTY:	WORTHINGTON, INDIANA, GREENE		

SEARCH INFORMATION

SEARCH DATE:	05/08/2024	EFFECTIVE DATE:	04/12/2024
NAME(S) SEARCHED:	SHAWNA ENGLISH AND KIMMY ENGLISH		
ADDRESS/PARCEL SEARCHED:	225 N DAYTON ST, WORTHINGTON, INDIANA, 47471 / 28-03-20-114-012.000-012		

ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

CURRENT OWNER VESTING

SHAWNA LEE ENGLISH AND KIMMY L. ENGLISH, WIFE AND HUSBAND	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MELISSA FERGUSON, AN ADULT
DATED DATE:	02/12/2021	GRANTEE:	SHAWNA LEE ENGLISH AND KIMMY L. ENGLISH, WIFE AND HUSBAND
BOOK/PAGE:	N/A	RECORDED DATE:	02/25/2023
INSTRUMENT NO:	202100000834		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF WORTHINGTON
-----------------------	---------------------

ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN GREENE COUNTY, IN THE STATE OF INDIANA, TO WIT;
LOT NUMBERED 32 IN TOPPINGS ADDITION TO THE TOWN OF WORTHINGTON, GREENE COUNTY, INDIANA.

General Information

Parcel Number
28-03-20-114-012.000-012
Parent Parcel Number
0120017500
Tax ID:

Ownership

English, Shawna Lee & Kimmy L
225 N Dayton St
WORTHINGTON, IN 47471
Legal
012-00175-00 TOPP 32

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
02/25/2021	English, Shawna Lee	2021/0834			\$60,000
02/25/2021	Ferguson, Melissa	2021/0833			\$00
02/24/2020	Fulford, Todd A	2020/0833			\$60,000
01/01/1900	Fulk, Orville P & He				\$00

Notes

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

RESIDENTIAL

Year:

Location Information

County
Greene
Township
JEFFERSON TOWNSHIP
District 012 (Local)
School Corp
WHITE RIVER VALLEY CONSOLIDATED

Neighborhood 1207-012
TOPPS ADDITION

Section/Plat

Location Address
225 N DAYTON
WORTHINGTON, IN 47471

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography
Level
Public Utilities
All
Streets or Roads
Paved, Sidewalk, Alley

Neighborhood Life Cycle Stage
NA

Printed Wednesday, May 8, 2024

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/30/2023	07/05/2022	06/30/2021	07/01/2020	06/28/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Land Res(1)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$62,800	\$47,400	\$42,600	\$40,700	\$40,700
Imp Res(1)	\$62,800	\$35,700	\$32,400	\$30,900	\$30,900
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$11,700	\$10,200	\$9,800	\$9,800
Total	\$72,800	\$57,400	\$52,600	\$50,700	\$50,700
Total Res(1)	\$72,800	\$45,700	\$42,400	\$40,900	\$40,900
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$00	\$11,700	\$10,200	\$9,800	\$9,800

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Inf%	Res Elig%	Market Factor	Value
F			80	80x150			\$125	\$10,000				\$10,000

Land Computations

Calculated Acreage	0.28
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.28
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	
Calssified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

General Information

Occupancy	Single-Family R 01
Description	Single-Family R 01
Story Height	1.00
Style	11
Finished Area	1410 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<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 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, Enclosed Masonry	312	

Plumbing

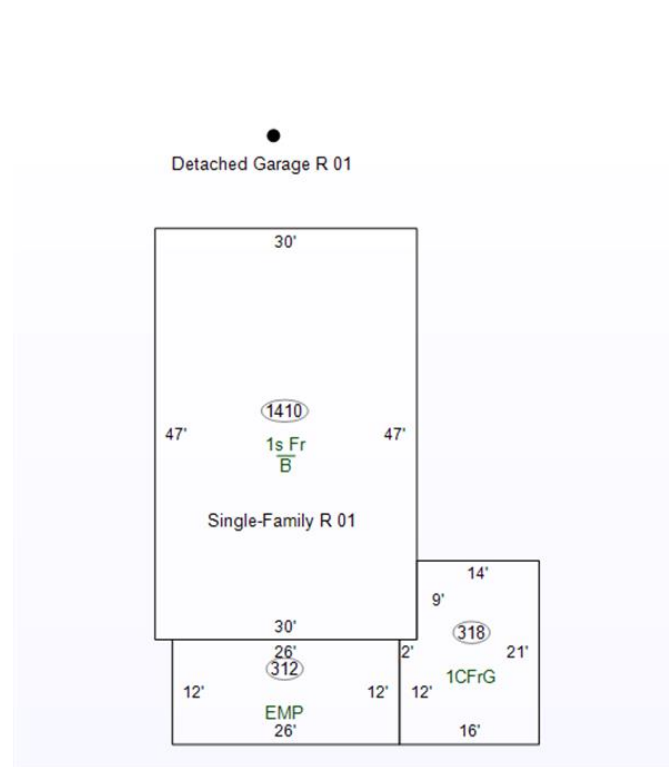
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	Wood Frame	1410	1410		
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1410	0		
Crawl					
Slab					

Total Base

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (1)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Firsplace (+)
No Heating (1)
A/C (+)
No Elec (-)
Plumbing (+/-)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit

Sub-Total

External Features (+)

Garages (+)

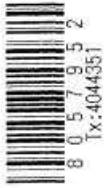
Quality and Design Factor (Grade)

Location Mutliplier

Replacement Cost

Summary Of Improvements

Description	Res Eligibl	Story Height	Construction	Year	Eff	Eff	Co	Base	Adj	Size	RCN	Norm	Remain	Abn	PC	Nbhd	Mrkt	Improv
				Grade	Built	Year	Age	Rate	LCM	Rate		Dep	Value	Obs				Value
Single-Family R 01				D+1	1910	1940	A								100%			
Detached Garage R 01				C-1	1940	1940	A			1152 sqft					100%			



20210000834
GREENE COUNTY, INDIANA
SARAH J. BENDER
02/25/2021 03:15:19 PM
WARR DEED \$ 25.00
PAGES: 3

WARRANTY DEED

THIS INDENTURE WITNESSETH that **Melissa Ferguson**, an adult, of Greene County, in the State of Indiana, conveys and warrants to **Shawna Lee English and Kimmy L. English, wife and husband**, of Greene County, in the State of Indiana, for and in consideration of \$10.00 and other valuable considerations, the receipt and sufficiency whereof hereby are acknowledged, the following described real estate in Greene County, in the State of Indiana, to-wit:

Lot Numbered 32 in Toppings Addition to the Town of Worthington, Greene County, Indiana.

Subject to rights of way, conditions, restrictions, and other easements of record.

Parcel No. 28-03-20-114-012.000-012
Property address: 225 North Dayton Street, Worthington, Indiana 47471

Memoranda

The grantor has paid to the grantees an amount equal to the real estate taxes and assessments that are a lien upon the real estate to the date of delivery of this deed. Therefore, the grantees shall pay all real estate taxes and assessments due and payable after this date. If the tax rate and/or assessment for taxes assessed in the current year have not been determined as of the date of this deed, the rate and/or assessment shall be assumed to be the same as the prior year for the purpose of such proration and neither party shall have the duty to reimburse the other party if such rate or assessment is not accurate.

IN WITNESS WHEREOF, the said Melissa Ferguson hereunto has set her hand and seal this 12 day of Feb, 2021.


Melissa Ferguson

**DULY ENTERED
FOR TAXATION**

FEB 25 2021

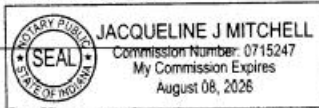

AUDITOR GREENE COUNTY

STATE OF INDIANA)
) SS:
COUNTY OF GREENE)

Before me, a Notary Public in and for said County and State, personally appeared Maura Hays (Insert witness's name), who, being duly sworn, deposes and says that the foregoing instrument was executed and delivered by Melissa Ferguson in the above-named subscribing witness's presence and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 12 day of February, 2021.

My Commission Expires:



Jacqueline Mitchell

Notary Public
Printed: _____
County of Residence: _____
Commission Number: _____

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. Cortney Rowe Givens

The tax statements mailing address is SAME AS below

The grantees' address is 225 North Dayton Street, Worthington, Indiana 47471.

This Warranty Deed was prepared by Cortney Rowe Givens, Attorney at Law, of THE ROWE LAW FIRM, LLC, 1418 N 1000 W, Linton, Indiana 47441.

z:\maw1\ferguson, melissa\matters\1div1 to english.docx

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/21/2022	10/18/2022	202200004612	WARR DEE...	ENGLISH SHAWNA LEE		GRANTOR
03/24/2022	03/23/2022	202200001398	TRANSFER...	ENGLISH SHAWNA		TRANSFeree
06/29/2021	06/25/2021	202100003304	RELEASE ...	ENGLISH SHAWNA L		MORTGAGOR
06/22/2021	06/10/2021	202100003135	WARR DEE...	ENGLISH SHAWNA LEE		GRANTOR
05/12/2021	05/11/2021	202100002362	REVOCATI...	ENGLISH SHAWNA GUARD...		TRANSFeree
04/07/2021	04/01/2021	202100001659	MORTGAGE	ENGLISH SHAWNA LEE		MORTGAGOR
04/07/2021	04/01/2021	202100001658	WARR DEE...	ENGLISH SHAWNA LEE		GRANTEE
02/25/2021	02/12/2021	202100000835	MORTGAGE	ENGLISH SHAWNA LEE		MORTGAGOR
02/25/2021	02/12/2021	202100000834	WARR DEE...	ENGLISH SHAWNA LEE		GRANTEE
01/26/2021	01/22/2021	202100000337	QC DEED	ENGLISH SHAWNA LEE		GRANTOR
12/16/2019	12/09/2019	201900004837	RELEASE ...	ENGLISH SHAWNA L		MORTGAGOR
11/19/2019	10/12/2019	201900004512	MORTGAGE	ENGLISH SHAWNA L		MORTGAGOR
06/26/2017	06/22/2017	201700002391	RELEASE ...	ENGLISH SHAWNA LEE		MORTGAGOR
06/23/2017	06/10/2017	201700002373	MORTGAGE	ENGLISH SHAWNA L		MORTGAGOR
09/02/2015	08/28/2015	201500003338	PARTIAL ...	ENGLISH SHAWNA LEE		MORTGAGOR

