



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	6022	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	DAVID M HUBBARD AND SUSAN M HUBBARD		
PROPERTY ADDRESS:	7883 AUSTIN CT, PLAINFIELD, INDIANA, 46168		
CITY, STATE AND COUNTY:	PLAINFIELD, INDIANA (IN) AND HENDRICKS		

### SEARCH INFORMATION

SEARCH DATE:	02/06/2024	EFFECTIVE DATE:	02/05/2024
NAME(S) SEARCHED:	DAVID M HUBBARD AND SUSAN M HUBBARD		
ADDRESS/PARCEL SEARCHED:	7883 AUSTIN CT, PLAINFIELD, INDIANA, 46168/32-15-11-280-006.000-012		

### ASSESSMENT INFORMATION

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

### CURRENT OWNER VESTING

DAVID M. HUBBARD AND SUSAN M. HUBBARD, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JIMMY D. RAMSEY AND BRENDA B. RAMSEY, HUSBAND AND WIFE
DATED DATE:	12/15/2015	GRANTEE:	DAVID M. HUBBARD AND SUSAN M. HUBBARD, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	12/18/2015
INSTRUMENT NO:	201529006		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PLAINFIELD
-----------------------	--------------------

### ADDITIONAL NOTES

--

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN HENDRICKS COUNTY, IN THE STATE OF INDIANA.

LOT NUMBERED SIXTY-FIVE (65) IN HAWTHORNE RIDGE, SECTION TWO (2), AMENDED, AN ADDITION TO THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED NOVEMBER 10, 1986, IN PLAT BOOK 11, PAGE 127; AMENDMENT RECORDED FEBRUARY 10, 1987, IN PLAT BOOK 12, PAGE 11., IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

32-15-11-280-006.000-012

General Information

Parcel Number  
32-15-11-280-006.000-012

Local Parcel Number  
21-2-11-41E 280-006

Tax ID:  
021-211411-280006

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County  
Hendricks

Township  
GUILFORD TOWNSHIP

District 012 (Local 021)  
PLAINFIELD TOWN

School Corp 3330  
PLAINFIELD COMMUNITY

Neighborhood 2151105  
HAWTHORNE RIDGE

Section/Plat  
011

Location Address (1)  
7883 AUSTIN CT  
PLAINFIELD, IN 46168

Zoning

Subdivision  
HAWTHORNE RIDGE SEC 2

Lot  
65

Market Model  
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 25, 2023

Review Group 2025

HUBBARD, DAVID M & SUSAN M

Ownership

HUBBARD, DAVID M & SUSAN M  
7883 AUSTIN CT  
PLAINFIELD, IN 46168-9394

Legal

HAWTHORNE RIDGE SEC 2 LOT 65

7883 AUSTIN CT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/18/2015	HUBBARD, DAVID M	WD	WD	/	\$235,900	V
03/03/2004	RAMSEY, JIMMY D &		WD	498/1236	\$0	I
01/01/1995	LATTA SCOTT M JAN		WD	/	\$0	I

510, 1 Family Dwell - Platted Lot

Res

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"/>
\$49,600	Land	\$49,600	\$45,500	\$45,500	\$45,500	\$45,500
\$49,600	Land Res (1)	\$49,600	\$45,500	\$45,500	\$45,500	\$45,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$301,900	Improvement	\$301,900	\$277,500	\$241,200	\$255,300	\$266,000
\$301,900	Imp Res (1)	\$301,900	\$277,500	\$241,200	\$255,300	\$266,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$351,500	Total	\$351,500	\$323,000	\$286,700	\$300,800	\$311,500
\$351,500	Total Res (1)	\$351,500	\$323,000	\$286,700	\$300,800	\$311,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 100' X 150', 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
F	F		98	127x137	0.96	\$452	\$434	\$55,118	-10%	100%	1.0000	\$49,610

HAWTHORNE RIDGE/2151 1/2

Notes

8/10/2020 REASSESSMENT: 2021 CYCLICAL RA-- ADJUSTED HOUSE EFF YR (OFFICE GUIDELINES) & ADDED XTRA FIXTURE & CHANGED BSMT FIN TO REC RM PER MLS (21368982) & PICT JMS

5/23/2006 : 06/07 RESKETCHED HOME PER RSMT PRC & MLS LISTING ADDED WET BAR, WHIRLPOOL, AC & BSMT FINISH CAC

Land Computations

Calculated Acreage	0.40
Actual Frontage	98
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$49,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$49,600

General Information

Occupancy

Single-Family

Description

Single-Family Residen

Story Height

2

Style

N/A

Finished Area

2304 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

3

9

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

2

2

Total

8

15

Accommodations

Bedrooms

4

Living Rooms

Dining Rooms

0

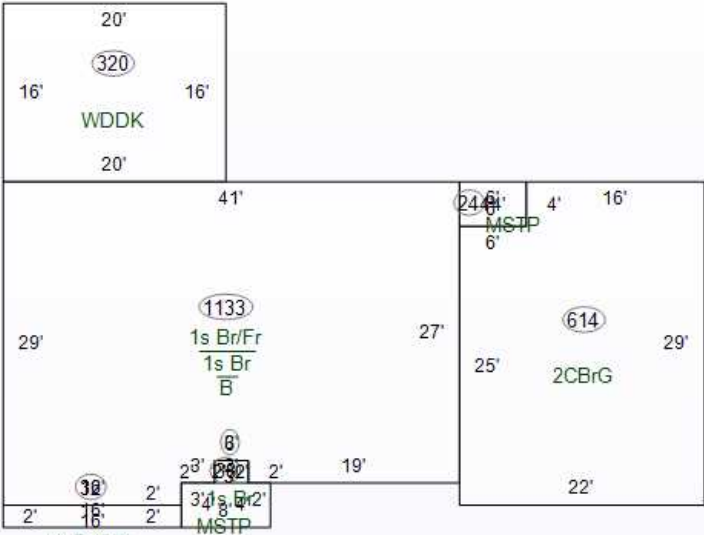
Family Rooms

Total Rooms

8

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Totals
1	7	1133	1133	\$94,800
2	93	1171	1171	\$48,500
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1133	0	\$28,600
Crawl				
Slab				

	Total Base	\$171,900
Adjustments	1 Row Type Adj. x 1.00	\$171,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1054	\$12,900
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1133 2:1171	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	15 – 5 = 10 x \$800	\$8,000
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

	Sub-Total, One Unit	\$204,000
	Sub-Total, 1 Units	
Exterior Features (+)	\$8,400	\$212,400
Garages (+) 614 sqft	\$19,400	\$231,800
Quality and Design Factor (Grade)	1.15	
Location Multiplier	1.00	
	Replacement Cost	\$266,570

Specialty Plumbing		
Description	Count	Value
Bath Tub With Jets	1	\$1,800

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	4/6 Masonry	B-1	1987	1990	33 A		1.00		3,437 sqft	\$266,570	24%	\$202,590	0%	100%	1.490	1.0000	\$301,900

DULY ENTERED  
FOR TAXATION

DEC 18 2015

*Cinda Katten*  
AUDITOR HENDRICKS COUNTY

File No.: 1511051

201529006 DEED \$18.00  
12/18/2015 09:07:40A 2 PGS  
Theresa D. Lynch  
Hendricks County Recorder IN  
Recorded as Presented



021-211411-280006

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That **Jimmy D. Ramsey and Brenda B. Ramsey, husband and wife** (Grantor), of Hendricks County, in the State of Indiana, CONVEY AND WARRANT(S) to **David M. Hubbard and Susan M. Hubbard, husband and wife** (Grantee) of Hendricks County, in the State of Indiana, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hendricks County, in the State of Indiana (hereinafter called the "Real Estate"):

✓ Lot Numbered Sixty-five (65) in Hawthorne Ridge, Section Two (2), amended, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded November 10, 1986 in Plat Book 11, page 127; Amendment recorded February 10, 1987 in Plat Book 12, page 11, in the Office of the Recorder of Hendricks County, Indiana.

The Address of such real estate is 7883 Austin Court, Plainfield, IN 46168  
commonly known as: Parcel No.: 32-15-11-280-006.000-012

Subject to any and all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record.

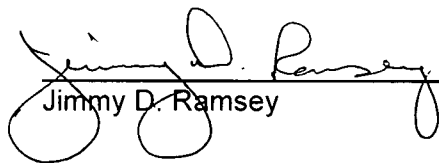
Subject to all current, non-delinquent real estate taxes and assessments.

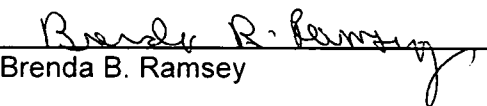
Subject to all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

218-

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15th day of December, 2015.

  
Jimmy D. Ramsey

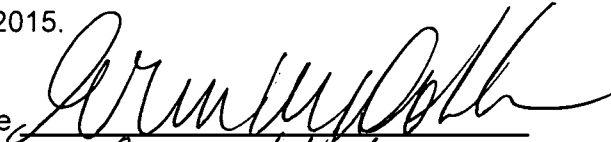
  
Brenda B. Ramsey

State of Indiana )  
County of Johnson ) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Jimmy D. Ramsey and Brenda B. Ramsey, husband and wife, who acknowledged execution of the foregoing Warranty Deed.

Witness my hand and Notarial Seal this 15th day of December, 2015.

My Commission Expires: 4-29-20  
Resident of Marion

Signature   
Printed Erin M. Dobbs, Notary  
Public

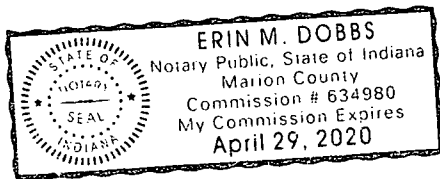
*This instrument was prepared by Dean Lopez, Attorney at Law, 9225 Priority Way West Drive, Suite 110, Indianapolis, IN 46240.*

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. Angie Locascio

**Return to:** Security Title Services, 843 North State Road 135, Suite D, Greenwood, IN 46142

**Send tax statements to:** 7883 Austin Court, Plainfield, IN 46168

**Grantee's mailing address:** 7883 Austin Court, Plainfield, IN 46168



## Search Results for:

**NAME: Hubbard,David (Super Search)**



**REGION: Hendricks County, IN**

**DOCUMENTS VALIDATED THROUGH: 02/5/2024 3:47 PM**

Showing 12 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">200923589</a>	Hendricks	09/15/2009	DEED : DEED	<b>HUBBARD, ANDREW DAVID</b> <a href="#">Search</a> <a href="#">Search</a> SOPER, DAVID T <a href="#">Search</a> SOPER, JOANNE E <a href="#">Search</a> HUBBARD, SUSAN BETH	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">200923590</a>	Hendricks	09/15/2009	MORT : MORTGAGE	<b>HUBBARD, ANDREW DAVID</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN BETH <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">200925435</a>	Hendricks	10/06/2009	ASGN : MORTGAGE ASSIGNMENT	<b>HUBBARD, ANDREW DAVID</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN BETH <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">201026473</a>	Hendricks	11/19/2010	REL : MORTGAGE RELEASE	<b>HUBBARD, ANDREW DAVID</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN BETH <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	
<a href="#">201027582</a>	Hendricks	12/02/2010	MORT : MORTGAGE	<b>HUBBARD, ANDREW DAVID</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN BETH <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1

Document Details	County	Date	Type	Name	Legal
<a href="#">201529006</a>	Hendricks	12/18/2015	DEED : DEED	<b>HUBBARD, DAVID M</b> <a href="#">Search</a> <a href="#">Search</a> RAMSEY, BRENDA B <a href="#">Search</a> RAMSEY, JIMMY D <a href="#">Search</a> HUBBARD, SUSAN M	<a href="#">Search</a> Lot 65 HAWTHORNE RIDGE SECTION 2 AM
<a href="#">201529007</a>	Hendricks	12/18/2015	MORT : MORTGAGE	<b>HUBBARD, DAVID M</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN M <a href="#">Search</a> INDIANA UNIVERSITY CREDIT UNION <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 65 HAWTHORNE RIDGE SECTION 2 AM
<a href="#">201915674</a>	Hendricks	07/25/2019	DEED : DEED	<b>HUBBARD, ANDREW DAVID</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN BETH <a href="#">Search</a> SPIEGEL, PATRICIA	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">201916382</a>	Hendricks	08/02/2019	REL : MORTGAGE RELEASE	<b>HUBBARD, ANDREW DAVID</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN BETH <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	
<a href="#">202007221</a>	Hendricks	03/24/2020	MISC : TRANSFER ON DEATH DEED	<b>HUBBARD, DAVID R</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, DONNA J <a href="#">Search</a> HUBBARD, DONNA J <a href="#">Search</a> HUBBARD, JAMES V <a href="#">see details for more</a>	<a href="#">Search</a> Lot 1 MCCOLLUMS TWINDALE SECTION 2
<a href="#">202018950</a>	Hendricks	07/15/2020	DEED : DEED	<b>HUBBARD, DAVID M</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, NANCY <a href="#">Search</a> HUBBARD, JOHN M <a href="#">Search</a> HUBBARD, MICHAEL A <a href="#">see details for more</a>	<a href="#">Search</a> 10-15N-1E SE NE
<a href="#">202125726</a>	Hendricks	08/04/2021	MORT : MORTGAGE	<b>HUBBARD, DAVID M</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, SUSAN M <a href="#">Search</a> HORIZON BANK	<a href="#">Search</a> Lot 65 HAWTHORNE RIDGE SECTION 2 AM

*The data or information provided is based on information obtained from Indiana Courts, Clerks, Recorders, and Department of Revenue, and is not to be considered or used as an official record. Doxpop, LLC, the Division of State Court Administration, the Indiana Courts and Clerks of Court, the Indiana Recorders, and the Indiana Department of Revenue: 1) Do not warrant that the information is accurate or complete; 2) Make no representations regarding the identity of any persons whose names appear in the information; and 3) Disclaim any liability for any damages resulting from the release or use of the information. The user should verify the information by personally consulting the official record maintained by the court, clerk, recorder or Department of Revenue.*

Copyright © 2002-2024 Doxpop, Ilc. All Rights Reserved



## Search Results for:

**NAME: Hubbard, Susan (Super Search)**



**REGION: Hendricks County, IN**

**DOCUMENTS VALIDATED THROUGH: 02/5/2024 3:47 PM**

Showing 10 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">200923589</a>	Hendricks	09/15/2009	DEED : DEED	<b>HUBBARD, SUSAN BETH</b> <a href="#">Search</a> <a href="#">Search</a> SOPER, DAVID T <a href="#">Search</a> SOPER, JOANNE E <a href="#">Search</a> HUBBARD, ANDREW DAVID	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">200923590</a>	Hendricks	09/15/2009	MORT : MORTGAGE	<b>HUBBARD, SUSAN BETH</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, ANDREW DAVID <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">200925435</a>	Hendricks	10/06/2009	ASGN : MORTGAGE ASSIGNMENT	<b>HUBBARD, SUSAN BETH</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, ANDREW DAVID <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">201026473</a>	Hendricks	11/19/2010	REL : MORTGAGE RELEASE	<b>HUBBARD, SUSAN BETH</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, ANDREW DAVID <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	
<a href="#">201027582</a>	Hendricks	12/02/2010	MORT : MORTGAGE	<b>HUBBARD, SUSAN BETH</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, ANDREW DAVID <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">201529006</a>	Hendricks	12/18/2015	DEED : DEED	<b>HUBBARD, SUSAN M</b> <a href="#">Search</a> <a href="#">Search</a> RAMSEY, BRENDA B <a href="#">Search</a> RAMSEY, JIMMY D <a href="#">Search</a> HUBBARD, DAVID M	<a href="#">Search</a> Lot 65 HAWTHORNE RIDGE SECTION 2 AM

Document Details	County	Date	Type	Name	Legal
<a href="#">201529007</a>	Hendricks	12/18/2015	MORT : MORTGAGE	<b>HUBBARD, SUSAN M</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, DAVID M <a href="#">Search</a> INDIANA UNIVERSITY CREDIT UNION <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 65 HAWTHORNE RIDGE SECTION 2 AM
<a href="#">201915674</a>	Hendricks	07/25/2019	DEED : DEED	<b>HUBBARD, SUSAN BETH</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, ANDREW DAVID <a href="#">Search</a> SPIEGEL, PATRICIA	<a href="#">Search</a> Lot 86 PINES WEST SECTION 1
<a href="#">201916382</a>	Hendricks	08/02/2019	REL : MORTGAGE RELEASE	<b>HUBBARD, SUSAN BETH</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, ANDREW DAVID <a href="#">Search</a> HALLMARK HOME MORTGAGE <a href="#">Search</a> MERS	
<a href="#">202125726</a>	Hendricks	08/04/2021	MORT : MORTGAGE	<b>HUBBARD, SUSAN M</b> <a href="#">Search</a> <a href="#">Search</a> HUBBARD, DAVID M <a href="#">Search</a> HORIZON BANK	<a href="#">Search</a> Lot 65 HAWTHORNE RIDGE SECTION 2 AM

The data or information provided is based on information obtained from Indiana Courts, Clerks, Recorders, and Department of Revenue, and is not to be considered or used as an official record. Doxpop, LLC, the Division of State Court Administration, the Indiana Courts and Clerks of Court, the Indiana Recorders, and the Indiana Department of Revenue: 1) Do not warrant that the information is accurate or complete; 2) Make no representations regarding the identity of any persons whose names appear in the information; and 3) Disclaim any liability for any damages resulting from the release or use of the information. The user should verify the information by personally consulting the official record maintained by the court, clerk, recorder or Department of Revenue.

Copyright © 2002-2024 Doxpop, Ilc. All Rights Reserved