



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00321	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KAREN MARSH		
PROPERTY ADDRESS:	2970 E STATE ROAD 120		
CITY, STATE AND COUNTY:	HOWE, INDIANA, LAGRANGE		

SEARCH INFORMATION

SEARCH DATE:	05/15/2024	EFFECTIVE DATE:	05/14/2024
NAME(S) SEARCHED:	KAREN MARSH		
ADDRESS/PARCEL SEARCHED:	2970 E STATE ROAD 120, HOWE, INDIANA, 46746 / 44-02-28-400-008.000-012		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

FRANKLIN L. MARSH AND KAREN A. MARSH, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	FRANK MARSH AND KAREN A. LONG
DATED DATE:	04/22/2002	GRANTEE:	FRANKLIN L. MARSH AND KAREN A. MARSH, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	04/29/2002
INSTRUMENT NO:	02040718		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF HOWE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENTS THEREON IN LAGRANGE COUNTY, IN THE STATE OF INDIANA, TO-WIT:

BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 120 AT A POINT 1541 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST, AND RUNNING THENCE SOUTH 300 FEET; THENCE WESTERLY 300 FEET TO A POINT 250 FEET DIRECTLY SOUTH OF THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 120; THENCE NORTH 250 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE IN AN EASTERLY DIRECTION ALONG SAID SOUTH RIGHT OF WAY LINE ON A ONE (1) DEGREE 45 MINUTES CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 14 DEGREES 55 MINUTES A DISTANCE OF 300 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

LaGrange County, IN

Summary

Parcel ID	44-02-28-400-008.000-012
Bill ID	002-28408-00
Reference #	0022840800
Property Address	2970 E Sr 120
	Howe, IN, 46746
Brief Legal Description	OUT E PT S1/2 SE1/4 S OF HWY 1.90 AC
	(Note: Not to be used on legal documents)
Instrument Nbr	N/A
Doc Nbr	N/A
Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
Tax District	Lima Township
Tax Rate Code	977852 - ADV TAX RATE
Property Type	82 - Residential
Mortgage Co	11 - INTERRA CREDIT UNION
Last Change Date	10/10/2019



Owners

Deeded Owner
Marsh, Franklin L & Karen A
2970 E State Road 120
Howe, IN 46746

Taxing District

County:	LaGrange
Township:	LIMA TOWNSHIP
State District	012 LIMA TOWNSHIP
Local District:	012
School Corp:	LAKELAND
Neighborhood:	9953400-012 Lima Township Buffer

Site Description

Topography:	Rolling
Public Utilities:	Electricity
Street or Road:	Paved
Area Quality:	
Parcel Acreage:	1.9

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$24,150.00	\$24,150.00	\$24,150.00	0%	\$24,150.00
Residential Excess Acreage		0	0	0.9000	\$8,500.00	\$8,500.00	\$7,650.00	0%	\$7,650.00

Residential

Description	Single-Family
Story Height	1
Style	13 1 Story 1970-1979
Finished Area	984
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	984
Bedrooms	2
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	5
Full Baths	1
Full Bath Fixtures	3
Half Baths	1
Half Bath Fixtures	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	984	984
B		984	0

Features	Area
Wood Deck	280
Wood Deck	136

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D	1971	1971	A	1.01	984	1.17	1
Detached Garage 24x28	100	C	1971	1971	A	1.01	672	1.17	1
Barn, Pole (T3) 20x32	100	C	1979	1979	A	1.01	640	1.17	1
Utility Shed 12x14	100	D	1900	1900	F	1.01	168	1.17	1
Detached Garage 26x36	100	C	1991	1991	A	1.01	936	1.17	1

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
4/29/2002	MARSH, FRANKLIN L & KAREN A	02-04-718		\$0.00
12/11/1995	MARSH, FRANK & LONG, KAREN A		9512/178	\$0.00
5/17/1994	BOLLINGER, MAE C TO			\$0.00
	BOLLINGER, KIRBY L TO			\$0.00

Valuation

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/1/2024	4/6/2023	4/6/2022	4/11/2021	4/6/2020
Land	\$31,800	\$27,300	\$25,900	\$21,800	\$21,800
Land Res (1)	\$24,200	\$21,000	\$20,000	\$17,900	\$17,900
Land Non Res (2)	\$7,600	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$6,300	\$5,900	\$3,900	\$3,900
Improvement	\$93,500	\$89,000	\$88,500	\$86,000	\$84,500
Imp Res (1)	\$74,100	\$54,600	\$54,200	\$52,500	\$51,500
Imp Non Res (2)	\$300	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$19,100	\$34,400	\$34,300	\$33,500	\$33,000
Total	\$125,300	\$116,300	\$114,400	\$107,800	\$106,300
Total Res (1)	\$98,300	\$75,600	\$74,200	\$70,400	\$69,400
Total Non Res (2)	\$7,900	\$0	\$0	\$0	\$0
Total Non Res (3)	\$19,100	\$40,700	\$40,200	\$37,400	\$36,900

Deductions

Type	Description	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Homestead	Standard Hmst	\$45,360.00	\$44,520.00	\$42,240.00	\$41,640.00	\$41,460.00
Homestead	Supplemental HS	\$12,096.00	\$10,388.00	\$9,856.00	\$9,716.00	\$9,674.00

Tax History

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	\$251.67	\$259.92	\$223.64	\$241.00	\$245.61
+ 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	\$251.67	\$259.92	\$223.64	\$241.00	\$245.61
+ 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
LIT Credits	\$36.91	\$34.62	\$28.12	\$34.67	\$37.17
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	\$503.34	\$519.84	\$447.28	\$482.00	\$491.22
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$251.67)	(\$519.84)	(\$447.28)	(\$482.00)	(\$491.22)

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
= Total Due	\$251.67	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2023 Pay 2024	1695029	4/25/2024	\$251.67
2022 Pay 2023	1670774	10/27/2023	\$259.92
2022 Pay 2023	1635778	4/20/2023	\$259.92
2021 Pay 2022	1618659	10/28/2022	\$223.64
2021 Pay 2022	1590043	4/19/2022	\$223.64
2020 Pay 2021	1573904	10/26/2021	\$241.00
2020 Pay 2021	1549496	4/23/2021	\$241.00
2019 Pay 2020	1530467	11/5/2020	\$245.61
2019 Pay 2020	1497127	4/15/2020	\$245.61
2018 Pay 2019	1481222	10/17/2019	\$248.46
2018 Pay 2019	1465619	5/6/2019	\$248.46
2017 Pay 2018	1444525	11/9/2018	\$240.97
2017 Pay 2018	1418134	5/7/2018	\$240.97
2016 Pay 2017	1397838	11/8/2017	\$250.71
2016 Pay 2017	1370425	5/4/2017	\$250.71

Photos



Property Record Card

- [2024 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)

Tax Estimator

[Link to DLGF Tax Estimator](#)

No data available for the following modules: Transfers (LOW), Homestead Allocations, Tax History MH.

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Contact Us



Entered for taxation this 29th day of April, 2002
 Auditor's fee: 1.00
Samuel Myers
 Auditor, LaGrange County

Received for record this 29 day of April, 2002, at 1:51 o'clock P m. and recorded as Instrument No. 02-04-0718
Samuel Myers
 Recorder, LaGrange County

Mail Tax Bills To:
 2970 East S.R. 120
 Howe, Indiana 46746

Tax Key No.: 002-28408-00

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH THAT, **Frank Marsh and Karen A. Long**, each over the age of eighteen (18) years ("Grantor"), of LaGrange County in the State of Indiana, release and quit-claim to **Franklin L. Marsh and Karen A. Marsh**, husband and wife, each over the age of eighteen (18) years ("Grantee"), of LaGrange County in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described Real Estate and improvements thereon in LaGrange County, in the State of Indiana, to-wit:

Beginning on the South right of way line of State Road 120 at a point 1541 feet South of the Northeast corner of the Southeast quarter (¼) of Section 28, Township 38 North, Range 10 East, and running thence South 300 feet; thence Westerly 300 feet to a point 250 feet directly South of the South right of way line of said State Road 120; thence North 250 feet to the South right of way line of said highway; thence in an Easterly direction along said South right of way line on a one (1) degree 45 minutes curve to the left, having an included angle of 14 degrees 55 minutes a distance of 300 feet more or less to the place of beginning.

SUBJECT TO real estate taxes as pro-rated to the date of closing, and all subsequent taxes.

ALSO SUBJECT TO all conditions, easements, limitations, restrictions and covenants of record, and to all visible easements not of record.

Dated this 22 day of April, 2002.

Frank Marsh
 Frank Marsh

Karen A. Long
 Karen A. Long

STATE OF INDIANA)
) SS:
 COUNTY OF LaGrange)

Before me, a Notary Public in and for said County and State, on this 22 day of April, 2002, personally appeared Frank Marsh and Karen A. Long, and acknowledged the execution of the above and foregoing Quit-Claim Deed to

02-04-0718

be a voluntary act. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

WITNESS my hand and Notarial Seal.



Ann L. Pomeroy
Notary Public
Resident of LaGrange County

Ann L. Pomeroy
Printed Name

My commission expires:

5-3-2009

IMAGE/COPY PROPERTY OF LAGRANGE, IN. FOR LICENSEE ONLY

Prepared for LaGrange Title Company by Kevin P. Bruns, Beers Mallers Backs & Salin, LLP, 108 W. Michigan Street, LaGrange, Indiana 46761-1818. 26063

Mail to:

LaGrange County Recorder Document # 02040718 Page 2 of 2

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS, AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW WHICH SHOULD ONLY BE DONE BY A LAWYER.

Mail tax bills to:

WARRANTY DEED

THIS INDENTURE WITNESSETH that MAE C. BOLLINGER, a legal and competent adult, of 2970E State Road 120, Howe, Indiana 46746

("Grantor") of LaGrange County in the State of Indiana
CONVEYS AND WARRANTS TO FRANK MARSH and KAREN A. LONG, both legal and competent adults, of 2970E State Road 120, Howe, Indiana 46746

of LaGrange County in the State of Indiana
in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LaGrange County, in the State of Indiana:

LEGAL DESCRIPTION - See attached Exhibit "A".
BEING ONE IN THE SAME LEGAL DESCRIBED IN EXHIBIT "B".
Subject to all easements, assessments, restrictions and other limitations of record.

Subject to taxes prorated to date of closing.

Subdivided prior to August 15, 1973.

95-12-178
RECORDER'S OFFICE 1SS
LaGrange County, Indiana
Received for Record on 11 day of December
A.D. 1995 At 2:46 P.M.
Sharon Thayer
Recorder of LaGrange County

JULY ENTERED FOR TAXATION

DEC 11 1995

Kay M. Myers
LaGrange County Auditor

Dated this 29 day of NOVEMBER, 1995.

X Mae C. Bollinger
(Signature) Mae C. Bollinger

(Printed Name)

(Signature)

(Printed Name)

(Signature)

(Printed Name)

(Signature)

(Printed Name)

STATE OF INDIANA
COUNTY OF NOBLE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of NOVEMBER, 1995, personally appeared: MAE C. BOLLINGER

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 8-16-98

Resident of NOBLE County, CINDIE L. MARTINY, Notary Public



STATE OF
COUNTY OF SS:

Before me, the undersigned, a Notary Public in and for said County and State, this day of 1995, personally appeared:

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: Signature

Resident of County, Printed, Notary Public

This instrument prepared by BILL D. EBERHARD, JR., Attorney at Law

Attorney Identification No. 7903-44

MAIL TO:

EXHIBIT A

Beginning on the South right of way line of State Road 120 at a point 1541 feet South of the Northeast corner of the Southeast quarter (¼) of Section 28, Township 38 North, Range 10 East, and running thence South 300 feet; thence Westerly 300 feet to a point 250 feet directly South of the South right of way line of said State Road 120; thence North 250 feet to the South right of way line of said highway; thence in an Easterly direction along said South right of way line on a one (1) degree forty-five (45) minutes curve to the left, having an included angle of 14 degrees 55 minutes a distance of 300 feet more or less to the place of beginning.

IMAGE/COPY PROPERTY OF LAGRANGE, IN. FOR LICENSEE ONLY. NOT FOR REUSE.

95-12-178

95-12-178

EXHIBIT "B"

A part of the Southeast Quarter of Section 28, Township 38 North, Range 10 East, LaGrange County, Indiana described as follows:

Commencing on the East line of said Section 28 at the South right of way of S.R. 120; said point being 1,550.82 feet South of the East quarter post of said Section 28; thence South on the section line 300.0 feet; thence South 84 degrees 44 minutes West 300.0 feet; thence North 250.0 feet to the South right of way of S.R. 120; thence Easterly along a curve to the left following said South right of way line 306.0 feet more or less to the point of beginning and containing 1.882 acres more or less. Subject to legal easements and rights of way.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/09/2019	05/09/2019	19050190	RELEASE	MARSH FRANKLIN L		MORTGAGEE
05/01/2019	04/25/2019	19050004	MORTGAGE	MARSH FRANKLIN L		MORTGAGOR
04/26/2018	04/26/2018	18040546	RELEASE	MARSH FRANKLIN		MORTGAGEE
02/15/2018	02/15/2018	18020219	LIEN	MARSH FRANKLIN		GRANTOR
06/01/2009	05/22/2009	09060002	RELEASE	MARSH FRANKLIN L		MORTGAGEE
06/01/2009	05/19/2009	09060001	RELEASE	MARSH FRANKLIN L		MORTGAGEE
05/21/2009	05/15/2009	09050404	MORTGAGE	MARSH FRANKLIN L		MORTGAGOR
09/07/2007	08/25/2007	07090093	RELEASE	MARSH FRANKLIN L		MORTGAGEE
08/27/2007	08/14/2007	07080591	MORTGAGE	MARSH FRANKLIN L		MORTGAGOR
01/19/2005	12/23/2004	05010374	MORTGAGE	MARSH FRANKLIN L		MORTGAGOR
01/12/2005	11/08/2002	05010265	RELEASE	MARSH FRANKLIN L		MORTGAGEE
06/09/2004	06/04/2004	04060221	RELEASE	MARSH FRANK		MORTGAGEE
06/02/2004	05/12/2004	04060039	SUBORDIN...	MARSH FRANKLIN L		MORTGAGOR
06/02/2004	05/26/2004	04060038	MORTGAGE	MARSH FRANKLIN L		MORTGAGOR
11/20/2002	11/08/2002	02110443	MORTGAGE	MARSH FRANKLIN L		MORTGAGOR



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/17/2002	06/06/2002	02060334	RELEASE	MARSH FRANK		MORTGAGEE
05/10/2002	04/20/2002	02050242	RELEASE	MARSH FRANKLIN		MORTGAGEE
04/29/2002	04/22/2002	02040718	QUIT CLA...	MARSH FRANK		GRANTOR
04/29/2002	04/22/2002	02040718	QUIT CLA...	MARSH FRANKLIN L		GRANTEE
04/26/2002	04/22/2002	02040672	MORTGAGE	MARSH FRANK		MORTGAGOR
03/05/2001	03/05/2001	01030052	RELEASE	MARSH FRANKLIN L		MORTGAGEE
12/08/2000	11/29/1995	00120142	MORTGAGE	MARSH FRANKLIN L		MORTGAGOR
05/01/2000	04/20/2000	00050024	MORTGAGE	MARSH FRANKLIN		MORTGAGOR
12/11/1995	11/29/1995	95120179	MORTGAGE	MARSH FRANK		MORTGAGOR
12/11/1995	11/29/1995	95120178	WARRANTY...	MARSH FRANK		GRANTEE
05/02/1867	11/20/1863	DE019-004	DEED	MARSH FRANK		GRANTEE

