



Legal and Vesting
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	HEN-0081	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	JEREMIAH A GILLAM		
PROPERTY ADDRESS:	4355 E COUNTY ROAD 150 N, AVON, IN, 46123		
CITY, STATE AND COUNTY:	AVON, INDIANA (IN) AND HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	10/20/2023	EFFECTIVE DATE:	10/19/2023
NAME(S) SEARCHED:	JEREMIAH A GILLAM AND SARAH L GILLAM		
ADDRESS/PARCEL SEARCHED:	4355 E COUNTY ROAD 150 N, AVON, IN, 46123/32-07-32-300-004.000-022		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JEREMIAH A. GILLAM AND SARAH L. GILLAM, HUSBAND AND WIFE
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COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LISA A. POLLOCK
DATED DATE:	01/16/2007	GRANTEE:	JEREMIAH A. GILLAM AND SARAH L. GILLAM, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/01/2007
INSTRUMENT NO:	200700005216		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF AVON
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

BEGINNING AT A STONE ON THE NORTH LINE OF SAID QUARTER QUARTER SECTION WHICH A 1.2825 CHAINS WESTERLY FROM THE NORTHEAST CORNER THEREOF AND RUN THENCE IN A WESTERLY DIRECTION ON AND ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 2.316 CHAINS TO WITHIN 16.43 CHAINS OF THE NORTHWEST CORNER THEREOF; DEFLECT 89 DEGREES 34 MINUTES TO THE LEFT AND RUN IN A SOUTHERLY DIRECTION 3.981 CHAINS; THENCE DEFLECT 72 DEGREES 24 MINUTES TO THE LEFT AND RUN IN A SOUTHEASTERLY DIRECTION 1.425 CHAINS; THENCE DEFLECT 76 DEGREES 52 MINUTES TO THE LEFT AND RUN IN A NORTHEASTERLY DIRECTION 0.505 CHAINS TO AN OLD CORNER; THENCE DEFLECT 58 DEGREES 50 MINUTES TO THE RIGHT AND RUN IN AN EASTERLY DIRECTION PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION 0.700 CHAINS TO AN OLD STONE CORNER; THENCE DEFLECT 89 DEGREES 34 MINUTES TO THE LEFT AND RUN IN A NORTHERLY DIRECTION 3.990 CHAINS TO THE POINT OF BEGINNING, CONTAINING 0.96 ACES, MORE OR LESS.

32-07-32-300-004.000-022

GILLAM, JEREMIAH A & SARAH

4355 E COUNTY ROAD 150 N

511, 1 Family Dwell - Unplatted (0 to 9.9

RES ACREAGE DEFAULT- 1/2

General Information

Parcel Number
32-07-32-300-004.000-022

Local Parcel Number
12-1-32-61E 300-004

Tax ID:
012-132611-300004

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Ownership

GILLAM, JEREMIAH A & SARAH L
4355 E COUNTY ROAD 150 N
AVON, IN 46123

Legal

PT NE SW 32-16-1E 1.0AC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/09/2007	GILLAM, JEREMIAH A		WD	0/0	\$234,000	V
04/03/2006	POLLOCK, LISA A		WD	0/0	\$225,000	V
04/30/1999	GRIFFITH TROY A KE		WD	/	\$0	I

Notes

12/21/2021 REASSESSMENT: 22/23 CYCLICAL RA NO CHANGE PER PICT OR MLS 2661869. JSA

1/6/2017 REASSESSMENT: 2017 CYCLICAL RA - NO CHANGE PER PICTLRS

2/3/2009 : 08/09 CHGD MKT FACTOR FROM 1.17 TO 1.14 GLB

3/20/2003 : 02/03 RSMT TEAM 1

3/17/2000 : 97/98 REMOVED HOUSE PER AFFID. (IDR)

00/01 ADDED NEW HOUSE JMS

Year: 2023

Location Information

County
Hendricks

Township
WASHINGTON TOWNSHIP

District 022 (Local 012)
WASHINGTON TOWNSHIP

School Corp 3315
AVON COMMUNITY

Neighborhood 5550012
RES ACREAGE DEFAULT-WASHI

Section/Plat
032

Location Address (1)
4355 E COUNTY ROAD 150 N
AVON, IN 46123

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
02/27/2023	As Of Date	04/06/2023	04/07/2022	03/27/2021	04/01/2020	03/22/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$60,800	Land	\$60,800	\$47,100	\$47,100	\$47,100	\$42,400
\$60,800	Land Res (1)	\$60,800	\$47,100	\$47,100	\$47,100	\$42,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$292,300	Improvement	\$292,300	\$226,000	\$195,600	\$177,800	\$172,500
\$292,300	Imp Res (1)	\$292,300	\$226,000	\$195,600	\$177,800	\$172,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$353,100	Total	\$353,100	\$273,100	\$242,700	\$224,900	\$214,900
\$353,100	Total Res (1)	\$353,100	\$273,100	\$242,700	\$224,900	\$214,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Zoning

Subdivision

Lot

Market Model
12-RURAL RES WASHINGTON (IM

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Static

Printed Saturday, April 22, 2023

Review Group 2022

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9rr	A		0	0.93	1.06	\$61,662	\$65,362	\$60,787	0%	100%	1.0000	\$60,790
82	A		0	.07	1.00	\$1,900	\$1,900	\$133	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.07
83 UT Towers NV	0.00
9 Homesite	0.93
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$60,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$60,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$60,800

Data Source N/A **Collector** **Appraiser** Larry Scott

General Information

Occupancy	Single-Family
Description	Single-Family Residen
Story Height	2
Style	N/A
Finished Area	2154 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" 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	60	\$3,400
Bay	18	\$2,400
Wood Deck	202	\$3,500

Plumbing

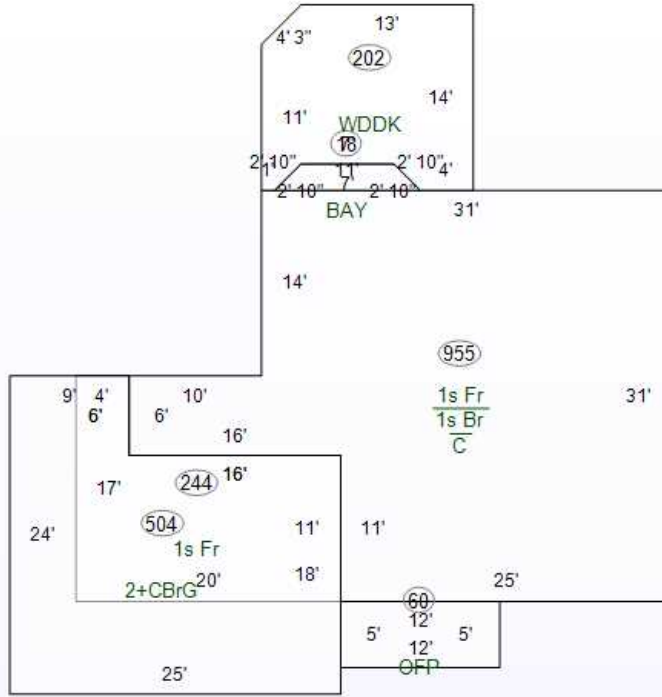
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	1
Family Rooms	1
Total Rooms	12

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	955	955	\$85,200	
2 1Fr	1199	1199	\$44,600	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	955	0	\$5,700	
Slab				

Total Base \$135,500

Adjustments 1 Row Type Adj. x 1.00 \$135,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:955 2:1199	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$149,700

Sub-Total, 1 Units

Exterior Features (+)	\$9,300	\$159,000
Garages (+) 504 sqft	\$15,700	\$174,700
Quality and Design Factor (Grade)		1.10
Location Multiplier		1.00
Replacement Cost		\$192,170

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 Residen	100%	2	3/6 Masonry	C+2	1999	1999	24 A		1.00		2,154 sqft	\$192,170	22%	\$149,890	0%	100%	1.500 1.3000	\$292,300

DULY ENTERED FOR TAXATION

MAR 01 2007

Nancy A. Marsh
AUDITOR HENDRICKS COUNTY

200700005216
Filed for Record in
HENDRICKS COUNTY IN
PAUL T HARDIN
03-01-2007 At 11:16 am.
BEED 20.00

Order No. 3201514099

WARRANTY DEED

Parcel Number(s): 012-132611-300004

THIS INDENTURE WITNESSETH, That Lisa A. Pollock ("Grantor") of Jackson County, in the State of Oregon, CONVEYS AND WARRANTS to Jeremiah A. Gillam and Sarah L. Gillam, husband and wife ("Grantee") of Hendricks County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Hendricks County, State of Indiana:

Part of the Northeast Quarter of the Southwest Quarter of Section 32, Township 16 North, Range 1 East in Hendricks County, Indiana, bounded and described as follows:

Beginning at a stone on the North line of said Quarter Quarter Section which is 1.2825 chains Westerly from the Northeast corner thereof and run thence in a Westerly direction on and along the North line of said Quarter Quarter Section 2.316 chains to within 16.43 chains of the Northwest corner thereof; deflect 89 degrees 34 minutes to the left and run in a Southerly direction 3.981 chains; thence deflect 72 degrees 24 minutes to the left and run in a Southeasterly direction 1.425 chains; thence deflect 76 degrees 52 minutes to the left and run in a Northeasterly direction 0.505 chains to an old corner; thence deflect 58 degrees 50 minutes to the right and run in an Easterly direction parallel to the North line of said Quarter Quarter Section 0.700 chains to an old stone corner; thence deflect 89 degrees 34 minutes to the left and run in a Northerly direction 3.990 chains to the point of beginning, containing 0.96 acres, more or less.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 4355 East County Road 150, Avon, IN 46123. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor(s) caused this deed to be executed and delivered this 16th day of January, 2007.

20

20
2x2

Lisa A. Pollock

Lisa A. Pollock

STATE OF Oregon }
COUNTY OF Jackson }SS:

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Lisa A. Pollock, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16 day of January, 2007.

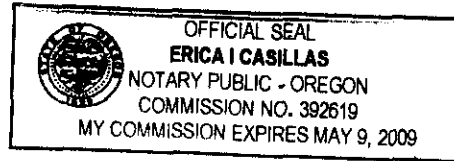
Erica I. Casillas
Notary Public

Erica I. Casillas
Printed Name

Resident of Jackson County

My Commission Expires:

May 09, 2009



Prepared by Jan D. Wright (#1386-49)
One Indiana Square, Suite 1640
Indianapolis, IN 46204
Telephone 317-637-2449
Information from The Talon Group Commitment 3201514099

"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. Jan D. Wright (#1386-49)"

✓ Send tax bills to: 4355 East County Road 150, Avon, IN 46123

After recording, return to: **The Talon Group, 8365 Keystone Crossing, Suite 102, Indianapolis, IN 46240**

Search Results for:

NAME: GILLAM, JEREMIAH (Super Search)

REGION: Hendricks County, IN
DOCUMENTS VALIDATED UP TO: 10/19/2023 3:31 PM

Showing 18 results

Filter:

Document Details	County	Date	Type	Name	Legal
201514208	Hendricks	06/29/2015	MISC : ASSUMED BUSINESS NAME	GILLAM, JEREMIAH Search Search ROBBINS, MELITTA Search CUB SCOUT PACK 391	
201701601	Hendricks	01/20/2017	MISC : ASSUMED BUSINESS NAME	GILLAM, JEREMIAH Search Search CUB SCOUT PACK 391	
200338352	Hendricks	09/02/2003	DEED : DEED	GILLAM, JEREMIAH A Search Search OSWALD, KENNETH G JR Search GILLAM, SARAH L	Search Lot 40 CEDAR RUN LAKE SECTION 1
200338353	Hendricks	09/02/2003	MORT : MORTGAGE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FUTURE FUNDING Search MERS	Search Lot 40 CEDAR RUN LAKE SECTION 1
200703118	Hendricks	02/05/2007	DEED : DEED	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search GOODLING, VIKKI S	Search Lot 40 CEDAR RUN LAKE SECTION 1
200703950	Hendricks	02/15/2007	REL : MORTGAGE RELEASE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search MERS	
200705216	Hendricks	03/01/2007	DEED : DEED	GILLAM, JEREMIAH A Search Search POLLOCK, LISA A Search GILLAM, SARAH L	Search 32-16N-1E NE SW

Document Details	County	Date	Type	Name	Legal
200705217	Hendricks	03/01/2007	MORT : MORTGAGE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FUTURE FUNDING Search MERS	Search 32-16N-1E NE SW
200705218	Hendricks	03/01/2007	MORT : MORTGAGE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FUTURE FUNDING Search MERS	Search 32-16N-1E NE SW
200910426	Hendricks	04/30/2009	REL : MORTGAGE RELEASE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FUTURE FUNDING Search MERS	
200910429	Hendricks	04/30/2009	REL : MORTGAGE RELEASE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FUTURE FUNDING Search MERS	
200910691	Hendricks	05/04/2009	MORT : MORTGAGE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FIRST INTERNET BANK OF INDIANA Search MERS	Search 32-16N-1E NE SW
200910692	Hendricks	05/04/2009	MORT : MORTGAGE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FIRST INTERNET BANK OF INDIANA Search MERS	Search 32-16N-1E NE SW
201227439	Hendricks	10/22/2012	MORT : MORTGAGE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search TEACHERS CREDIT UNION	Search 32-16N-1E NE SW
201228099	Hendricks	10/26/2012	REL : MORTGAGE RELEASE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search MERS	

Document Details	County	Date	Type	Name	Legal
201601457	Hendricks	01/20/2016	PLAT : SURVEY- OVERSIZED	GILLAM, JEREMIAH A Search Search ABNERS CREEK BAPTIST CHURCH Search BAUTE, COREY A Search BAUTE, LYNETTE C see details for more	Search 32-16N-1E NW Search 32-16N-1E NE Search 32-16N-1E SW Search 32-16N-1E SE
201711602	Hendricks	05/23/2017	REL : MORTGAGE RELEASE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search FIRST INTERNET BANK OF INDIANA	Search 32-16N-1E NE SW
201922985	Hendricks	10/09/2019	REL : MORTGAGE RELEASE	GILLAM, JEREMIAH A Search Search GILLAM, SARAH L Search TEACHERS CREDIT UNION	

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NAME: GILLAM, SARAH (Super Search)

**REGION: Hendricks County, IN
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Showing 17 results

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202318430	Hendricks	10/18/2023	DEED : DEED	GILLAM, SARAH Search Search COE, LINDA J Search COE, LINDA J Search COE, MATTHEW	Search Lot 27-02 OXFORD PARK SECTION 1 BLDG 27 BLK A
200338352	Hendricks	09/02/2003	DEED : DEED	GILLAM, SARAH L Search Search OSWALD, KENNETH G JR Search GILLAM, JEREMIAH A	Search Lot 40 CEDAR RUN LAKE SECTION 1
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