



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00779	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	ALAMELU M IVATURI		
PROPERTY ADDRESS:	7812 MEWS RD, TERRE HAUTE, IN 47802		
CITY, STATE AND COUNTY:	TERRE HAUTE, INDIANA (IN), VIGO		

SEARCH INFORMATION

SEARCH DATE:	09/05/2024	EFFECTIVE DATE:	09/04/2024
NAME(S) SEARCHED:	ALAMELU IVATURI AND ALAMELU EMMANUEL		
ADDRESS/PARCEL SEARCHED:	7812 MEWS RD, TERRE HAUTE, IN 47802 / 84-09-27-178-003.000-004		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ALAMELU M IVATURI	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	ALAMELU M IVATURI (WAS ALAMELU M EMMANUEL)
DATED DATE:	07/05/2024	GRANTEE:	ALAMELU M IVATURI
BOOK/PAGE:	N/A	RECORDED DATE:	07/08/2024
INSTRUMENT NO:	2024006911		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF TERRE HAUTE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TERRE HAUTE, COUNTY OF VIGO, STATE OF INDIANA TO WIT:

LOT NUMBER 18 IN THE GARDEN QUARTER SUBDIVISION PHASE I, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 9 WEST, AND PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 9 WEST, AS SHOWN BY THE RECORDED PLAT THEREOF IN PLAT RECORD 20, PAGE 7, OF THE RECORDER'S OFFICE OF VIGO COUNTY, INDIANA.

SUBJECT TO MATTERS SET FORTH ON THE PLAT OF GARDEN QUARTER, PHASE I, RECORDED OCTOBER 23, 1975 IN PLAT RECORD 20, PAGE 7.

SUBJECT TO DECLARATION OF COVENANTS DATED OCTOBER 14, 1975, AND RECORDED OCTOBER 23, 1975 IN MISCELLANEOUS RECORD 176, PAGE 885. SAID COVENANTS DO NOT PROVIDE FOR FORFEITURE OF TITLE IN THE EVENT OF THEIR VIOLATION.

SUBJECT TO EASEMENT TO PUBLIC SERVICE COMPANY OF INDIANA, INC. DATED MARCH 22, 1976 AND RECORDED APRIL 19, 1976 IN DEED RECORD 367, PAGE 668.

SUBJECT TO SPECIAL ORDINANCE NO UZO 34, 1999, ORDINANCE AMENDING THE UNIFIED ZONING ORDINANCE FOR VIGO COUNTY, INDIANA, AND RECORDED NOVEMBER 15, 1999 IN MISCELLANEOUS RECORD 210 PAGE 2509.

SUBJECT TO EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD AFFECTING TITLE TO THE SUBJECT REAL ESTATE.

Vigo County, IN / City of Terre Haute

Summary - Assessor's Office

Parcel ID 84-09-27-178-003.000-004
Tax ID 84-09-27-178-003.000-004
Section Plat 27
Routing Number
Neighborhood 102552 - HONEY CREEK
Property Address 7812 Mews Road
 Terre Haute, IN 47802
Legal Description THE GARDEN QUARTER PH I (7812 MEWS ROAD) D-442/3438 & 2003024174 27-11-9 LOT 18
 (Note: Not to be used on legal documents)
Acreeage 0.17
Class 510 - Res 1 fam dwelling platted lot
Tax District/Area 004 - HONEY CREEK

[View Map](#)



Owner - Auditor's Office

Deeded Owner
 Ivaturi Alamelu M
 7812 Mews Road
 Terre Haute, IN 47802

Site Description - Assessor's Office

Topography Level
Public Utilities All
Street or Road Paved
Neigh. Life Cycle Static
Legal Acres 0.17
Legal Sq Ft 0

Taxing Rate

2.6457

Land - Assessor's Office

Land Type	Soil ID	Actual Front	Acreeage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
HOMESITE			0.170			1.00	2.32		33,276.00	77,200.00	13,120.00		13,120.00

Land Detail Value Sum 13,120.00

Residential Dwellings - Assessor's Office

Card 01
Residential Dwelling 1
Occupancy
Story Height 1.0
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 3; 9-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 11
Fireplace Yes
Features Masonry stack (IN)
 Masonry fireplace
Porches and Decks Wood Patio 210
 Wood Patio 64
 Masonry Stoop 36
 Roof Extension Canopy 36
 Wood Patio 108
Yd Item/Spc Fture/Outbldg WOOD FRAME UTILITY SHED 80 SF
Last Updated 9/22/2011

Construction	Floor	Base Area (sf)	Fin. Area (sf)
Wood frame	1.0	1716	1716
	Crawl	1276	0
	Total	1716	1716

Improvements - Assessor's Office

Card 01

ID	Use	Stry Hgt	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	1		C+1	1978	1978	AV	0.00	MAS, MAS-STK	0	1716	120640	35	0	138	100	108200
01	UTLSHED		WOOD FRAME	C	2002	2002	AV	0.00		0	8 x 10	0	0	0	138	100	100

Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
7/8/2024	Emmanuel Alamelu M	Ivaturi Alamelu M	2024006911	QC	S	\$0	\$0
7/18/2022	Emmanuel Alamelu M	Emmanuel Alamelu M	2022009030	WD	S	\$0	\$0
7/17/2009	WINTER JOSHUA F	EMMANUEL ALAMELUM	2009009537		S	\$69,000	\$69,000
4/3/2007	SINGH SURINGER	WINTER JOSHUA F	2007004950		S	\$63,000	\$63,000
8/21/2003	SULLIVAN CHAD L	SINGH SURINGER	2003024174		S	\$91,000	\$91,000
9/19/1997	FOLEY FRANK					\$0	\$0

Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
7/8/2024	Emmanuel Alamelu M	Ivaturi Alamelu M	Quitclaim Deed	2024006911
7/18/2022	Emmanuel Alamelu M	Emmanuel Alamelu M	Warranty Deed	2022009030

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
VALUATION	Land	\$13,100	\$13,100	\$13,100	\$12,900	\$12,700
(Assessed Value)	Improvements	\$108,300	\$110,300	\$96,300	\$88,200	\$87,400
	Total	\$121,400	\$123,400	\$109,400	\$101,100	\$100,100
VALUATION	Land	\$13,100	\$13,100	\$13,100	\$12,900	\$12,700
(True Tax Value)	Improvements	\$108,300	\$110,300	\$96,300	\$88,200	\$87,400
	Total	\$121,400	\$123,400	\$109,400	\$101,100	\$100,100

Deductions - Auditor's Office

Type	Description	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Blind/Disabled	Disabled	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00
Homestead	Homestead Credit	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HSC	\$30,120.00	\$22,505.00	\$19,600.00	\$19,250.00	\$18,585.00	\$18,480.00

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	\$433.90	\$368.62	\$313.09	\$287.44	\$274.54
+ 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	\$433.90	\$368.62	\$313.09	\$287.44	\$274.54
+ Fall Penalty	\$0.00	\$0.00	\$15.65	\$0.00	\$13.73
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$313.09	\$0.00	\$274.54	\$266.38
+ Delq NTS Pen	\$0.00	\$31.31	\$0.00	\$27.46	\$26.64
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$266.38
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$26.64
+ 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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$867.80	\$1,081.64	\$641.83	\$876.88	\$1,148.85
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$433.90)	(\$1,081.64)	(\$313.09)	(\$876.88)	(\$860.58)
= Total Due	\$433.90	\$0.00	\$328.74	\$0.00	\$288.27

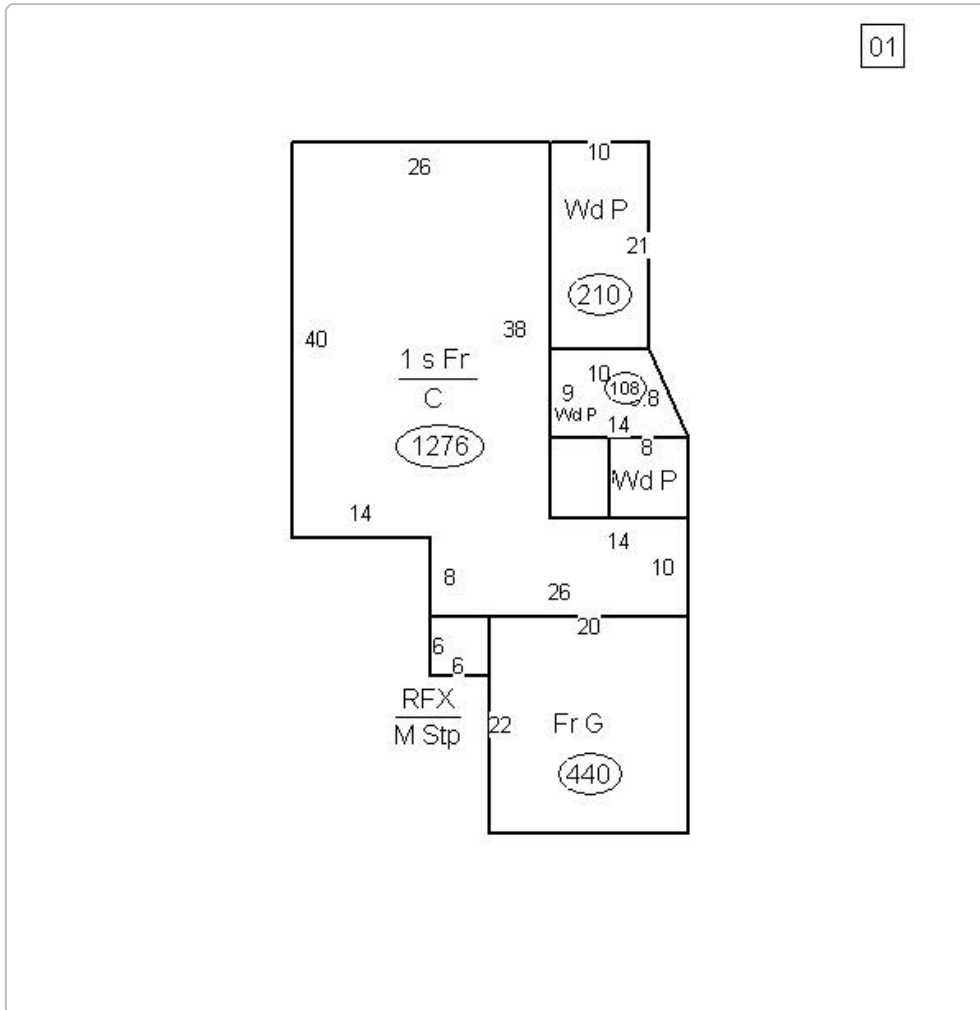
Payments (2020-2024) - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	2445585	5/9/2024	\$433.90
2022 Pay 2023	2370852	10/31/2023	\$368.62
2022 Pay 2023	2337781	5/9/2023	\$368.62
2022 Pay 2023	2297494	12/28/2022	\$344.40
2021 Pay 2022	2249466	5/10/2022	\$313.09
2020 Pay 2021	2121548	5/10/2021	\$574.88
2020 Pay 2021	2090538	1/26/2021	\$302.00
2019 Pay 2020	2004916	4/28/2020	\$860.58

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: 05/09/2024, 18:44:39

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL

SALES DISCLOSURE
NOT REQUIRED
QUITCLAIM DEED

2024006911 QD \$25.00
07/08/2024 12:36:01P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented

This Quitclaim Deed is made on July 5, 2024, between
Alamelu M Ivaturi (Was AIAMELU M EMMANUEL)
Grantor, residing at
7812 MEWS ROAD, City of TERRE HAUTE, State of IN, and
Alamelu M Ivaturi, Grantee, Residing at
7812 Mews Road, City of Terrehaute, State of IN

For Valuable consideration, the Grantor hereby quitclaims and transfers the following described real estate to the Grantee
to have and hold forever, located at 7812 Mews Road
City of Terrehaute, State of IN

Dated July 5, 2024.

Alamelu M. Ivaturi
(Signature of Grantor)

Alamelu M. Ivaturi
(Signature of Grantee)

State of Indiana
County of Vigo

ENTERED FOR TAXATION
subject to final acceptance for Transfer

JUL 08 2024

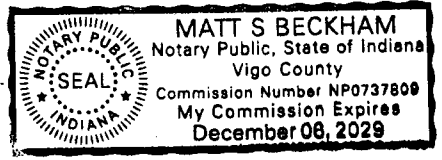
James W Beaman
VIGO COUNTY AUDITOR

On July 5th, 2024, Alamelu M. Ivaturi personally came before me and, being
duly sworn, did state that he/she is the person described in the above document and that he/she signed the above document
in my presence.

Matt S Beckham
(Notary Signature)

Notary Public, for the County of Vigo State of Indiana

My commission expires: December 6, 2024



Lot Number 18 in The Garden Quarter Subdivision Phase I, a subdivision of part of the Northwest Quarter of Section 27, Township 11 North, Range 9 West, and part of the Northeast Quarter of Section 27, Township 11 North, Range 9 West, as shown by the recorded plat thereof in Plat Record 20, page 7, of the Recorder's Office of Vigo County, Indiana.

Subject to matters set forth on the plat of Garden Quarter, Phase I, recorded October 23, 1975 In Plat Record 20, Page 7.

Subject to Declaration of Covenants dated October 14, 1975, and recorded October 23, 1975 in Miscellaneous Record 176, Page 885. Said covenants do not provide for forfeiture of title in the event of their violation.

Subject to Easement to Public Service Company of Indiana, Inc. dated March 22, 1976 and recorded April 19, 1976 in Deed record 367, Page 668.


Subject to Special Ordinance No UZO 34, 1999, Ordinance Amending the Unified Zoning Ordinance for Vigo County, Indiana, and recorded November 15, 1999 in Miscellaneous Record 210 Page 2509.

Subject to easements, covenants, and restrictions of record affecting title to the subject real estate.

Commonly known as 7812 Mews Road, Terre Haute, IN 47802.
Parcel No.: 84-09-27-178-003.000-004

**SALES DISCLOSURE
NOT REQUIRED**

202209030 WD \$25.00
07/18/2022 02:12:03P 2 PGS
Diana Winsted-Smith
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH: Alamelu M. Emmanuel, a competent adult, Grantor, of Vigo County, State of Indiana, CONVEYS AND WARRANTS to Alamelu M. Emmanuel, a competent adult, Grantee, of Vigo County, State of Indiana, for and in consideration of the sum of One and 00/100 (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Vigo County, State of Indiana, to-wit:

Lot Number 18 in The Garden Quarter Subdivision Phase I, a subdivision of part of the Northwest Quarter of Section 27, Township 11 North, Range 9 West, and part of the Northeast Quarter of Section 27, Township 11 North, Range 9 West, as shown by the recorded plat thereof in Plat Record 20, page 7, of the Recorder's Office of Vigo County, Indiana.

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Subject to easements, covenants, and restrictions of record affecting title to the subject real estate.

Commonly known as 7812 Mews Road, Terre Haute, IN 47802.
Parcel No.: 84-09-27-178-003.000-004

ENTERED FOR TAXATION
subject to final acceptance for Transfer

JUL 18 2022


JAMES W. BRUMBY
VIGO COUNTY AUDITOR

✓

IN WITNESS WHEREOF, the said grantor above named, Alamelu M. Emmanuel, a competent adult, has hereunto set her hand and seal, this 13th day of July, 2022.

Alamelu M. Emmanuel
Alamelu M. Emmanuel

STATE OF INDIANA)
)SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public, in and for said County and State, this 13th day of July, 2022, personally appeared the within named Alamelu M. Emmanuel, Grantor in the above conveyance, and acknowledged the execution of the same to be her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:
January 7, 2025

Scott E. Racop
Scott E. Racop, Notary Public

Residing in Vigo County, Indiana

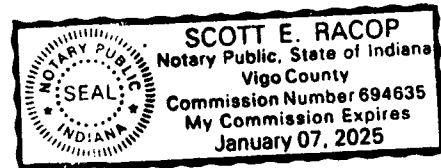
The undersigned affirms, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Scott E. Racop

This instrument prepared by Scott E. Racop, Attorney at Law, RACOP LAW OFFICES, P.C., 3031 Poplar Street, Terre Haute, Indiana 47803. (812) 238-0440

Grantees' Address: 7812 Mews Rd, Terre Haute, IN 47802


Mail Tax Statements to: 7812 Mews Rd, Terre Haute, IN



ENTERED FOR TAXATION
Subject to final acceptance for Transfer

JUL 29 2020

**SALES DISCLOSURE
NOT REQUIRED**

2020009597 WD \$25.00
07/29/2020 01:12:52P 3 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented



VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH: Alamelu M. Emmanuel, a competent adult, Grantor, of Vigo County, State of Indiana, CONVEYS AND WARRANTS to Alamelu M. Emmanuel, a competent adult, Grantee, of Vigo County, State of Indiana, for and in consideration of the sum of One and 00/100 (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Vigo County, State of Indiana, to-wit:

Lot Number 18 in The Garden Quarter Subdivision Phase I, a subdivision of part of the Northwest Quarter of Section 27, Township 11 North, Range 9 West, and part of the Northeast Quarter of Section 27, Township 11 North, Range 9 West, as shown by the recorded plat thereof in Plat Record 20, page 7, of the Recorder's Office of Vigo County, Indiana.

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Subject to easements, covenants, and restrictions of record affecting title to the subject real estate.

Commonly known as 7812 Mews Road, Terre Haute, IN 47802.

Parcel No.: 84-09-27-178-003.000-004

Grantor also conveys a transfer on death interest in the above described real estate to Akhil Avancha, as beneficiary under Indiana Code 32-17-14-11, or later amendments.

IN WITNESS WHEREOF, the said grantor above named, Alamelu M. Emmanuel, a competent adult, has hereunto set her hand and seal, this 11th day of May, 2020.

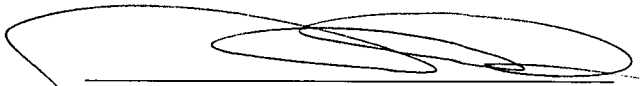
Alamelu M. Emmanuel
Alamelu M. Emmanuel

STATE OF INDIANA)
)SS:
COUNTY OF VIGO)

Before me, the undersigned, a Notary Public, in and for said County and State, this 11th day of May, 2020, personally appeared the within named Alamelu M. Emmanuel, Grantor in the above conveyance, and acknowledged the execution of the same to be her voluntary act and deed.

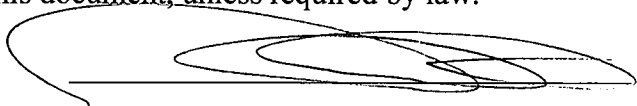
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:
January 7, 2025


Scott E. Racop, Notary Public

Residing in Vigo County, Indiana

The undersigned affirms, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



This instrument prepared by Scott E. Racop, Attorney at Law, RACOP LAW OFFICES, P.C., 3031 Poplar Street, Terre Haute, Indiana 47803. (812) 238-0440

Grantees' Address: 7812 Mews Rd, Terre Haute, IN 47802

Mail Tax Statements to: 7812 Mews Rd, Terre Haute, IN 47802

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

2009009537 WD \$18.00
07/17/2009 10:27:03A 2 PGS
NANCY S. ALLSUP
VIGO County Recorder IN
Recorded as Presented

JUL 17 2009

Timothy M. Sproule
VIGO COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH, that JOSHUA F. WINTER of Vigo County, in the State of Indiana (herein referred to as "Grantor"), CONVEYS and WARRANTS to ^{Emmanuel} ALAMELU M. EMANUEL, for the sum of \$1.00 and other valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the following described real estate located in Vigo County, in the State of Indiana, to-wit:

Lot Number 18 in The Garden Quarter Subdivision Phase I, a subdivision of part of the Northwest Quarter of Section 27, Township 11 North, Range 9 West, and part of the Northeast Quarter of Section 27, Township 11 North, Range 9 West, as shown by the recorded plat thereof in Plat Record 20, page 7, of the Recorder's Office of Vigo County, Indiana.

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Subject to Special Ordinance No. UZO 34, 1999, Ordinance Amending the Unified Zoning Ordinance for Vigo County, Indiana, and recorded November 15, 1999 in Miscellaneous Record 210, Page 2509.

Subject to easements, covenants, and restrictions of record affecting title to the subject real estate.

7812 RW

Commonly known as: ~~17812~~ Mews, Terre Haute, Indiana 47802

IN WITNESS WHEREOF, the above referred to Grantor has hereunto set his hand and seal, this 15 day of ^{July} ~~May~~, 2009.

Joshua F. Winter by Robin F. Winter
JOSHUA F. WINTER
POA

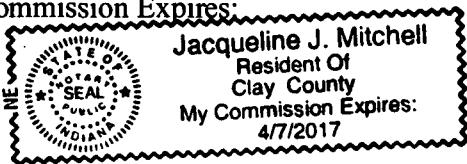
2

STATE OF INDIANA)
)SS:
COUNTY OF Vigo)

Before me, a Notary Public in and for said County and State, personally appeared Joshua F. Winter, and being first duly sworn, stated that the representations contained herein are true, and acknowledged his execution of this instrument.

WITNESS my hand and Notarial Seal this 15 day of ^{July}~~May~~, 2009.

My Commission Expires:



Jacqueline J. Mitchell
_____, Notary Public

A Resident of Vigo County

Mail tax statements to: Alamelu M Emmanuel 7812 News Terre Haute IN 47802

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.

/s/ John J. Klotz

This instrument was prepared by John J. Klotz, Attorney at Law, 676 Ohio Street, Terre Haute, Indiana 47807, at the request of Aames Title & Closings, LLC, based solely on the information supplied by said entity without examination of survey, title or abstract. The preparer assumes no liabilities for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, and makes no representation regarding the status or quality of the title hereby conveyed by Grantor(s), the parties hereto signifying their assent to this disclaimer by the execution and the acceptance of this instrument.

Search Results for:

NAME: Ivaturi Alamelu (Super Search)



REGION: Vigo County, IN

DOCUMENTS VALIDATED THROUGH: 09/3/2024 3:09 PM

Showing 1 results

Filter:

Document Details	County	Date	Type	Name	Legal
2024006911	Vigo	07/08/2024	DEED : QUIT CLAIM DEED	IVATURI, ALAMELU M Search Search EMMANUEL, ALAMELU M Search IVATURI, ALAMELU M	Search Lot 18 GARDEN QUARTER SUB PHASE I

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Search Results for:

NAME: Emmanuel Alamelu (Super Search)



REGION: Vigo County, IN

DOCUMENTS VALIDATED THROUGH: 09/3/2024 3:09 PM

Showing 6 results

Filter:

Document Details	County	Date	Type	Name	Legal
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