



**Legal and Vesting  
Product Cover Sheet**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	HEN-0072	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	MATTHEW BUIS		
PROPERTY ADDRESS:	1893 EXPLORER CT, FRANKLIN, IN, 46131		
CITY, STATE AND COUNTY:	FRANKLIN, INDIANA AND JOHNSON		

**SEARCH INFORMATION**

SEARCH DATE:	09/29/2023	EFFECTIVE DATE:	09/28/2023
NAME(S) SEARCHED:	MATTHEW BUIS		
ADDRESS/PARCEL SEARCHED:	1893 EXPLORER CT, FRANKLIN, IN, 46131/41-08-10-031-083.000-009		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

MATTHEW D. BUIS, AN ADULT

COMMENTS:	
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**VESTING DEED**

DEED TYPE:	LIMITED LIABILITY COMPANY WARRANTY DEED	GRANTOR:	PYATT BUILDERS, LLC
DATED DATE:	09/03/2019	GRANTEE:	MATTHEW D. BUIS, AN ADULT
BOOK/PAGE:	N/A	RECORDED DATE:	09/12/2019
INSTRUMENT NO:	2019-020411		
COMMENTS:			

**FOR PREAMBLE**

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF FRANKLIN
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**ADDITIONAL NOTES**

**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATES IN JOHNSON COUNTY, IN THE STATE OF INDIANA:  
  
LOT NUMBERED 25 IN DEER MEADOWS-SECTION TWO, AS PER PLAT THEREOF RECORDED NOVEMBER 7, 2018 AS INSTRUMENT NUMBER 2018-024754 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

# Johnson County, IN

## Summary

**Parcel ID** 41-08-10-031-083.000-009  
**Tax ID** 41-08-10-031-083.000-009  
**Section Plat**  
**Routing Number** FRANKLIN COMMUNI  
**Neighborhood** 4135011 - CUMBERLAND COMMONS SEC 1A  
**Property Address** 1893 Explorer CT  
 Franklin, IN 46131  
**Legal Description** DEER MEADOWS SEC 2 LOT 25  
 (Note: Not to be used on legal documents)  
**Acres** 0.2331  
**Class** Res 1 fam dwelling platted lot  
 (Note: This is an Assessor's classification, not a zoning district.)  
**Tax District/Area** 009 - FRANKLIN CITY - FRANKLIN TWP

## Owners

**Deeded Owner**  
 BUIS MATTHEW D  
 1893 Explorer CT  
 Franklin, IN 46131

## Land

Land Type	Soil ID	Actual Front	Acres	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft
HOMESITE			0.233			1.00	2.08	10,154

## Farm Land Computations

**Parcel Acreage** 0.2331  
**81 Legal Drain NV [-]**  
**82 Public Roads NV [-]**  
**83 UT Towers NV [-]**  
**9 Homesite(s) [-]**  
**Total Acres Farmland**  
**True Tax Value** 0.00  
**Measured Acres** 0  
**Average True Tax Value/Acre** 0.00  
**True Tax Value Farmland** 0.00  
**Classified Land Total** 0  
**Homesite(s) Value (+)** 0.00  
**Total Land Value** 24,500.00

## Residential Dwellings

**Card 01**  
**Residential Dwelling 1**  
**Occupancy**  
**Story Height** 2.0  
**Roofing** Material: Asphalt shingles  
**Attic** None  
**Basement Type** None  
**Basement Rec Room** None  
**Finished Rooms** 9  
**Bedrooms** 4  
**Family Rooms** 0  
**Dining Rooms** 0  
**Full Baths** 2; 6-Fixt.  
**Half Baths** 1; 2-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** Central Warm Air  
**Extra Fixtures** 1  
**Total Fixtures** 11  
**Fireplace** No  
**Features** None  
**Porches and Decks** Open Frame Porch 88  
**Yd Item/Spc Fture/Outbldg** WOOD FRAME 452 SF  
**Last Updated**

Construction	Floor	Base Area (sf)	Fin. Area (sf)
Wood frame	1.0	1034	1034
Wood frame	2.0	1270	1270
	Total	2304	2304

## Improvements

Card 01

ID	Use	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/Area
D	DWELL		C	2019	2019	AV	0.00		0	2304
G01	ATTGAR	WOOD FRAME		0	0	AV	31.89		31.89	452

## Transfers

Date	Owner 1	Owner 2	Book & Page	Amount
9/3/2019	PYATT BUILDERS LLC			\$216,295
7/9/2019	DEER MEADOWS PARTNERS LLC			\$41,500

## Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/3/2019	PYATT BUILDERS LLC	WARRANTY DEED			2019020411
7/9/2019	DEER MEADOWS PARTNERS LLC	WARRANTY DEED			2019014607
10/26/2018					2018024754

## Valuation

Assessment Year		01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Reason for Change		Annual	Annual	Annual	Annual	Annual
<b>VALUATION</b>	Land	\$24,500	\$24,500	\$16,000	\$16,000	\$400
<b>(Assessed Value)</b>	Improvements	\$256,500	\$241,200	\$197,400	\$173,400	\$0
	<b>Total</b>	<b>\$281,000</b>	<b>\$265,700</b>	<b>\$213,400</b>	<b>\$189,400</b>	<b>\$400</b>
<b>VALUATION</b>	Land	\$24,500	\$24,500	\$16,000	\$16,000	\$400
<b>(True Tax Value)</b>	Improvements	\$256,500	\$241,200	\$197,400	\$173,400	\$0
	<b>Total</b>	<b>\$281,000</b>	<b>\$265,700</b>	<b>\$213,400</b>	<b>\$189,400</b>	<b>\$400</b>

**Deductions**

Type	Description	2021 Pay 2022	2020 Pay 2021
Homestead	HOMESTEAD - SUPP	\$58,940.00	\$50,540.00
Homestead	HOMESTEAD CREDIT	\$45,000.00	\$45,000.00
Mortgage	MORTGAGE	\$3,000.00	\$3,000.00

**Tax History**

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$1,189.43	\$1,051.49	\$6.46
+ Spring Penalty	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,189.43	\$1,051.49	\$6.46
+ Fall Penalty	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$5.64
+ Delq NTS Pen	\$0.00	\$0.00	\$0.54
+ Delq TS Tax	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00
+ Other Assess	\$10.00	\$10.00	\$10.00
+ Advert Fee	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$1,151.46	\$975.26	\$0.36
Over 65 CB	\$0.00	\$0.00	\$0.00
= Charges	\$2,388.86	\$2,112.98	\$29.10
- Surplus Transfer	\$0.00	\$0.00	\$0.00
- Credits	(\$2,388.86)	(\$2,112.98)	(\$29.10)
= Total Due	\$0.00	\$0.00	\$0.00

**Property Record Card**

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

**Payments**

Year	Receipt #	Transaction Date	Amount
2021 Pay 2022	1770336	10/31/2022	\$1,189.43
2021 Pay 2022	1701062	4/26/2022	\$1,199.43
2020 Pay 2021	1581271	11/5/2021	\$1,051.49
2020 Pay 2021	1625738	4/27/2021	\$1,061.49
2019 Pay 2020	1462805	10/28/2020	\$6.46
2019 Pay 2020	1472226	5/4/2020	\$22.64

**Pay Taxes Online**



**Apply for Homestead Deduction**

[Apply online for Indiana Homestead Property Tax Deduction](#)

[This is an affidavit, click here to view instructions and disclosure](#)

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 Last Data Upload: 29/09/2023, 14:35:56

Contact Us



2019-020411  
RECORDED ON  
09/12/2019 11:41:00 AM  
TERESA K. PETRO  
JOHNSON COUNTY RECORDER  
REC FEE: 25.00  
PAGES: 3

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer Sep 12 2019  
7  
Pamela J. Burton  
AUDITOR JOHNSON COUNTY, IND.

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR RESALE PURSUANT TO I.C. 36-7-7

**LIMITED LIABILITY COMPANY WARRANTY DEED**

THIS INDENTURE WITNESSETH, That **PYATT BUILDERS, LLC** (Grantor) CONVEYS AND WARRANTS to **MATTHEW D. BUIS**, an adult (Grantee), of Johnson County, in the State of Indiana, for the sum of Ten and No/100--Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Johnson County, in the State of Indiana:

Lot Numbered 25 in Deer Meadows – Section Two, as per plat thereof recorded November 7, 2018 as Instrument Number 2018-024754 in the Office of the Recorder of Johnson County, Indiana.

Grantor further certifies that there is no Gross Income Tax due the State of Indiana at this time in respect to this conveyance.

Subject to real estate property taxes for the second half of 2018, due and payable in November, 2019, and subject to real estate property taxes due and payable thereafter.

Township: Franklin. Key Number: state ID number only. State ID Number: 41-08-10-031-083.000-009.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 1893 Explorer Court, Franklin, Indiana 46131. also known as 2066 Mach Lane, Franklin, IN 46131.

The undersigned person executing this deed on behalf of Grantor has been fully empowered by proper resolution of Vendor to execute and deliver this Deed; and Grantor has full legal capacity to convey the real estate described herein; and all necessary entity action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed this 3rd day of September, 2019.

Signature page to follows

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Sales Disclosure Approved  
Johnson County Assessor

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR RESALE PURSUANT TO I.C. 36-2-7-10

GRANTOR:  
PYATT BUILDERS, LLC

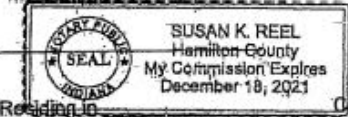
By Haley Heiser  
Signature Title  
Haley Heiser, Authorized Agent  
Printed Name Title

STATE OF INDIANA }  
COUNTY OF ~~HAMILTON~~ Johnson } SS:

Before me, a Notary Public in and for said County and State, personally appeared Haley Heiser in capacity as Authorized Agent of and for and on behalf of PYATT BUILDERS, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 3 day of September, 2019.

My Commission Expires:



Signature Susan K. Reel

Printed \_\_\_\_\_  
Notary Public

Residing in \_\_\_\_\_ County, State of Indiana.

Grantees Post Office mailing address is: 1893 Explorer Ct, Franklin, IN 46131  
aka 2044 Mach Ln, Franklin, IN 46131  
Send tax bills to: Same as above  
Prepared from Meridian Title Corporation File No.: 19-10627.

IMAGE/COPY PROPERTY OF JOHNSON COUNTY, IN. FOR LICENSEE ONLY. NOT FOR RESALE PURSUANT TO I.C. 36-2-7-10

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name: Jeffrey R. Slaughter, Attorney at Law, Declarant.

This instrument was prepared by JEFFREY R. SLAUGHTER, Attorney at Law #362-49, 8310 Allison Pointe Boulevard, Suite 204, Indianapolis, Indiana 46250 / Telephone 317-579-0816.

DataSource: Johnson, IN

Criteria: Party Name = BUIS, MATTHEW

Last Indexed Date: 09/28/2023

Last Verified Date: 09/28/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/12/2019	09/04/2019	2019-020412	MORTGAGE	BUIS	MATTHEW D	GRANTOR
09/12/2019	09/03/2019	2019-020411	DEED	BUIS	MATTHEW D	GRANTEE

Results found: 2



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