



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00557	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MARY COLEMAN		
PROPERTY ADDRESS:	411 E COAL ST, BRAZIL IN 47834		
CITY, STATE AND COUNTY:	BRAZIL, INDIANA (IN), CLAY		

SEARCH INFORMATION

SEARCH DATE:	07/26/2024	EFFECTIVE DATE:	07/25/2024
NAME(S) SEARCHED:	MARY COLEMAN AND JOHN COLEMAN		
ADDRESS/PARCEL SEARCHED:	411 E COAL ST, BRAZIL IN 47834/11-01-31-200-349.000-002		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JOHN B. COLEMAN AND MARY L. COLEMAN, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	HAROLD A. MOORE, DAVID J. MOORE, BONNIE JEAN PERKINS, FREDERICK R. MOORE, JANET S. MARLOW AND FRANKLIN L. MOORE
DATED DATE:	03/23/2012	GRANTEE:	JOHN B. COLEMAN AND MARY L. COLEMAN, HUSBAND AND WIFE
BOOK/PAGE:	128/645	RECORDED DATE:	03/30/2012
INSTRUMENT NO:	201200001282		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF DALTON
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN CLAY COUNTY, STATE OF INDIANA:

LOT NUMBERED FIFTY-EIGHT (58) IN SHATTUCK'S EIGHTH ADDITION TO THE CITY OF BRAZIL, CLAY COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED NOVEMBER 6, 1888 IN PLAT BOOK 2, PAGES 122-123 IN THE OFFICE OF THE RECORDER OF CLAY COUNTY, INDIANA.

General Information
Parcel Number 11-01-31-200-349.000-002
Parent Parcel Number 018-01421-00
Tax ID:

Ownership
COLEMAN, JOHN B & MARY L 411 EAST COAL ST BRAZIL, IN 47834
Legal
SHATTUCK 8TH LOT 58

Transfer Of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Sale Price	
03/30/2012	COLEMAN, JOHN B & MA				\$45,000	
03/30/2012	MOORE, HAROLD A ETAL				\$00	
08/11/2005	MOORE, HAROLD A & CA	0		70/273	\$55,000	
01/01/1900	ROBERTSON, BILL H &				\$00	

Notes

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year:

Location Information
County Clay
Township BRAZIL TOWNSHIP
District 002 (Local)
School Corp CLAY COMMUNITY
Neighborhood 1102008-002 ASHLEY'S 1ST R120 002

Section/Plat

Location Address
411 E COAL ST
BRAZIL, IN 47834

Zoning

Subdivision

Lot

AAMH Park

Characteristics
Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage NA
Printed Friday, July 26, 2024

Valuation Records (work in progress values are not certified values and are subject to change)						
Assessment Year	2023	2022	2021	2020	2019	
Reason For Change	GEN REVAL	GEN REVAL	AA	AA	AA	
As Of Date	03/27/2023	03/29/2022	04/13/2021	04/03/2020	04/03/2019	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
Equalization Factor						
Notice Required						
Land	\$6,900	\$6,900	\$6,900	\$6,900	\$6,900	
Land Res(1)	\$00	\$00	\$00	\$00	\$00	
Land Non Res(2)	\$6,900	\$6,900	\$6,900	\$6,900	\$6,900	
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00	
Improvement	\$58,600	\$58,100	\$50,800	\$43,400	\$44,600	
Imp Res(1)	\$00	\$00	\$00	\$00	\$00	
Imp Non Res(2)	\$57,200	\$56,700	\$49,700	\$42,300	\$43,500	
Imp Non Res(3)	\$1,400	\$1,400	\$1,100	\$1,100	\$1,100	
Total	\$65,500	\$65,000	\$57,700	\$50,300	\$51,500	
Total Res(1)	\$00	\$00	\$00	\$00	\$00	
Total Non Res(2)	\$64,100	\$63,600	\$56,600	\$49,200	\$50,400	
Total Non Res(3)	\$1,400	\$1,400	\$1,100	\$1,100	\$1,100	

Land Data											
Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infl%	Res Elig%	Market Factor
9			56	6721.00			\$01	\$6,721			

Land Computations	
Calculated Acreage	0.15
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
81 Legal Drain NV	
82 Public Roads NV	
83 UT Towers NV	
9 Homesite	
91/92 Acres	
Total Acres Framland	
Farmland Value	
Measured Acreage	
Avg Farmland Value/Acre	
Value Of Farmland	
Calssified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

General Information			Plumbing		
Occupancy	Single-Family R 01		#	TF	
Description	Single-Family R 01		Full Bath	1	3
Story Height	1.00		Half Bath	0	0
Style			Kitchen Sinks	1	1
Finished Area	840 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
			Total	3	5

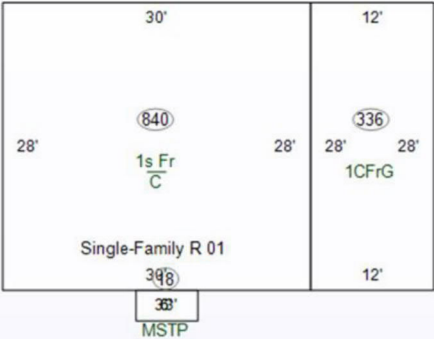
Floor Finish			Accomodations		
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		Bedrooms	2	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		Living Rooms	0	
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished		Dining Rooms	0	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Family Rooms	0	
<input type="checkbox"/> Parquet			Total Rooms	5	

Wall Finish			Heat Type		
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		Central Warm Air		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other				
<input type="checkbox"/> Fiberboard					

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features		
Description	Area	Value
Stoop, Masonry	18	

●
y Shed R 01



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	Wood Frame	840	840		
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		840	0		
Slab					
				Total Base	

Adjustments	1 Row Type Adj. x 1.00
Unfin Int (1)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Firplace (+)	
No Heating (1)	
A/C (+)	
No Elec (-)	
Plumbing (+/-)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit
Sub-Total
External Features (+)
Garages (+)
Quality and Design Factor (Grade)
Location Mutliplier
Replacement Cost

Summary Of Improvements																		
Description	Res	Story	Construction	Year	Eff	Eff	Co	Base	Adj	Size	RCN	Norm	Remain	Abn	PC	Nbhd	Mrkt	Improv
	Eligibl	Height		Grade	Built	Year	Age	nd	Rate			LCM	Rate	Dep				
Single-Family R 01				C 1955	1979		A								100%	0.9600		
Utility Shed R 01				C 2000	2000		A			168 sqft					100%	0.9600		

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL
ACCEPTANCE FOR TRANSFER
THIS 30 DAY OF March 20 12
Auditor Clay County
By Mary Jo Alumbaugh

Instrument Book Page
201200001282 OR 128 645

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Harold A. Moore, David J. Moore, Bonnie Jean Perkins, Frederick R. Moore, Janet S. Marlow and Franklin L. Moore, of the County of Clay and State of Indiana, **CONVEY AND WARRANT** to John B. Coleman and Mary L. Coleman, husband and wife, of the County of Clay and State of Indiana, 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 Clay County, State of Indiana:

Lot Numbered Fifty-eight (58) in Shattuck's Eighth Addition to the City of Brazil, Clay County, Indiana, as per plat thereof recorded November 6, 1888 in Plat Book 2, Pages 122-123 in the Office of the Recorder of Clay County, Indiana.

Address for the above is commonly known as: 411 East Coal Street, Brazil, IN 47834

Subject to all easements, agreements and restrictions of record. Real estate taxes prorated to day prior to closing.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 30 day of MARCH, 2012.

Harold A. Moore
Harold A. Moore

David J. Moore
David J. Moore

Bonnie Jean Perkins
Bonnie Jean Perkins

Frederick R. Moore
Frederick R. Moore

Janet S. Marlow
Janet S. Marlow

Franklin L. Moore
Franklin L. Moore

201200001282
Filed for Record in
CLAY COUNTY, INDIANA
JOSEPH M DIERDORF, COUNTY RECORDER
03-30-2012 At 12:25 PM.
WARR DEED 18.00
OR Book 128 Page 645 - 646

Instrument Book Page
201200001282 OR 128 646

STATE OF INDIANA)
) SS:
COUNTY OF CLAY)

Before me, the undersigned Notary Public in and for said County and State, this 23RD day of MARCH, 2012, personally appeared Harold A. Moore, David J. Moore, Bonnie Jean Perkins, Frederick R. Moore, Janet S. Marlow and Franklin L. Moore, who acknowledged the execution of the foregoing to be their voluntary act and deed, and who, having been duly sworn, stated that any representation therein contained are true.

My Commission Expires:



Judy K McCoy Notary
Resident of County, IN

Send tax statements to: John B. Coleman and Mary L. Coleman 411 East Coal Street, Brazil, IN 47834

This Instrument Prepared by: Eric D. Somheil, Attorney at Law, 711 East Jackson Street, Brazil, Indiana 47834 ETS #12-17-10598

L:\ERIC\DEED\Moore.Moore.Perkins.Moore.Marlow.Moore.Coleman.wpd

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. Eric D. Somheil

201200001282
Filed for Record in
CLAY COUNTY, INDIANA
JOSEPH M DIERDORF, COUNTY RECORDER
03-30-2012 At 12:25 pm.
WARR DEED 18.00
OR Book 128 Page 645 - 646

Criteria: Party Name = COLEMAN MARY

Last Indexed Date: 07/25/2024

Last Verified Date: 07/25/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/09/2024	02/07/2024	202400000354	TRANS ON...	COLEMAN MARY L		GRANTEE
02/09/2024	02/07/2024	202400000354	TRANS ON...	COLEMAN MARY L		GRANTOR
01/06/2023	01/06/2023	202300000068	RELEASE	COLEMAN MARY L		GRANTEE
03/30/2012	03/23/2012	201200001283	MORTGAGE	COLEMAN MARY L		GRANTOR
03/30/2012	03/23/2012	201200001282	WARRANTY...	COLEMAN MARY L		GRANTEE
03/05/1976	03/04/1976	197600000720	WARRANTY...	COLEMAN MARY		GRANTOR
11/04/1968	05/01/1968	196800002700	CONTRACT	COLEMAN MARY ELLEN		GRANTOR
03/27/1945	03/23/1945	194500000628	WARRANTY...	COLEMAN MARY ELLEN		GRANTEE
10/15/1929	10/10/1929	192900002278	WARRANTY...	COLEMAN MARY G		GRANTOR
05/15/1928	04/27/1928	192800001443	QUIT CLA...	COLEMAN MARY G		GRANTOR
08/01/1923	07/29/1923	192300007381	WARRANTY...	COLEMAN MARY G		GRANTOR
07/26/1923	07/19/1923	192300007344	WARRANTY...	COLEMAN MARY G		GRANTEE
09/10/1921	09/09/1921	192100002231	WARRANTY...	COLEMAN MARY G		GRANTEE
05/17/1921	05/13/1921	192100001367	WARRANTY...	COLEMAN MARY G		GRANTOR
04/12/1920	03/26/1920	192000000420	WARRANTY...	COLEMAN MARY G		GRANTEE

Results found: 22

Displaying page: 1 of 2



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/23/1920	03/01/1920	192000000321	WARRANTY...	COLEMAN MARY G		GRANTOR
01/22/1916	01/17/1916	191600000049	WARRANTY...	COLEMAN MARY G		GRANTOR
09/21/1914	08/19/1914	191400000643	WARRANTY...	COLEMAN MARY G		GRANTEE
09/15/1914	08/19/1914	191400000633	WARRANTY...	COLEMAN MARY G		GRANTOR
09/15/1914	08/19/1914	191400000632	WARRANTY...	COLEMAN MARY G		GRANTOR
08/31/1914	08/19/1914	191400000607	WARRANTY...	COLEMAN MARY G		GRANTEE
08/31/1914	08/19/1914	191400000608	WARRANTY...	COLEMAN MARY C		GRANTEE

