



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00319	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JANET MENDENHALLI		
PROPERTY ADDRESS:	3171 W WILDLIFE WAY		
CITY, STATE AND COUNTY:	ALBION, INDIANA, NOBLE		

SEARCH INFORMATION

SEARCH DATE:	05/15/2024	EFFECTIVE DATE:	05/14/2024
NAME(S) SEARCHED:	JANET MENDENHALLI		
ADDRESS/PARCEL SEARCHED:	3171 W WILDLIFE WAY, ALBION, INDIANA, 46701/ 57-15-28-100-084.000-021		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JANET R. MENDENHALL
COMMENTS:

VESTING DEED

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	JANET R. MENDENHALL AND TRACIE S MENDENHALL, JOINT TENANTS
DATED DATE:	05/08/2013	GRANTEE:	JANET R. MENDENHALL
BOOK/PAGE:	N/A	RECORDED DATE:	05/08/2013
INSTRUMENT NO:	130500160		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF ALBION
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN NOBLE COUNTY, STATE OF INDIANA, TO-WIT:

LOT NUMBERED 84 AND BOAT LOT NUMBERED 84B, PHEASANT COVE, AS RECORDED IN PLAT BOOK 4, PAGES 169-177, IN THE OFFICE OF THE RECORDER OF NOBLE COUNTY, INDIANA.

Noble County, IN

Summary (Auditor)

Parcel ID

Bill ID

Reference #

Property Address

Brief Legal Description

Class

Tax District

Tax Rate Code

Property Type

Mortgage Co

Last Change Date

57-15-28-100-084.000-021

015-100535-00

571528100084000021

3171 Wildlife Way
Albion, IN, 46701

Pheasant Cove Lots 84, 84b
(Note: Not to be used on legal documents)

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT


57021 York Twp

15065 - Adv Tax Rate

82 - Residential

7588656 - INTERRA CREDIT UNION

3/10/2022



Tax Rate

1.3012

Ownership (Auditor)

Deeded Owner
Mendenhall Janet R
3171 W Wildlife Way
Albion, IN 46701

Taxing District (Assessor)

County: Noble
Township: YORK TOWNSHIP
State District: 57021 YORK TOWNSHIP
Local District: 57015
School Corp: CENTRAL NOBLE COMMUNITY
Neighborhood: 2150201 York Twp Lower Long Lk OFF Water

Site Description (Assessor)

Topography: Flat
Public Utilities: Electricity , Sewer , Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage:

Sales

Sale Date	Sale Price	Parcel Count	Valid
2/1/2005	\$74,000	1	Y

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
5/8/2013	MENDENHALL JANET R	130500160		\$0.00
2/1/2005	MENDENHALL JANET R & TRACIE S		0502/00036	\$74,000.00
8/27/1998	PEARSON HAROLD A BETTY J REV TRUST			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
5/8/2013	Mendenhall Janet R & Tracie S Jt Tenants	Quit Claim Deed			130500160
2/1/2005	Mendenhall Janet R & Tracie S	Quitclaim			050200037
2/1/2005	Pearson Harold & Betty	Co-trustee			050200036
8/27/1998	Pearson Harold & Betty				980800857

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2023	2022	2021	2021 (2)	2020
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ADDITION TO EXISTING STRUCTURE	ANNUAL ADJUSTMENT
As Of Date	4/7/2023	4/15/2022	4/14/2021	1/4/2021	4/9/2020
Land	\$17,600	\$16,300	\$14,500	\$12,100	\$12,100
Land Res (1)	\$16,800	\$15,600	\$13,900	\$11,600	\$11,600

Assessment Year	2023	2022	2021	2021 (2)	2020
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$800	\$700	\$600	\$500	\$500
Improvement	\$132,400	\$125,500	\$105,600	\$89,900	\$88,000
Imp Res (1)	\$129,700	\$122,700	\$102,500	\$86,800	\$84,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$2,700	\$2,800	\$3,100	\$3,100	\$3,100
Total	\$150,000	\$141,800	\$120,100	\$102,000	\$100,100
Total Res (1)	\$146,500	\$138,300	\$116,400	\$98,400	\$96,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$3,500	\$3,500	\$3,700	\$3,600	\$3,600

Exemptions

Type	Description	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Homestead	STD_EX	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplement STD	\$39,400.00	\$32,655.00	\$24,990.00	\$18,025.00	\$16,310.00

Homestead Allocations

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Land	\$17,600.00	\$16,300.00	\$14,500.00	\$12,100.00	\$11,500.00
Res Land	\$16,800.00	\$15,600.00	\$13,900.00	\$11,600.00	\$11,100.00
Improve	\$132,400.00	\$125,500.00	\$105,600.00	\$88,000.00	\$83,800.00
Res Improve	\$129,700.00	\$122,700.00	\$102,500.00	\$84,900.00	\$80,500.00

Tax History

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$330.60	\$350.96	\$268.12	\$214.57	\$192.25
+ 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	\$330.60	\$350.96	\$268.12	\$214.57	\$192.25
+ 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	\$25.00	\$25.00	\$25.00
			Kirkpatrick - \$25.00	Kirkpatrick - \$25.00	Kirkpatrick - \$25.00
+ 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	\$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	\$661.20	\$701.92	\$561.24	\$454.14	\$409.50
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$330.60)	(\$701.92)	(\$561.24)	(\$454.14)	(\$409.50)
= Total Due	\$330.60	\$0.00	\$0.00	\$0.00	\$0.00

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.
Note: Total due amount rolls forward to the most current year

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2023 Pay 2024	2057832	4/22/2024	INTERRA \$101169.36	\$330.60
2022 Pay 2023	2031713	10/23/2023	INTERRA CU \$95135.23	\$350.96
2022 Pay 2023	1996733	4/14/2023	INTERRA CU 90829.30	\$350.96
2021 Pay 2022	1977683	10/18/2022	INTERRA CU \$74663.94	\$280.62
2021 Pay 2022	1962674	5/6/2022	00001478281	\$280.62
2020 Pay 2021	1924135	10/20/2021	fall 21 PROFED CR UN	\$227.07
2020 Pay 2021	1894513	4/27/2021	SPR 21 INTERRA CR UN	\$227.07

Year	Receipt #	Transaction Date	Description	Amount
2019 Pay 2020	1870245	10/21/2020	INTERRA 0000143433	\$204.75
2019 Pay 2020	1833426	4/16/2020	INTERRA	\$204.75
2018 Pay 2019	1812806	10/16/2019	0000140070 INTERRA	\$188.31
2018 Pay 2019	1779324	4/12/2019	SPR 19 INTERRA CR UN	\$188.31
2017 Pay 2018	1759609	10/19/2018	47p INTERRA CR UN	\$180.16
2017 Pay 2018	1724428	4/9/2018	42p Interra Cr Union	\$180.16
2016 Pay 2017	1703531	9/28/2017	30PW/E INTERRA CR UN	\$169.10
2016 Pay 2017	1699277	5/10/2017	21P INTERRA CR UN	\$169.10
2015 Pay 2016	1666058	11/10/2016	m 112562 InTerra	\$158.29
2015 Pay 2016	1633470	5/10/2016	16P0000065681INTERRA	\$158.29
2014 Pay 2015	1594781	10/28/2015	00000065051INTERRA	\$125.04
2014 Pay 2015	1578536	5/11/2015	11P INTERRA SPR 15	\$125.04
2013 Pay 2014	1544766	11/7/2014	8P INTERRA0000104789	\$154.82
2013 Pay 2014	1524889	5/12/2014	7P INTERRA SPR 14	\$154.82

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

Kirkpatrick

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
Spring Tax	\$0.00	\$0.00	\$12.50	\$12.50	\$12.50	\$12.50
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$0.00	\$12.50	\$12.50	\$12.50	\$12.50
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		100	279	97x279	\$168.00	\$180.00	\$17,460.00	0%	\$17,460.00
(F) FRONT LOT		14	25	14x25	\$168.00	\$57.00	\$798.00	0%	\$800.00

Tax Statements (Treasurer)

[2023 Pay 2024 Tax Statement \(PDF\)](#)

[2022 Pay 2023 Tax Statement \(PDF\)](#)

[2021 Pay 2022 Tax Statement \(PDF\)](#)

[2020 Pay 2021 Tax Statement \(PDF\)](#)

[2019 Pay 2020 Tax Statement \(PDF\)](#)

[2018 Pay 2019 Tax Statement \(PDF\)](#)

Tax Statements are a duplicate copy of the original mailing

Residential

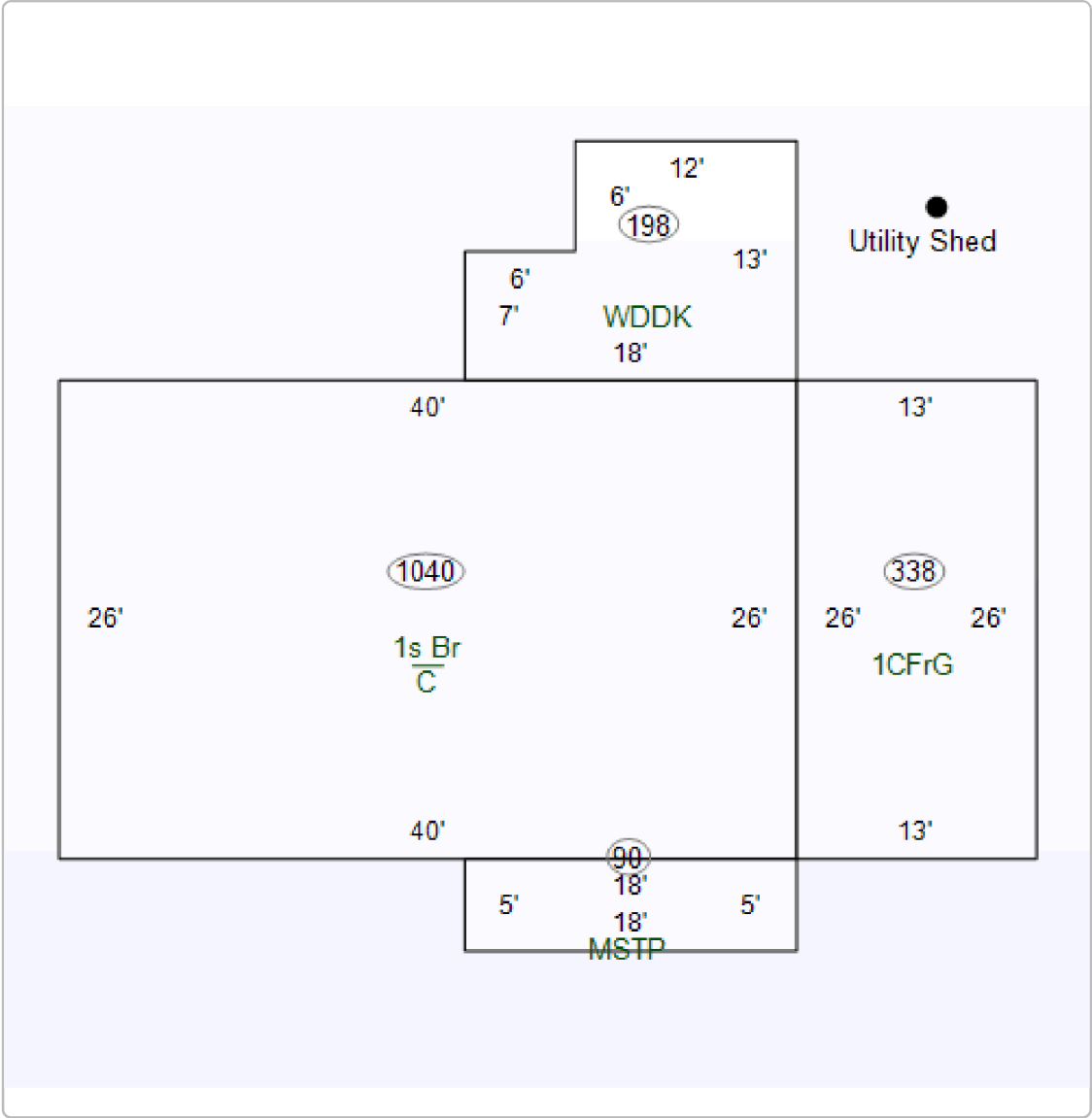
Description	SINGLE-FAMILY RESIDENCE
Story Height	1
Style	
Finished Area	1040
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	1040
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	5
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Brick	1040	1040
C		1040	0
Features			Area
Stoop, Masonry			90
Wood Deck			198

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	C-1	1993	1993	A	0.95	1040	1.63	0
Utility Shed	100	C	2015	2015	A	0.95	192	1.63	0

Sketches



Sketches Last Updated May 2023.

Property Record Cards

- [2024 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)
- [57-15-28-100-084.000-021 \(PDF\)](#)
- [57-15-28-100-084.000-021 \(PDF\)](#)
- [57-15-28-100-084.000-021 \(PDF\)](#)

Map



No data available for the following modules: Commercial.

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Developed by



Duly Entered For Taxation



MAY 08 2013



130500160

Gregory A. Kropf
Auditor of Noble County

QUIT-CLAIM DEED

RECEIVED FOR RECORD
CANDY MYERS
NOBLE COUNTY RECORDER
RECORDED ON
05/08/2013 09:53:15PM
REC FEE: \$16.00
PAGES: 1

This indenture witnesseth, That **Janet R Mendenhall** and **Tracie S Mendenhall**, Joint Tenants, both adults, **Release and Quit Claim to Janet R. Mendenhall**, for the sum of One and 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Noble County, State of Indiana, to-wit:

Lot Number 84 and Boat Lot Number 84B, Pheasant Cove, as recorded in Plat Book 4, pages 169-177, in the Office of the Recorder of Noble County, Indiana.
Subject to any and all restrictions and easements of record, and any and all public right-of-ways.

IN WITNESS WHEREOF, Grantors have executed this deed this 8th day of May, 2013.

RECITAL: That Tracie S. Mendenhall and Tracie S. Richardson are one and the same person.

Signature: *Janet R. Mendenhall*
Printed: Janet R. Mendenhall

Signature: *Tracie S. Richardson*
Printed: Tracie S. Richardson

STATE OF INDIANA)
) ss:
COUNTY OF NOBLE)

Before me a Notary Public in and for said County and State, personally appeared Janet R. Mendenhall, Adult, and Tracie S. Mendenhall Richardson, Adult who acknowledged the execution of the foregoing Quit-Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 8th day of May, 2013

My Commission Expires:
Feb 4, 2017
Resident of Noble County

Signature: *Jona S Stone*
Printed: Jona S Stone

This instrument prepared by Michael M. Yoder, Attorney at Law,
P.O. Box 633, Kendallville, IN 46755 260-347-9400.

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. Michael M. Yoder

Send tax bills to 3171 W. Wildlife Way, Albion, IN 46701

Duly Entered For Taxation

FEB 01 2005

Shirley M. Pearson
 Auditor of Noble County
 V M 050200037

RECORDED
 FEB 01 2005
 2005 FEB -1 PM 3:44

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, That **BETTY J. PEARSON**, Adult, (Grantor), **RELEASES AND QUIT CLAIMS TO JANET R. MENDENHALL and TRACIE S. MENDENHALL**, Joint Tenants, (Grantee), for the sum of One and 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in **Noble County, State of Indiana**, to-wit:

Lot Number 84 and Boat Lot Number 84B, Pheasant Cove, as recorded in Plat Book 4, pages 169-177, in the Office of the Recorder of Noble County, Indiana.

This Deed is given to convey all rights to the Life Estate held by Harold A. Pearson and Betty J. Pearson in the above-described real estate reserved by them in the Deed recorded August 27, 1998, in the Recorder's Office of Noble County, Indiana, as Document No. 980800857. Grantor, Betty J. Pearson, represents and shows that she and Harold A. Pearson lived together continuously as Husband and Wife until Harold A. Pearson died on September 27, 1998, while domiciled in Noble County, INDIANA.

IN WITNESS WHEREOF, Grantor has executed this deed this 27 day of January, 2005.

Signature: Betty J. Pearson (SEAL)
 Printed: **BETTY J PEARSON**

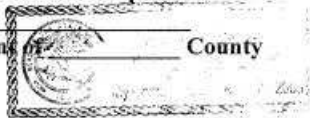
STATE OF Indiana)
)SS:
 COUNTY OF Noble)

Before me, a Notary Public in and for said County and State, personally appeared Betty J. Pearson, Adult, who acknowledged the execution of the foregoing Quit-Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 27 day of January, 2005.

My Commission Expires:

Resident of _____ County



Signature

Printed

This instrument prepared by ROBERT E. KIRSCH, HECKNER & KIRSCH, Attorneys at Law, 206 South Main Street, P. O. Box 111, Ligonier IN 46767-0111, telephone: 260.894.3156.

Return deed to NEIT 104 N. Orange Albion, IN 46701

Send tax bills to 3171 W. Wildlife Way, Albion, IN 46701

Duty Entered For Taxation

FEB 01 2005

Theresa A. Henderson
Auditor of Noble County
V.M.

050200036

2005 FEB -1 PM 3:43

CO-TRUSTEE'S WARRANTY DEED

THIS INDENTURE WITNESSETH, That **BETTY J. PEARSON**, as Co-Trustee of **THE HAROLD A. PEARSON AND BETTY J. PEARSON REVOCABLE TRUST U/T/D 8/24/98**, (Grantor) by virtue of and pursuant to the authority vested in said Co-Trustee in and by said agreement, does hereby **CONVEY AND WARRANT** to **JANET R. MENDENHALL and TRACIE S. MENDENHALL**, Joint Tenants, (Grantees), for the sum of One and 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in **Noble County, State of Indiana**, to-wit:

Lot Number 84 and Boat Lot Number 84B, Pheasant Cove, as recorded in Plat Book 4, pages 169-177, in the Office of the Recorder of Noble County, Indiana.

Subject to any and all restrictions and easements of record, and any and all public right-of-ways.

The undersigned certifies that the Trust is still in existence and has not been revoked, that the above-described real estate is an asset of the Trust, and that the undersigned is Co-Trustee of the Trust and has the authority pursuant to the terms of the Trust to execute and deliver this Deed.

IN WITNESS WHEREOF, said Grantor, by its Co-Trustee, has hereunto set her hand and seal this 27 day of January, 2005.

**THE HAROLD A. PEARSON AND BETTY J. PEARSON
REVOCABLE TRUST U/T/D 8/24/98**

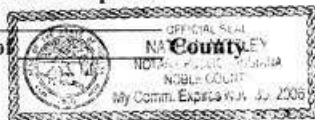
BY: Betty J. Pearson
BETTY J. PEARSON, Co-Trustee

STATE OF Indiana,
COUNTY OF Noble)SS:

Before me, a Notary Public in and for said County and State, personally appeared Betty J. Pearson, Co-Trustee of **THE HAROLD A. PEARSON AND BETTY J. PEARSON REVOCABLE TRUST U/T/D 8/24/98**, and as such Co-Trustee acknowledges the execution of the foregoing Co-Trustee's Warranty Deed this 27 day of January, 2005.

My Commission Expires:

Resident of



Signature

Printed

This instrument prepared by Robert E. Kirsch, HECKNER & KIRSCH, Attorneys at Law, 206 South Main Street, P. O. Box 111, Ligonier IN 46767-0111, telephone: 260.894.3156. amr

Return deed to NEIT 104 N. Orange Albion, IN 46701

Send tax bills to 3171 W. Wildlife Way, Albion, IN 46701

Criteria: Party Name = MENDENHALL, JANET

Last Indexed Date: 05/14/2024

Last Verified Date: 05/14/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/25/2019	11/20/2019	191100522	MORTGAGE	MENDENHALL	JANET	MORTGAGOR
09/16/2013	09/09/2013	130900256	RELEASE ...	MENDENHALL	JANET R	MORTGAGOR
05/31/2013	05/22/2013	130500594	MORTGAGE	MENDENHALL	JANET R	MORTGAGOR
05/20/2013	04/17/2013	130500360	ASSIGNME...	MENDENHALL	JANET R	MORTGAGOR
05/08/2013	05/08/2013	130500160	QUIT CLA...	MENDENHALL	JANET R	GRANTOR
05/08/2013	05/08/2013	130500160	QUIT CLA...	MENDENHALL	JANET R	GRANTEE
02/01/2005	01/27/2005	050200038	MORTGAGE	MENDENHALL	JANET R	MORTGAGOR
02/01/2005	01/27/2005	050200037	DEED	MENDENHALL	JANET R	GRANTEE
02/01/2005	01/27/2005	050200036	DEED	MENDENHALL	JANET R	GRANTEE
05/31/2000	05/25/2000	000500837	DEED	MENDENHALL	JANET R	GRANTOR
05/31/2000	05/30/2000	000500814	RELEASE ...	MENDENHALL	JANET R	MORTGAGOR
08/30/1996	08/29/1996	9608849	MORTGAGE	MENDENHALL	JANET R	MORTGAGOR
06/03/1987	06/02/1987	DE216-0357	DEED	MENDENHALL	JANET R	GRANTOR
06/02/1987	06/03/1987	DE216-0356	DEED	MENDENHALL	JANET R	GRANTEE
02/16/1982	02/12/1982	DE201-0345	DEED	MENDENHALL	JANET R	GRANTOR

Results found: 22

Displaying page: 1 of 2

