



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00415	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MARK SHEARER AND KIMBERLY SHEARER		
PROPERTY ADDRESS:	705 GRAND STREET, LIGONIER, IN 46767		
CITY, STATE AND COUNTY:	LIGONIER, INDIANA (IN), NOBLE		

### SEARCH INFORMATION

SEARCH DATE:	06/26/2024	EFFECTIVE DATE:	06/25/2024
NAME(S) SEARCHED:	MARK SHEARER, KIMBERLY SHEARER, KIM SHEARER AND KIM STUTZMAN		
ADDRESS/PARCEL SEARCHED:	705 GRAND STREET, LIGONIER, IN 46767/57-01-27-400-135.000-014		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

MARK SHEARER AND KIM SHEARER, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	DEED	GRANTOR:	MARK SHEARER AND KIM STUTZMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
DATED DATE:	10/08/1991	GRANTEE:	MARK SHEARER AND KIM SHEARER, HUSBAND AND WIFE
BOOK/PAGE:	234/128	RECORDED DATE:	10/09/1991
INSTRUMENT NO:	N/A		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF LIGONIER
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### ADDITIONAL NOTES

DEED OF PERSONAL REPRESENTATIVE RECORDED ON 07/13/1987 IN BOOK 217 PAGE 64.
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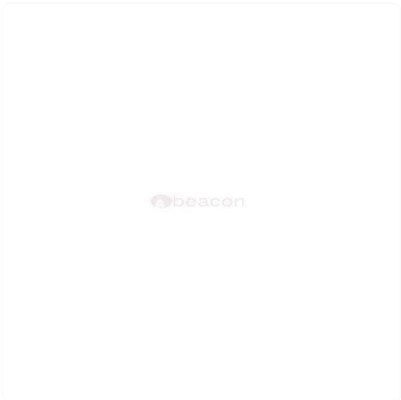
### LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN NOBLE COUNTY IN THE STATE OF INDIANA, TO WIT:  LOT NUMBERED NINETEEN (19) IN WOOD'S SUBDIVISION OF A PART OF OUT LOT 134 IN THE TOWN, NOW CITY OF LIGONIER, LESS AND EXCEPTING 5 FEET BY PARALLEL LINES OFF THE SOUTH SIDE THEREOF.
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Noble County, IN

Summary (Auditor)

Parcel ID	57-01-27-400-135.000-014
Bill ID	002-101132-00
Reference #	570127400135000014
Property Address	705 Grand St Ligonier, IN, 46767
Brief Legal Description	Woods Sub Div Ex 5' S Side Lot 19 (Note: Not to be used on legal documents)
Class	RESIDENTIAL THREE FAMILY DWELLING ON A PLATTED LOT
Tax District	57014 Ligonier
Tax Rate Code	2065 - Adv Tax Rate
Property Type	82 - Residential
Mortgage Co	N/A
Last Change Date	



Tax Rate

2.7951

Ownership (Auditor)

Deeded Owner  
Shearer Mark & Kim  
705 Grand St  
Ligonier, IN 46767

Taxing District (Assessor)

County: Noble  
Township: PERRY TOWNSHIP  
State District: 57014 LIGONIER CITY  
Local District: 57002  
School Corp: WEST NOBLE  
Neighborhood: 1450100 Ligonier Original Town

Site Description (Assessor)

Topography: Flat  
Public Utilities: All  
Street or Road: Paved , Sidewalk , Alley  
Area Quality: Static  
Parcel Acreage: 0.152

Transfer History (Assessor)

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

Date	New Owner	Doc ID	Book/Page	Sale Price
	SHEARER MARK KIM			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/9/1991	Shearer Mark & Kim Stutzman	Deed	234	0128	

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2023	2022	2021	2020	2019
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/7/2023	4/15/2022	4/14/2021	4/9/2020	4/12/2019
Land	\$13,100	\$13,100	\$13,100	\$10,600	\$10,000
Land Res (1)	\$13,100	\$13,100	\$13,100	\$10,600	\$10,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$161,400	\$152,600	\$140,600	\$114,100	\$107,700
Imp Res (1)	\$82,900	\$78,600	\$72,400	\$59,100	\$55,700
Imp Non Res (2)	\$78,500	\$74,000	\$68,200	\$55,000	\$51,600
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$400
Total	\$174,500	\$165,700	\$153,700	\$124,700	\$117,700
Total Res (1)	\$96,000	\$91,700	\$85,500	\$69,700	\$65,700
Total Non Res (2)	\$78,500	\$74,000	\$68,200	\$55,000	\$51,600
Total Non Res (3)	\$0	\$0	\$0	\$0	\$400

**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	\$41,820.00	\$39,420.00
Homestead	Supplement STD	\$19,200.00	\$16,345.00	\$14,175.00	\$9,758.00	\$9,198.00

**Homestead Allocations**

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
Land	\$13,100.00	\$13,100.00	\$13,100.00	\$10,600.00	\$10,000.00
Res Land	\$13,100.00	\$13,100.00	\$13,100.00	\$10,600.00	\$10,000.00
Improve	\$161,400.00	\$152,600.00	\$140,600.00	\$114,100.00	\$107,700.00
Res Improve	\$82,900.00	\$78,600.00	\$72,400.00	\$59,100.00	\$55,700.00

**Tax History**

	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$1,107.23	\$1,077.18	\$988.34	\$771.35	\$735.29
+ 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	\$1,107.23	\$1,077.18	\$988.34	\$771.35	\$735.29
+ 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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$624.15	\$495.95	\$556.03	\$590.59	\$582.66
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,214.46	\$2,154.36	\$1,976.68	\$1,542.70	\$1,470.58
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,107.23)	(\$2,154.36)	(\$1,976.68)	(\$1,542.70)	(\$1,470.58)
= Total Due	\$1,107.23	\$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	2078078	5/10/2024	b8 w/o e 5-10-24	\$1,107.23
2022 Pay 2023	2045460	11/13/2023	11/14/23 OT B 8 W/OE	\$1,077.18
2022 Pay 2023	2022121	5/10/2023	5/12 OT B 11 W/OE	\$1,077.18
2021 Pay 2022	1979299	10/28/2022	10/28/22 B 3 W/OE	\$988.34
2021 Pay 2022	1972546	5/10/2022	b23 5/13/22 w/oe	\$988.34
2020 Pay 2021	1939566	11/10/2021	OT 11/12/21B 16 W/OE	\$771.35
2020 Pay 2021	1915466	5/10/2021	OT 5/12/21 B 17 W/OE	\$771.35
2019 Pay 2020	1885159	11/10/2020	OT 11/13/20 B 9 W/OE	\$735.29
2019 Pay 2020	1865901	5/11/2020	M 10567 M SHEARER	\$735.29
2018 Pay 2019	1829050	11/12/2019	OT 11/14/19 b25w/oe	\$672.66
2018 Pay 2019	1803983	5/10/2019	5/13/19 B10 W/OE OT	\$672.66
2017 Pay 2018	1776209	11/13/2018	LB 11/16 B27 OT W/OE	\$644.36
2017 Pay 2018	1749757	5/10/2018	OT 5/14/18 B 2 W/OE	\$644.36
2016 Pay 2017	1721207	11/13/2017	Lb11/15/17166ot w/oe	\$627.64
2016 Pay 2017	1694968	5/10/2017	OT 5/11/17 B37 W/OE	\$627.64
2015 Pay 2016	1665631	11/10/2016	OTlb 11/16/16b3 w/oe	\$633.00
2015 Pay 2016	1640606	5/10/2016	lb 5/13/16ot b12w/oe	\$633.00
2014 Pay 2015	1607576	11/10/2015	lb 11/13/15ot b5w/oe	\$619.73

Year	Receipt #	Transaction Date	Description	Amount
2014 Pay 2015	1583933	5/11/2015	lb 5/13/15 b15otw/oe	\$619.73
2013 Pay 2014	1550558	11/10/2014	lb11/10-14/14b4w/oe	\$644.20
2013 Pay 2014	1520816	5/12/2014	lb 5/8/14 b15 w/oe	\$644.20

Tax Estimator

[Link to DLGF Tax Estimator](#)

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		50	132	50x132	\$275.00	\$261.00	\$13,050.00	0%	\$13,050.00

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	1.5
Style	
Finished Area	2632
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1176
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	9
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	2
Water Heaters	2
Add Fixtures	0

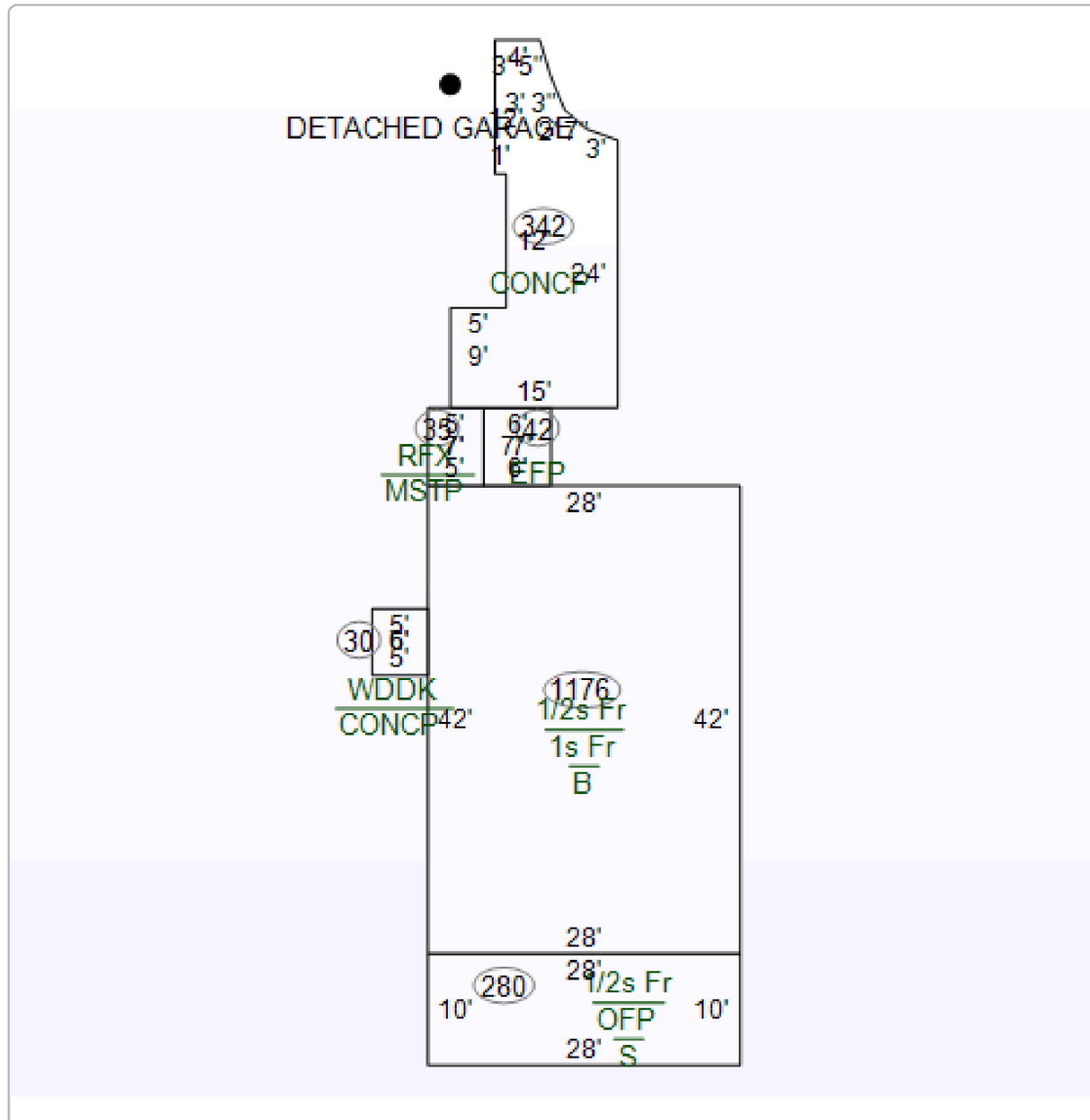
Floor	Construction	Base	Finish
1	Wood Frame	1176	1176
1/2	Wood Frame	1456	1456
B		1176	0
S		280	0

Features	Area
Canopy, Roof Extension	35
Patio, Concrete	30
Patio, Concrete	342
Porch, Enclosed Frame	42
Porch, Open Frame	280
Stoop, Masonry	35
Wood Deck	30

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	C-1	1900	1960	A	0.95	2632	1.57	0
DETACHED GARAGE	100	D	1900	1900	A	0.95	280	1.57	0

Sketches



Sketches Last Updated May 2023.

### Property Record Cards

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

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

[57-01-27-400-135.000-014 \(PDF\)](#)

[57-01-27-400-135.000-014 \(PDF\)](#)

[57-01-27-400-135.000-014 \(PDF\)](#)

### Map



No data available for the following modules: Sales, Special Assessments, Commercial.

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Developed by



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## MAIL TAX BILLS TO:

Mr./Mrs. Mark Shearer  
705 Grant Street  
Ligonier, IN 46767

TAX KEY NO:

400-135

**This indenture witnesseth that** MARK SHEARER and KIM STUTZMAN, as joint tenants with right of survivorship, each an adult

of Noble County in the State of Indiana

**Releases and quit claims to** MARK SHEARER and KIM SHEARER, husband and wife,

of Noble County in the State of Indiana  
for and in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration,  
the receipt whereof is hereby acknowledged, the following Real Estate in Noble County  
in the State of Indiana, to wit:

Lot Numbered Nineteen (19) in Wood's Subdivision of a part of Out Lot 134  
in the Town, now City of Ligonier, LESS AND EXCEPTING 5 feet by parallel  
lines off the south side thereof.

Subject to all legal highways and easements.

Subject to taxes.

RECEIVED FOR RECORD  
At 1:50 o'clock P.M. and Recorded  
In Record 234 Page 128

OCT 09 1991

*Mark Shearer*  
Recorder of Noble County, Ind.

DULY ENTERED FOR TAXATION

OCT 09 1991

*David A. Jeff*  
AUDITOR OF NOBLE COUNTY  
Instrument MC

State of Indiana, Noble County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of October 19 91  
personally appeared:

Mark Shearer and Kim Stutzman,  
as joint tenants with right of  
survivorship, each an adult

Dated this 8 Day of October 19 91

*Mark Shearer*  
Mark Shearer  
*Kim Stutzman*  
Kim Stutzman

And acknowledged the execution of the foregoing deed. In witness  
whereof, I have hereunto subscribed my name and affixed my of-  
ficial seal. My commission expires 3-19-1993

*Kristie L. Liebman*  
Kristie L. Liebman, Notary Public

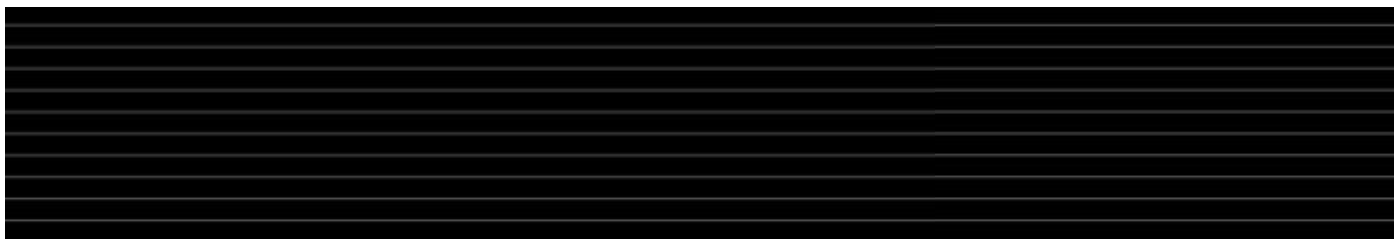
Resident of Noble County

9-10-184 John C. Thrapp

MAIL TO:

PRINTED BY THE ALLEN COUNTY INDIANA BAR ASSOCIATION  
REVISED 5-87

7-024





ONLY THE SELECTION OF A FORM  
IAL CLAUSES, CONSTITUTES THE

Mail tax bills to:

Mark Shearer and  
Kim Stutzman  
705 Grand Street  
Ligonier, In. 46767

# DEED OF PERSONAL REPRESENTATIVE

EVELYN L. WARREN, as Personal Representative,  
of the Estate of Helen Bellman, deceased, which estate is under the supervision of  
the Circuit Court of Noble County, under Cause No. P-86-98, in the Office of the  
Clerk of the Circuit Court of Noble County, Indiana, dated on the 10th day of  
December, 1986, entered in Order Book 78, Page 533-535, for and in consideration  
of the sum of Twenty-eight Thousand and no/100 (\$28,000.00) the receipt of which  
is hereby acknowledged.

87-3415

conveys to MARK SHEARER and KIM STUTZMAN, as Joint Tenants with the Right of  
Survivorship  
of the County of Noble, State of Indiana, the following described real estate  
in Noble County, State of Indiana, more particularly described as follows, to-wit:

Lot numbered nineteen (19) in Wood's Subdivision of a part  
of Out Lot 134 in the Town, now City of Ligonier, LESS AND  
EXCEPTING 5 feet by parallel lines off the south side thereof.

DULY ENTERED FOR TAXATION

**FILED**  
MAY 21 1987

*William Bortner*  
CLERK NOBLE CIRCUIT COURT

JUL 13 1987

*Dorinda P. Kneager*  
AUDITOR OF NOBLE COUNTY

Instrument

**FILED**  
MAY 21 1987

*William Bortner*  
CLERK NOBLE CIRCUIT COURT

EXAMINED AND APPROVED IN OPEN  
COURT THIS THE 21<sup>st</sup> DAY OF  
MAY, 1987.

*Robert C. Probst*  
ROBERT C. PROBST, Judge  
Noble Circuit Court

Dated this 4<sup>th</sup> day of May, 1987.

*Evelyn L. Warren*

EVELYN L. WARREN

RECEIVED FOR RECORD

At 1:34 o'clock PM and Recorded  
In Record 217 Page 64

HELEN BELLMAN

JUL 13 1987

STATE OF INDIANA  
COUNTY OF NOBLE

SS:

*Carl E. Heidemann*  
Clerk of Noble County, Ind.

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared

Evelyn L. Warren

as Personal Representative of the Estate of

Helen Bellman

deceased, and acknowledged the execution of this deed.

WITNESS MY HAND AND SEAL THIS

4<sup>th</sup> day of May, 1987.

My Commission Expires: January 31, 1991

*Kathy L. Creps*

Resident of Noble County

KATHY L. WREPS

Notary Public

This instrument prepared by HECKNER & KIRSCH, Howard G. Heckner ..... Attorney at Law.  
206 South Main Street, P. O. Box 111, Ligonier, Indiana 46767. klc  
Mail to: Same

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(Rev. May 1986)

DataSource: Noble, IN

Criteria: Party Name = SHEARER MARK

Last Indexed Date: 06/25/2024

Last Verified Date: 06/25/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/28/2023	12/28/2023	231200442	RELEASE ...	SHEARER MARK		MORTGAGEE
02/13/2019	02/05/2019	190200155	AFFIDAVI...	SHEARER MARK		GRANTOR
07/23/2014	06/26/2014	140700423	WARRANTY...	SHEARER MARK D		GRANTOR
12/26/2013	12/06/2013	131200592	MORTGAGE	SHEARER MARK		MORTGAGOR
04/11/2013	05/20/2007	130400266	WARRANTY...	SHEARER MARK D 1/4 I...		GRANTEE
03/11/2010	03/09/2010	100300238	RELEASE ...	SHEARER MARK		MORTGAGOR
11/14/2005	10/07/2004	051100347	POWER OF...	SHEARER MARK D		GRANTEE
05/06/2003	04/30/2003	030500284	MORTGAGE	SHEARER MARK		MORTGAGOR
05/06/2003	05/05/2003	030500283	RELEASE ...	SHEARER MARK		MORTGAGOR
04/27/1998	04/27/1998	980400851	DEED	SHEARER MARK D		GRANTOR
07/05/1995	07/03/1995	9507029	RELEASE ...	SHEARER MARK		MORTGAGOR
10/09/1991	10/08/1991	DE234-0128	DEED	SHEARER MARK		GRANTEE
10/09/1991	10/08/1991	DE234-0128	DEED	SHEARER MARK		GRANTOR
10/09/1991	10/08/1991	DE234-128	DEED	SHEARER MARK		GRANTEE
10/09/1991	10/08/1991	DE234-128	DEED	SHEARER MARK		GRANTOR

Results found: 19

Displaying page: 1 of 2



Criteria: Party Name = SHEARER MARK

Last Indexed Date: 06/25/2024

Last Verified Date: 06/25/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/13/1987	05/04/1987	DE217-0064	DEED	SHEARER MARK		GRANTEE
07/13/1987	05/04/1987	DE217-064	DEED	SHEARER MARK		GRANTEE
09/25/1984	09/21/1984	DE208-0075	DEED	SHEARER MARK D		GRANTEE
09/25/1984	09/21/1984	DE208-075	DEED	SHEARER MARK D		GRANTEE

Results found: 19

Displaying page: 2 of 2

