



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00369	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	LISA DOMINGUEZ		
PROPERTY ADDRESS:	2001 KNOX DR, CLAYTON, INDIANA 46118		
CITY, STATE AND COUNTY:	CLAYTON, INDIANA (IN), HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	06/06/2024	EFFECTIVE DATE:	06/05/2024
NAME(S) SEARCHED:	LISA DOMINGUEZ AND LUIS ANDRES DOMINGUEZ-TRINIDAD		
ADDRESS/PARCEL SEARCHED:	2001 KNOX DR, CLAYTON, INDIANA 46118/32-14-01-351-001.000-013		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

LUIS ANDRES DOMINGUEZ-TRINIDAD AND LISA K. DOMINGUEZ, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	PERSONAL REPRESENTATIVE'S DEED	GRANTOR:	JOHN J. DISNEY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF CATHERINE M. SHAW, DECEASED
DATED DATE:	05/14/2021	GRANTEE:	LUIS ANDRES DOMINGUEZ-TRINIDAD AND LISA K. DOMINGUEZ, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/20/2021
INSTRUMENT NO:	202116701		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF LIBERTY
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN HENDRICKS COUNTY, INDIANA, TO-WIT:

LOT NUMBER ONE (1) MINOR PLAT 947, A SUBDIVISION IN LIBERTY TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED MARCH 16, 2004 IN PLAT CABINET 4, SLIDE 86, PAGE 2; CERTIFICATE OF CORRECTION RECORDED AUGUST 6, 2004 IN PUBLIC RECORD VOLUME 533, PAGE 2204 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Hendricks County, IN

Property Record Card

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

Form 11

[32-14-01-351-001.000-013 \(PDF\)](#)

Summary

Parcel ID 32-14-01-351-001.000-013
Bill ID 007-101412-351001
Reference # .
Property Address 2001 Knox Dr
Clayton, IN, 46118
Brief Legal Description Lot 1 Minor Plat 947 2.82ac from 300-018 & 300-019
(Note: Not to be used on legal documents)
Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District Liberty Township
Tax Rate Code 72 - Advertised Tax Rate
Property Type 82 - Residential
Mortgage Co 15631475 - CORELOGIC
Last Change Date 2/23/2022



Owner

Deeded Owner
DOMINGUEZ-TRINIDAD LUIS ANDRES & DOMINGUEZ LISA K H/W
124 E Northfield Dr Ste F186
Brownsburg, IN 46112

Taxing District

County: Hendricks
Township: LIBERTY TOWNSHIP
State District 013 LIBERTY TOWNSHIP
Local District: 007
School Corp: MILL CREEK COMMUNITY
Neighborhood: 5551007 MINOR PLATS-LIBERTY

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 2.82

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
91rr		0	0	1.82	\$7,894.00	\$7,894.00	\$14,367.08	0%	\$14,370.00
9rr		0	0	1	\$56,338.00	\$56,338.00	\$56,338.00	0%	\$56,340.00

Residential Dwellings

Description	Single-Family Residence1
Story Height	1
Style	
Finished Area	1828
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	1828
Bedrooms	2
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
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	1828	1828
C		1276	0
S		552	0

Features	Area
Patio, Concrete	881
Porch, Open Frame	112

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family Residence1	100	C-1	1960	1970	A	1.01	1828	1.6	0
Barn, Pole1	100	C	1990	1990	A	1.01	768	1.6	0
Barn, Pole2	100	C	1990	1990	A	1.01	1566	1.6	0
Utility Shed1	100	C	1990	1990	A	1.01	330	1.6	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
5/20/2021	DOMINGUEZ-TRINIDAD, LUIS ANDRES & LISA K	PRD		\$177,500.00
9/24/2020	SHAW, CATHERINE M	SEE NOTES		\$0.00
11/14/2017	SHAW, CATHERINE M	QCD		\$0.00
11/3/2017	SHAW, CATHERINE M 2/3 INT	SA		\$0.00
12/5/2008	SHAW, EAGLE B & CATHERINE M			\$0.00
3/16/2004	SHAW EAGLE B CATHERINE M			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
5/20/2021	Shaw Catherine M				PRD
9/24/2020	SHAW CATHERINE M REVOCABLE TRUST				SEE NOTES
9/2/2020	SHAW CATHERINE M				WD
11/14/2017	SHAW CATHERINE M 2/3 INT & ZICKMUND JOAN L 1/3 INT				QCD
11/3/2017	SHAW EAGLE B & CATHERINE M HW & ZICKMUND JOAN L ALL AS JT TEN WROS				SA
12/5/2008	Shaw Eagle B & Catherine M				WD
3/16/2004					PLAT

Valuation

Assessment Year	2024	2023	2022	2021	2020
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/10/2024	4/6/2023	4/7/2022	3/27/2021	4/1/2020

Land	\$70,700	\$67,300	\$64,100	\$64,100	\$64,100
Land Res (1)	\$56,300	\$53,700	\$51,100	\$51,100	\$51,100
Land Non Res (2)	\$14,400	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$13,600	\$13,000	\$13,000	\$13,000
Improvement	\$148,400	\$142,400	\$139,000	\$122,500	\$137,200
Imp Res (1)	\$146,300	\$120,800	\$115,200	\$102,500	\$116,900
Imp Non Res (2)	\$2,100	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$21,600	\$23,800	\$20,000	\$20,300
Total	\$219,100	\$209,700	\$203,100	\$186,600	\$201,300
Total Res (1)	\$202,600	\$174,500	\$166,300	\$153,600	\$168,000
Total Non Res (2)	\$16,500	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$35,200	\$36,800	\$33,000	\$33,300

Taxes

[Click here to view Hendricks County tax data](#)

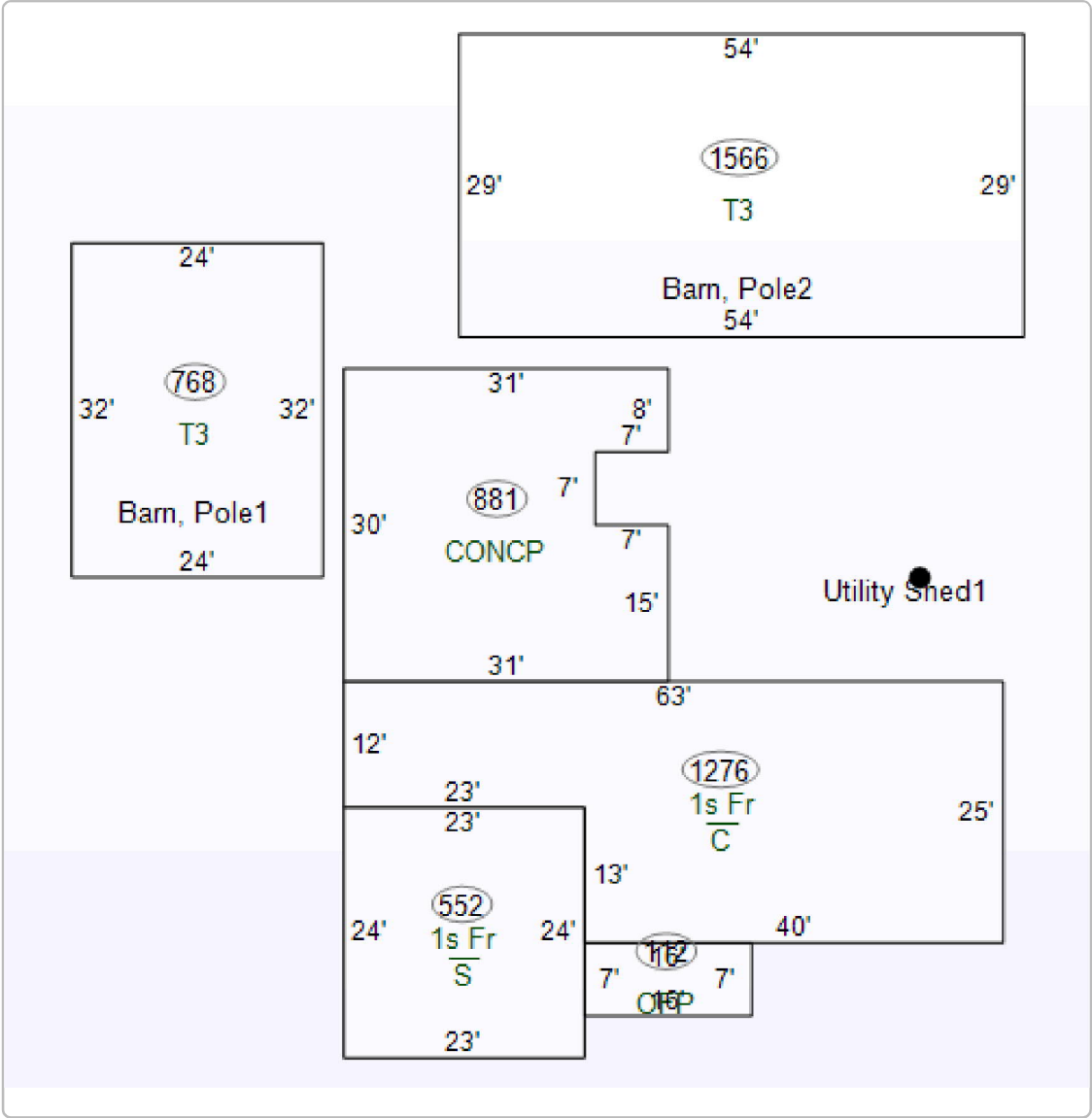
Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
+ Spring Tax	\$657.94	\$639.04	\$578.52	\$648.14
+ Spring Penalty	\$0.00	\$31.95	\$0.00	\$32.41
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$657.94	\$639.04	\$578.52	\$648.14
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$1.62
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$32.41	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$3.24	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,315.88	\$1,310.03	\$1,192.69	\$1,330.31
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,315.88)	(\$1,310.03)	(\$1,192.69)	(\$1,296.28)
= Total Due	\$0.00	\$0.00	\$0.00	\$34.03

Photos



Sketches



No data available for the following modules: Commercial Buildings, Septic Permits.

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DULY ENTERED
FOR TAXATION

May 20 2021 - AS

Nancy L. Marsh
AUDITOR HENDRICKS COUNTY

007-101412-351001

202116701 D \$25.00
05/20/2021 09:00:16AM 2 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented


PERSONAL REPRESENTATIVE'S DEED

John J. Disney, as Personal Representative of the Estate of Catherine M. Shaw, deceased, which Estate is under the supervision of the Superior Court 1 of Hendricks County, under Case No. 32D01-2009-ES-235 in the Office of the Clerk of Hendricks County, Indiana, pursuant to the order of the court dated March 5, 2021, conveys to **Luis Andres Dominguez-Trinidad and Lisa K. Dominguez, husband and wife,** the following described real estate in Hendricks County, Indiana, to-wit:

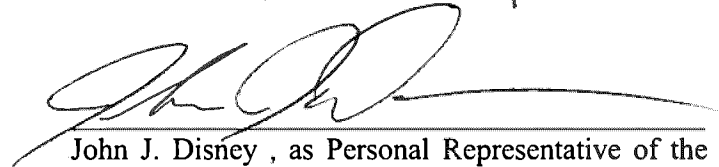
Lot Number One (1) Minor Plat 947, a Subdivision in Liberty Township, Hendricks County, Indiana, as per plat thereof recorded March 16, 2004 in Plat Cabinet 4, Slide 86, page 2; Certificate of Correction recorded August 6, 2004 in Public Record Volume 533, page 2204 in the office of the Recorder of Hendricks County, Indiana.

Subject to all legal highways, rights-of-way, easements and restrictions of record.
Subject to all taxes now a lien and to become a lien thereon.

Address and/or Parcel Number: 2001 Knox Dr., Clayton, IN 46118
32-14-01-351-001.000-013

That the undersigned represents that no Federal Estate Taxes will be due or payable in the estate of Catherine M. Shaw.

IN WITNESS WHEREOF, the said John J. Disney, as Personal Representative of the Estate of Catherine M. Shaw, deceased, has hereunto set his hand this 14th day of May, 2021.



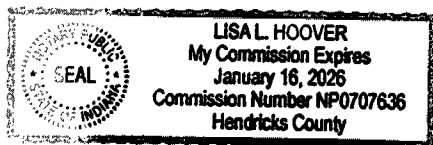
John J. Disney, as Personal Representative of the Estate of
Catherine M. Shaw

(Notary acknowledgement on separate attached page)

STATE OF INDIANA)
)SS:
COUNTY OF HENDRICKS)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared John J. Disney, as Personal Representative of the Estate of Catherine M. Shaw, deceased, and acknowledged the execution of said deed to be his voluntary act and deed for the uses and purposes expressed therein.

WITNESS my hand and seal this 14th day of May, 2021.



[Signature]
Notary Public - Signature

Notary Public - Printed Name

Resident of _____ County

My Commission Expires: _____

Send Tax Bills To: 2001 Knox Dr. Clayton IN 46118

Grantee's Mailing Address: Same

Commitment No.: 20-11204

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, Ben Comer.

This instrument was prepared by Ben Comer, Attorney-at-Law, P.O. Box 207, Danville, Indiana 46122, Telephone: (317) 745-4300.

Search Results for:

NAME: DOMINGUEZ LISA (Super Search)



REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 06/5/2024 3:13 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
202116701	Hendricks	05/20/2021	DEED : DEED	DOMINGUEZ, LISA K Search Search SHAW, CATHERINE M Search DOMINGUEZ-TRINIDAD, LUIS ANDRES	Search Lot 1 MINOR PLAT 947
202116702	Hendricks	05/20/2021	MORT : MORTGAGE	DOMINGUEZ, LISA K Search Search DOMINGUEZ-TRINIDAD, LUIS ANDRES Search FAIRWAY INDEPENDENT MORTGAGE Search MERS	Search Lot 1 MINOR PLAT 947

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Search Results for:

NAME: DOMINGUEZ-TRINIDAD, LUIS (Super Search)

REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 06/5/2024 3:13 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
202116701	Hendricks	05/20/2021	DEED : DEED	DOMINGUEZ-TRINIDAD, LUIS ANDRES Search Search SHAW, CATHERINE M Search DOMINGUEZ, LISA K	Search Lot 1 MINOR PLAT 947
202116702	Hendricks	05/20/2021	MORT : MORTGAGE	DOMINGUEZ-TRINIDAD, LUIS ANDRES Search Search DOMINGUEZ, LISA K Search FAIRWAY Search INDEPENDENT MORTGAGE Search MERS	Search Lot 1 MINOR PLAT 947

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Search Results for:

NAME: DOMINGUEZ, LISA (Super Search)

REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 06/5/2024 3:13 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
202116701	Hendricks	05/20/2021	DEED : DEED	DOMINGUEZ, LISA K Search Search SHAW, CATHERINE M Search DOMINGUEZ-TRINIDAD, LUIS ANDRES	Search Lot 1 MINOR PLAT 947
202116702	Hendricks	05/20/2021	MORT : MORTGAGE	DOMINGUEZ, LISA K Search Search DOMINGUEZ-TRINIDAD, LUIS ANDRES Search FAIRWAY INDEPENDENT MORTGAGE Search MERS	Search Lot 1 MINOR PLAT 947

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