



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00751	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MACY RIGGLEMAN AND RYAN RIGGLEMAN		
PROPERTY ADDRESS:	3472 N POINTE AVE, TERRE HAUTE, IN 47805		
CITY, STATE AND COUNTY:	TERRE HAUTE, INDIANA (IN), VIGO		

### SEARCH INFORMATION

SEARCH DATE:	08/28/2024	EFFECTIVE DATE:	08/26/2024
NAME(S) SEARCHED:	MACY RIGGLEMAN AND RYAN RIGGLEMAN		
ADDRESS/PARCEL SEARCHED:	3472 N POINTE AVE, TERRE HAUTE, IN 47805/ 84-02-24-176-020.000-013		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

RYAN P. RIGGLEMAN AND MACY J. RIGGLEMAN, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	POINTE NORTH DEVELOPMENT, INC., AN INDIANA CORPORATION
DATED DATE:	07/04/2020	GRANTEE:	RYAN P. RIGGLEMAN AND MACY J. RIGGLEMAN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/07/2020
INSTRUMENT NO:	2020010105		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF OTTER CREEK
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

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

LOT 45 IN NORTH POINTE PHASE II SUBDIVISION, BEING A PARTIAL REPLAT OF LOT 2 IN FULL GOSPEL ASSEMBLY OF GOD SUBDIVISION IN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTEEN (13) NORTH, RANGE NINE (9) WEST, SECOND PRINCIPAL MERIDIAN (2ND P.M.), OTTER CREEK TOWNSHIP, VIGO COUNTY, INDIANA AS SHOWN BY THE PLAT RECORDED FEBRUARY 27, 2008, AS INSTRUMENT NUMBER 2008002293, IN RECORDS OF THE RECORDER'S OFFICE OF VIGO COUNTY, INDIANA.

# Vigo County, IN / City of Terre Haute

## Summary - Assessor's Office

Parcel ID 84-02-24-176-020.000-013  
 Tax ID 84-02-24-176-020.000-013  
 Section Plat 24  
 Routing Number  
 Neighborhood 108576 - OTTER CREEK  
 Property Address 3472 North Pointe Ave  
 Terre Haute, IN 47805  
 Legal Description NORTH POINT PHASE II  
 (Note: Not to be used on legal documents)  
 Acreage 0.22  
 Class 510 - Res 1 fam dwelling platted lot  
 Tax District/Area 013 - OTTER CREEK

[View Map](#)



## Owner - Auditor's Office

Deeded Owner  
 Riggleman Ryan P & Macy J Riggleman H/W  
 3472 N Pointe Av  
 Terre Haute, IN 47805

## Site Description - Assessor's Office

Topography  
 Public Utilities  
 Street or Road  
 Neigh. Life Cycle  
 Legal Acres 0.22  
 Legal Sq Ft 9,583

## Taxing Rate

2.4761

## Land - Assessor's Office

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
HOMESITE	ADB		0.220			1.00	2.12		13,725.00	29,097.00	6,400.00		6,400.00

Land Detail Value Sum 6,400.00

## Residential Dwellings - Assessor's Office

Card 01  
 Residential Dwelling 1  
 Occupancy  
 Story Height 1.00  
 Roofing Material: Asphalt shingles  
 Attic None  
 Basement Type None  
 Basement Rec Room None  
 Finished Rooms 5  
 Bedrooms 3  
 Family Rooms 0  
 Dining Rooms 0  
 Full Baths 2; 6-Fixt.  
 Half Baths 0; 0-Fixt.  
 4 Fixture Baths 0; 0-Fixt.  
 5 Fixture Baths 0; 0-Fixt.  
 Kitchen Sinks 1; 1-Fixt.  
 Water Heaters 1; 1-Fixt.  
 Central Air Yes  
 Primary Heat Heat pump  
 Extra Fixtures 0  
 Total Fixtures 8  
 Fireplace No  
 Features None  
 Porches and Decks Wood Deck 210  
 Masonry Stoop 55  
 Roof Extension Canopy 55  
 Yd Item/Spc Fture/Outbldg WOOD FRAME 528 SF

Last Updated

Construction	Floor	Base Area (sf)	Fin. Area (sf)
Wood frame	1.0	1548	1548
	Crawl	1548	0
	Total	1548	1548

### Improvements - Assessor's Office

Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL		C+1	2020	2020	AV	0.00		0	1548	130620	3	0	139	100	176100
G01	ATTGAR	WOOD FRAME		0	0	AV	30.57		30.57	22 x 24	16140	0	0	100	100	0

### Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
8/7/2020	POINTE NORTH DEVELOPMENT INC	RIGGLEMAN RYAN P & MACY J RIGGLEMAN	2020010105	Wa	<a href="#">S</a>	\$197,500	\$197,500

### Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
8/7/2020	POINTE NORTH DEVELOPMENT INC	RIGGLEMAN RYAN P & MACY J RIGGLEMAN H/W	Warranty Deed	2020010105

### Valuation - Assessor's Office

Assessment Year		01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ
<b>VALUATION</b>	Land	\$6,400	\$6,400	\$6,400	\$6,300	\$300
(Assessed Value)	Improvements	\$176,100	\$173,000	\$155,200	\$141,800	\$0
	<b>Total</b>	<b>\$182,500</b>	<b>\$179,400</b>	<b>\$161,600</b>	<b>\$148,100</b>	<b>\$300</b>
<b>VALUATION</b>	Land	\$6,400	\$6,400	\$6,400	\$6,300	\$300
(True Tax Value)	Improvements	\$176,100	\$173,000	\$155,200	\$141,800	\$0
	<b>Total</b>	<b>\$182,500</b>	<b>\$179,400</b>	<b>\$161,600</b>	<b>\$148,100</b>	<b>\$300</b>

### Deductions - Auditor's Office

Type	Description	2023 Pay 2024	2022 Pay 2023
Homestead	Homestead Credit	\$48,000.00	\$45,000.00
Homestead	Supplemental HSC	\$52,560.00	\$40,810.00

### Charges (2020-2024) - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$960.86	\$836.90	\$769.01	\$3.41	\$3.46
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$960.86	\$836.90	\$769.01	\$3.41	\$3.46
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$30.44	\$0.00	\$352.68	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$1,921.72</b>	<b>\$1,673.80</b>	<b>\$1,538.02</b>	<b>\$6.82</b>	<b>\$6.92</b>
- Surplus Transfer	\$0.00	\$0.00	\$62.96	\$0.00	\$0.00
- Credits	(\$960.86)	(\$1,673.80)	(\$1,600.98)	(\$6.82)	(\$9.32)
<b>= Total Due</b>	<b>\$960.86</b>	<b>\$0.00</b>	<b>(\$62.96)</b>	<b>\$0.00</b>	<b>(\$2.40)</b>

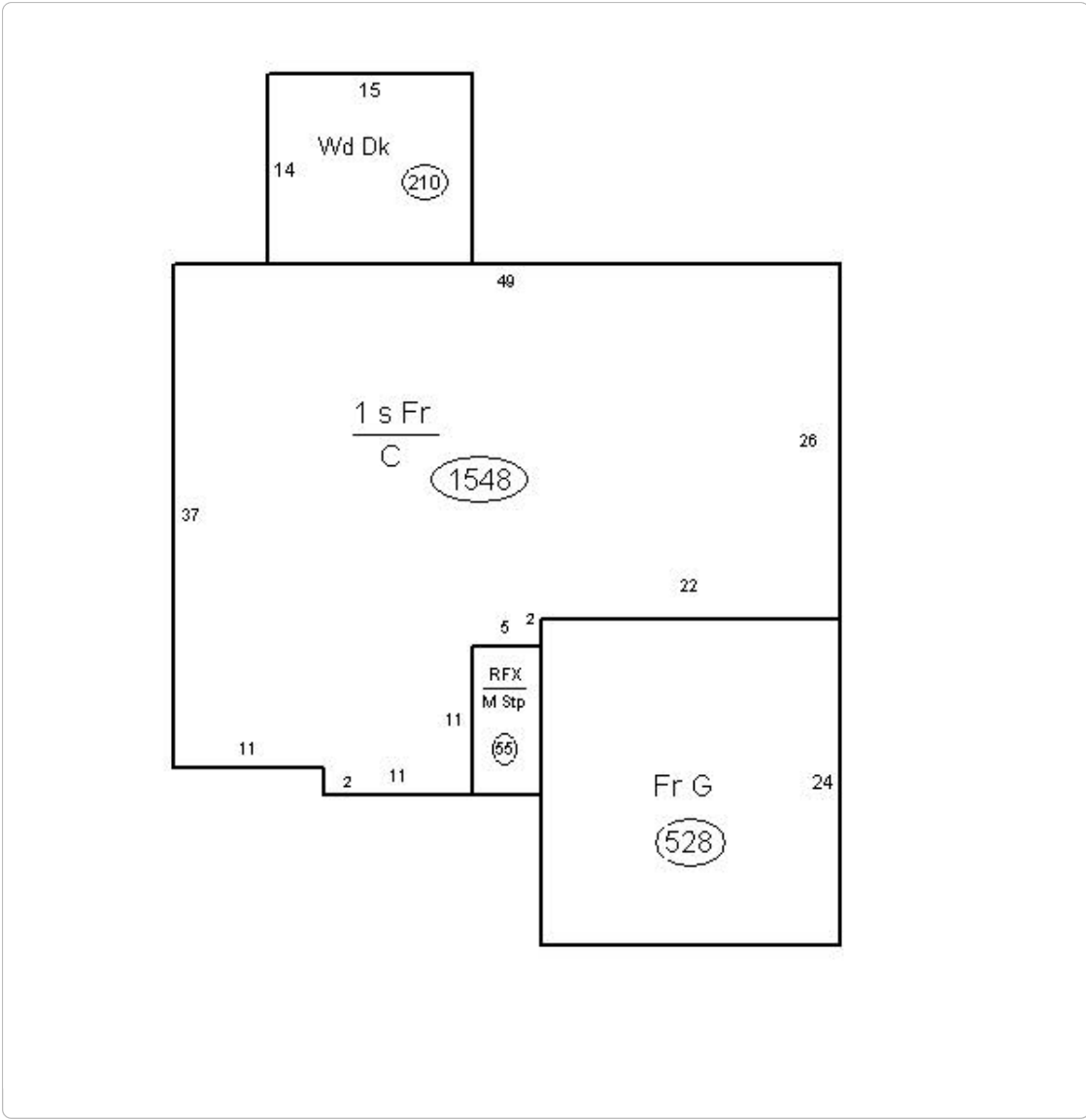
**Payments (2020-2024) - Treasurer's Office**

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2425119	5/3/2024	\$960.86
2022 Pay 2023	2372791	11/2/2023	\$836.90
2022 Pay 2023	2312965	4/27/2023	\$773.94
2022 Pay 2023	2298538	2/9/2023	\$62.96
2021 Pay 2022	2224775	5/4/2022	\$1,600.98
2020 Pay 2021	2170037	11/1/2021	\$3.41
2020 Pay 2021	2119532	5/7/2021	\$1.01
2020 Pay 2021	2088763	1/14/2021	\$2.40
2019 Pay 2020	2006285	11/10/2020	\$2.40
2019 Pay 2020	2005024	8/10/2020	\$2.40
2019 Pay 2020	2069679	1/31/2020	\$4.52

**Photos - Assessor's Office**



**Sketches - Assessor's Office**



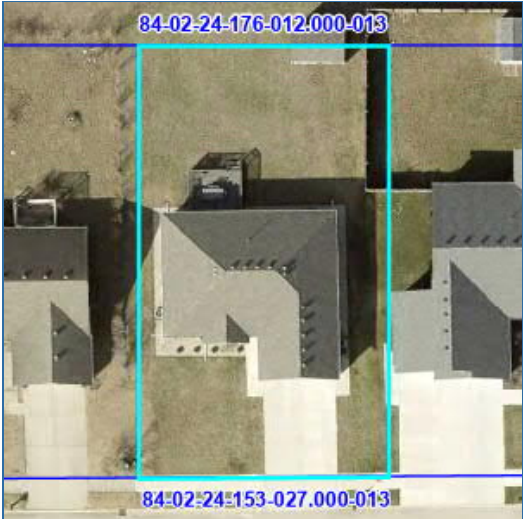
**Property Record Card**

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

**Form 11**

[Form 11 \(PDF\)](#)

**Map**



**No data available for the following modules:** Farm Land Computations - Assessor's Office, Homestead Allocations - Assessor's Office, Property History, Exemptions - Auditor's Office.

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[Last Data Upload: 8/28/2024, 7:14:51 PM](#)

Contact Us



**CORPORATE WARRANTY DEED**

THIS INDENTURE WITNESSETH, that **Pointe North Development, Inc., an Indiana Corporation** ("Grantor"), a Corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to **Ryan P. Riggleman and Macy J. Riggleman, husband and wife** ("Grantees"), whose address is 3472 N. Pointe Ave. Terre Haute, IN 47805 for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Vigo County, in the State of Indiana:


Lot 45 in North Pointe Phase II Subdivision, being a Partial Replat of Lot 2 in Full Gospel Assembly of God Subdivision in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Twenty-four (24), Township Thirteen (13) North, Range Nine (9) West, Second Principal Meridian (2nd P.M.), Otter Creek Township, Vigo County, Indiana as shown by the plat recorded February 27, 2008, as Instrument Number 2008002293, in records of the Recorder's Office of Vigo County, Indiana.

Grantor herein certifies that there is no gross income tax due the State of Indiana as a result of this conveyance.

This conveyance is not a special corporate transaction within the meaning of that term as used in the Indiana Corporation Act and amendments thereto.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor and has been duly empowered by proper corporate resolution of the Board of Directors of Grantor to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

**ENTERED FOR TAXATION**  
Subject to final acceptance for Transfer

2020010105 CORP WD \$25.00  
08/07/2020 02:19:52P 3 PGS  
Stacey Todd  
VIGO County Recorder IN  
Recorded as Presented  


Aug. 07 20  
*Stacey W. B...*





EXECUTED AND DELIVERED in my presence:

Nancy L Swails [ Witness' Signature]

Witness: NANCY L SWAILS [ Witness' Printed Name]

STATE OF INDIANA )

) SS:

COUNTY OF Vigo

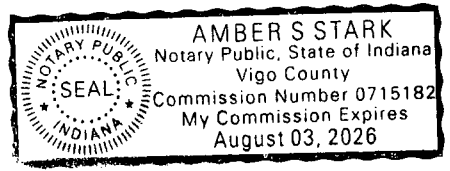
Before me, a Notary Public in and for said County and State, personally appeared Nancy L Swails [Witness' Name], being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by G. Ryan Baker [Grantor's Name] in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 4 day of August, 2020.

Amber S. Stark [ Notary Public's Signature]

Amber S. Stark [ Notary Public's' Printed Name]

[Include Notary Public's commission number, seal, commission county of residence or employment, and commission expiration date.]



# Search Results for:

**NAME: Riggelman, Ryan (Super Search)**



**REGION: Vigo County, IN**

**DOCUMENTS VALIDATED THROUGH: 08/26/2024 3:06 PM**

Showing 1 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">2020010105</a>	Vigo	08/07/2020	DEED : CORPORATE WARRANTY DEED	<b>RIGGELMAN, RYAN P</b> <a href="#">Search</a> <a href="#">Search</a> POINTE NORTH DEVELOPMENT INC <a href="#">Search</a> RIGGELMAN, MACY J	<a href="#">Search</a> Lot 45 NORTH POINTE PHASE II

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# Search Results for:

**NAME: Riggleman, Macy (Super Search)**



**REGION: Vigo County, IN**

**DOCUMENTS VALIDATED THROUGH: 08/26/2024 3:06 PM**

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">2020010105</a>	Vigo	08/07/2020	DEED : CORPORATE WARRANTY DEED	<b>RIGGLEMAN, MACY J</b> <a href="#">Search</a> <a href="#">Search</a> POINTE NORTH DEVELOPMENT INC <a href="#">Search</a> RIGGLEMAN, RYAN P	<a href="#">Search</a> Lot 45 NORTH POINTE PHASE II
<a href="#">2020010106</a>	Vigo	08/07/2020	MORT : MORTGAGE	<b>RIGGLEMAN, MACY J</b> <a href="#">Search</a> <a href="#">Search</a> RIGGLELMAN, RYAN P <a href="#">Search</a> FIRST FINANCIAL BANK	<a href="#">see details</a>

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