



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-00580	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	TERRY JOE MUSSER		
PROPERTY ADDRESS:	9632 W 350 N, OTTERBEIN, IN 47970		
CITY, STATE AND COUNTY:	OTTERBEIN, INDIANA (IN), TIPPECANOE		

### SEARCH INFORMATION

SEARCH DATE:	08/01/2024	EFFECTIVE DATE:	07/31/2024
NAME(S) SEARCHED:	TERRY JOE MUSSER		
ADDRESS/PARCEL SEARCHED:	9632 W 350 N, OTTERBEIN, IN 47970/ 79-05-03-100-001.000-014		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

TERRY JOE MUSSER
COMMENTS:

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	TIMOTHY C. KERKHOFF AND JULIA E. KERKHOFF, HUSBAND AND WIFE
DATED DATE:	05/25/1994	GRANTEE:	TERRY JOE MUSSER
BOOK/PAGE:	N/A	RECORDED DATE:	06/01/1994
INSTRUMENT NO:	9411017		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

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

PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION THREE (3), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SIX (6) WEST, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER OF SECTION THREE (3); RUNNING THENCE WEST SEVEN HUNDRED SIXTY (760) FEET TO THE POINT OF BEGINNING; THENCE NORTH THREE HUNDRED SIXTY-EIGHT (368) FEET; THENCE WEST FIVE HUNDRED NINETY-ONE AND 84/100 (591.84) FEET; THENCE SOUTH THREE HUNDRED SIXTY-EIGHT (368) FEET; THENCE EAST FIVE HUNDRED NINETY-ONE AND 84/100 (591.84) FEET TO THE POINT OF BEGINNING, CONTAINING FIVE (5) ACRES, MORE OR LESS.

LOCATED IN SHELBY TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

# Tippecanoe County, IN

Properties certified for tax sale are required to be paid with cash or certified funds.  
Payment made through Beacon will not remove the parcel from tax sale or publication in the newspaper. Please contact the Treasurer’s office at 765-423-9273 for payment questions.

Tax Statements 2023pay2024

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

Tax Statements 2022pay2023

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

Tax Statements 2021pay2022

[79-05-03-100-001.000-014 \(PDF\)](#)

Tax Statements 2020Pay2021

[79-05-03-100-001.000-014.pdf \(PDF\)](#)

Tax Statements 2019pay2020

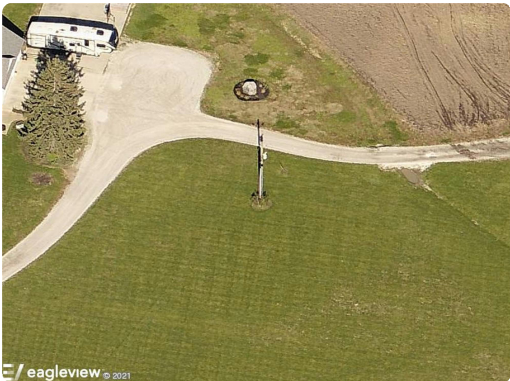
[79-05-03-100-001.000-014 \(PDF\)](#)

eBill Registration

Register for Emailed Tax Bills

Summary

Parcel ID 79-05-03-100-001.000-014  
Alternate ID 120-02600-0017  
Property Address 9632 W 350 N  
WEST LAFAYETTE, IN 47906  
Sec/Twp/Rng 3/23/6  
Tax Set SHELBY TOWNSHIP-BSC  
Subdivision N/A  
Brief Tax Description NW FR SEC 3 TWP 23 R6 5.00 ASEE QUIETUS 3821 FOR 86/87  
(Note: Not to be used on legal documents)  
Book/Page N/A  
Acres 5.000  
Class 511 - Res-1-Family 0 - 9.99 acres  
Neighborhood Code 10008



Owner

Deeded Owner  
MUSSER TERRY JOE  
9632 W 350 N  
OTTERBEIN, IN 47970

Site Description

Topography  
Public Utilities Water  
Street or Road Paved  
Neigh. Life Cycle Static  
Legal Acres 5  
Legal Sq Ft 217,800

Land

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
PUBLIC ROAD/ROW	SWA		0.100			1.00			2,280.00	2,280.00	230.00	0	0.00
												-100%	
HOMESITE	<None>		1.000			1.00	1.00		40,000.00	40,000.00	40,000.00		40,000.00
RESIDENTIAL EXCESS ACREAGE	<None>		1.900			1.00	1.00		2,000.00	2,000.00	3,800.00		3,800.00
RESIDENTIAL EXCESS ACREAGE	<None>		2.000			1.00	1.00		4,000.00	4,000.00	8,000.00		8,000.00

Land Detail Value Sum 51,800.00

Farm Land Computations

Parcel Acreage	5
81 Legal Drain NV [-]	0
82 Public Roads NV [-]	0.1
83 UT Towers NV [-]	0
9 Homesite(s) [-]	1
Total Acres Farmland	0
True Tax Value	0.00
Measured Acres	0
Average True Tax Value/Acre	0.00
True Tax Value Farmland	0.00
Classified Land Total	0
Homesite(s) Value (+)	40,000.00
Total Land Value	51,800.00

Residential Dwellings

Card 01	
Residential Dwelling 1	
Occupancy	
Story Height	1.0
Roofing	Material: Asphalt shingles
Attic	None
Basement Type	3/4
Basement Rec Room	None
Finished Rooms	0
Bedrooms	0
Family Rooms	0
Dining Rooms	0
Full Baths	1; 3-Fixt.
Half Baths	0; 0-Fixt.
4 Fixture Baths	0; 0-Fixt.
5 Fixture Baths	0; 0-Fixt.
Kitchen Sinks	1; 1-Fixt.
Water Heaters	1; 1-Fixt.
Central Air	Yes
Primary Heat	Central Warm Air
Extra Fixtures	0
Total Fixtures	5
Fireplace	No
Features	None
Porches and Decks	Open Frame Porch 1014

	CONCP 1410
	CONCP 1444
	Wood Deck 312
Yd Item/Spc Fture/Outbldg	WOOD FRAME 1080 SF
	TYPE 2 BANK OR FLAT BARN 1680 SF
	TYPE 3 POLE BARN ALL WALLS 2592 SF
	FIBERGLASS SWIMMING POOL 554 SF
	WOOD FRAME UTILITY SHED 300 SF
	WOOD FRAME UTILITY SHED 100 SF

Last Updated	12/2/2011			
Construction	Floor	Base Area (sf)	Fin. Area (sf)	Value
Wood frame	1.0	1162	1162	88010
Wood frame	A	884	884	6060
Concrete block	B	884	0	24780
	Total	2930	2046	118850

Row Type Adjustment	1.00 %
Sub-Total	118850

Interior Finish	9910
Ext. Lvg Units	0
Basement Finish	0
Fireplaces(s)	0
Heating	0
Air Condition	3700
Frame/Siding/Roof	0
Plumbing Fixt: 5	0
Sub-Total One Unit	132460
Sub-Total 0 Units	132460

Garages	
Attached Garage	29340

Exterior Features	
Open Frame Porch	26310
CONCP	7150
CONCP	7320
Wood Deck	4960
Sub-Total	207540

Quality Class/Grade	C
Grade Adjusted Value	190940

Improvements

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1	WOOD FRAME	C	1940	1970	G	0.00		0	2046	190940	35	0	192	100	238300
G01	ATTGAR		WOOD FRAME		0	0	AV	27.17		27.17	30 x 36	29340	0	0	100	100	0
03	T21S	12		C	1940	1940	AV	32.01		27.94	40 x 42	46940	65	0	192	100	16400
08	T3AW	10		C	2012	2012	AV	14.77		12.95	36 x 72	33570	25	0	192	100	25200
09	POOL		FIBERGLASS	C	2001	2011	AV	54.89		50.5	12 x 20	27980	40	0	192	100	16800
10	UTLSHED		WOOD FRAME	D	1995	1995	F	18.20		13.4	15 x 20	4020	65	0	192	100	1400
11	UTLSHED		WOOD FRAME	D	1995	1995	F	23.66		17.41	10 x 10	1740	65	0	192	100	600

Valuation

Assessment Year		01/01/2024	01/01/2023	01/01/2022	01/01/2022	01/01/2021
Reason for Change		4Y Reval	4Y Reval	4Y Reval	4Y Reval	4Y Reval
VALUATION	Land	\$51,800	\$51,800	\$51,800	\$51,800	\$51,800
(Assessed Value)	Improvements	\$298,700	\$280,800	\$254,600	\$254,600	\$236,500
	Total	\$350,500	\$332,600	\$306,400	\$306,400	\$288,300
VALUATION	Land	\$51,800	\$51,800	\$51,800	\$51,800	\$51,800
(True Tax Value)	Improvements	\$298,700	\$280,800	\$254,600	\$254,600	\$236,500
	Total	\$350,500	\$332,600	\$306,400	\$306,400	\$288,300

Zillow

Link to Zillow

Deduction

Tax Year	Deduction Type	Amount
2023 Pay 2024	Homestead Credit/ Standard	\$48,000.00
2023 Pay 2024	Homestead - Supplemental	\$84,120.00
2022 Pay 2023		\$3,000.00
2022 Pay 2023	Homestead Credit/ Standard	\$45,000.00
2022 Pay 2023	Homestead - Supplemental	\$67,550.00
2021 Pay 2022		\$3,000.00
2021 Pay 2022	Homestead Credit/ Standard	\$45,000.00
2021 Pay 2022	Homestead - Supplemental	\$61,215.00
2020 Pay 2021		\$3,000.00
2020 Pay 2021	Homestead Credit/ Standard	\$45,000.00
2020 Pay 2021	Homestead - Supplemental	\$54,880.00
2019 Pay 2020		\$3,000.00
2019 Pay 2020	Homestead Credit/ Standard	\$45,000.00
2019 Pay 2020	Homestead - Supplemental	\$51,520.00
2018 Pay 2019		\$3,000.00
2018 Pay 2019	Homestead - Supplemental	\$43,925.00
2018 Pay 2019	Homestead Credit/ Standard	\$45,000.00

Tax History

2023 pay 2024 taxes are certified.

Detail:

Tax Year	Type	Category	Description	Amount	Bal Due
2023 Pay 2024	Property Tax Detail	Tax	1st Installment Tax	\$1,358.43	\$0.00
2023 Pay 2024	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 1st Installment Tax	\$15.00	\$0.00
2023 Pay 2024	Property Tax Detail	Tax	2nd Installment Tax	\$1,358.43	\$1,358.43
2023 Pay 2024	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 2nd Installment Tax	\$15.00	\$15.00
2022 Pay 2023	Property Tax Detail	Tax	1st Installment Tax	\$1,324.65	
2022 Pay 2023	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 1st Installment Tax	\$15.00	
2022 Pay 2023	Property Tax Detail	Tax	2nd Installment Tax	\$1,324.65	
2022 Pay 2023	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 2nd Installment Tax	\$15.00	
2021 Pay 2022	Property Tax Detail	Tax	1st Installment Tax	\$1,232.64	
2021 Pay 2022	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 1st Installment Tax	\$15.00	
2021 Pay 2022	Property Tax Detail	Tax	2nd Installment Tax	\$1,232.64	
2021 Pay 2022	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 2nd Installment Tax	\$15.00	
2020 Pay 2021	Property Tax Detail	Tax	1st Installment Tax	\$1,035.75	
2020 Pay 2021	Special Assessment Detail	Penalty	MARY MCKINNEY DITCH 1st Installment Penalty	\$1.50	
2020 Pay 2021	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 1st Installment Tax	\$15.00	
2020 Pay 2021	Property Tax Detail	Tax	2nd Installment Tax	\$1,035.75	
2020 Pay 2021	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 2nd Installment Tax	\$15.00	
2019 Pay 2020	Property Tax Detail	Tax	1st Installment Tax	\$848.27	
2019 Pay 2020	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 1st Installment Tax	\$15.00	

Tax Year	Type	Category	Description	Amount	Bal Due
2019 Pay 2020	Property Tax Detail	Tax	2nd Installment Tax	\$848.27	
2019 Pay 2020	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 2nd Installment Tax	\$15.00	
2018 Pay 2019	Property Tax Detail	Tax	1st Installment Tax	\$777.98	
2018 Pay 2019	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 1st Installment Tax	\$15.00	
2018 Pay 2019	Property Tax Detail	Tax	2nd Installment Tax	\$777.98	
2018 Pay 2019	Special Assessment Detail	Tax	MARY MCKINNEY DITCH 2nd Installment Tax	\$15.00	
Total:					
Tax Year		Amount		Bal Due	
2023 Pay 2024		\$2,746.86		\$1,373.43	
2022 Pay 2023		\$2,679.30			
2021 Pay 2022		\$2,495.28			
2020 Pay 2021		\$2,103.00			
2019 Pay 2020		\$1,726.54			
2018 Pay 2019		\$1,585.96			

Payments

Detail:				
Tax Year	Effective Payment Date	Paid By		Amount
2023 Pay 2024	5/8/2024	5/7 Corelogic Tax Services Payment		\$1,373.43
2022 Pay 2023	11/7/2023	11/6 Corelogic Tax Services GovTech Payment		\$1,339.65
2022 Pay 2023	5/3/2023	CORELOGIC		\$1,339.65
2021 Pay 2022	10/31/2022	CORELOGIC		\$1,247.64
2021 Pay 2022	4/26/2022	CORELOGIC		\$1,247.64
2020 Pay 2021	10/18/2021	ROCKET MORTGAGE		\$150
2020 Pay 2021	10/18/2021	ROCKET MORTGAGE		\$15.00
2020 Pay 2021	10/18/2021	ROCKET MORTGAGE		\$1,050.75
2020 Pay 2021	4/7/2021	AMROCK LLC - CHASE FOUR		\$1,035.75
2019 Pay 2020	10/29/2020	CORELOGIC		\$863.27
2019 Pay 2020	4/24/2020	CORELOGIC		\$863.27
2018 Pay 2019	10/25/2019	CORELOGIC		\$792.98
2018 Pay 2019	4/24/2019	CORELOGIC		\$792.98
2017 Pay 2018	10/30/2018	CORELOGIC		\$779.73
2017 Pay 2018	4/24/2018	CORELOGIC		\$779.73
2016 Pay 2017	11/13/2017	CORELOGIC		\$733.77
2016 Pay 2017	5/3/2017	CORELOGIC		\$733.77
Total:				
Tax Year				Amount
2023 Pay 2024				\$1,373.43
2022 Pay 2023				\$2,679.30
2021 Pay 2022				\$2,495.28
2020 Pay 2021				\$2,103.00
2019 Pay 2020				\$1,726.54
2018 Pay 2019				\$1,585.96
2017 Pay 2018				\$1,559.46
2016 Pay 2017				\$1,467.54

Notes

11/5/2012	HISTORY	10/30/12 MORTGAGE DEDUCTION FILED FOR 2012 (QUICKEN) /HS
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7/9/2009	HISTORY	2005-08-09 BANKRUPTCY REMOVED 8/01/05
		2005-05-25 BANKRUPTCY CHAP 07 FILED 4/29/05
		2003-10-15 \$900.02 PD BY PATRIOT TITLE FOR MUSSER
		2003-06-06 MUSSER FILED 2004 MORTGAGE DEDUCTION (PEFCU)
		2003-02-12 SURVEY FILED DOC #03005760
		2000-05-10 MUSSER FILED 2000 MORTGAGE DEDUCT(CITIZENS BK OF WESTERN IN)
		1997-08-14 MORTGAGE 096-00904 RELEASED 097-16342
		1996-02-16 MORTGAGE 094-11018 RELEASED 096-02703
		1996-01-17 HMSTD FILED 1996 BY MUSSER T
		1996-01-17 1996 MORTGAGE EXEMPTION FILED (CITIZENS BANK)
		1994-06-01 TRANSFERRED FROM KERKHOFF FRANK RITA
		1994-06-01 WD SD5/12 TO TIMOTHY C & JULIA E KERKHOFF
		1994-06-01 TRANSFERRED FROM KERKHOFF TIMOTHY C JULIA E
		1994-06-01 WD SD5/25 TO TERRY JOE MUSSER
		1994-06-01 HMSTD FILED 1995 BY MUSSER T
		1994-06-01 1995 MORTGAGE EXEMPTION FILED (HUNTINGTON NAT)
		1993-06-14 NAME/ADDRESS CHANGED
		1993-04-30 CB FRANK L & RITA M KERKHOFF TO TIMOTHY C &
		1993-04-30 JULIA E KERKHOFF SGND7/26/79
		1993-04-30 KERKHOFF FILED 1993 CONTACT EXEMPTION
		1992-03-27 175.38 SPLIT TO 120-02600-0138 WD
		1992-03-27 SIGNED 3/20/92 TO M & D MUSSER FROM KERKHOFF
		1982-11-12 BUY/SELL DATE

Neighborhood Description

Neighborhood

Photos (picto)





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No data available for the following modules: Ditch Reconstruction Statements, Transfers, Transfer History, Sales Disclosures.

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 **Schneider**  
GEOSPATIAL



ADDRESS: 9632 West - 350 North  
Otterbein, IN 47970

KEY NO.: 120-02600-001-7

WARRANTY DEED

THIS INDENTURE WITNESETH that Timothy C. Kerkhoff and Julia E. Kerkhoff, husband and wife, of Tippecanoe county in the State of Indiana Convey and Warrant to Terry Joe Musser..

of Tippecanoe County in the State of Indiana for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Tippecanoe County in the State of Indiana, to-wit:

Part of the Northwest Fractional quarter of Section Three (3), Township Twenty-three (23) North, Range Six (6) West, described as follows, to-wit:

Beginning at the Southeast corner of said Northwest Fractional quarter of Section Three (3); running thence West seven hundred sixty (760) feet to the point of beginning; thence North three hundred sixty-eight (368) feet; thence West five hundred ninety-one and 84/100 (591.84) feet; thence South three hundred sixty-eight (368) feet; thence East five hundred ninety-one and 84/100 (591.84) feet to the point of beginning, containing five (5) acres, more or less.  
Located in Shelby Township, Tippecanoe County, Indiana.

9411017 06/01/1994 10:36A 1 of 1  
Ruth Shedd, Tippecanoe County Recorder

DUTY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER.

*Betty L. Michael*  
AUDITOR OF TIPPECANOE CO.  
6-1-94 TM

Subject To: Taxes for the year 1993 due and payable in 1994 and all subsequent years thereafter.

Dated this 25 day of May, 1994

*Timothy C. Kerkhoff*  
Timothy C. Kerkhoff  
*Julia E. Kerkhoff*  
Julia E. Kerkhoff

STATE OF INDIANA )  
COUNTY OF TIPPECANOE ) SS:

Before me, a Notary Public in and for said County and State, on this 25th day of May, 1994 personally appeared Timothy C. Kerkhoff and Julia E. Kerkhoff, husband and wife. and acknowledged the execution of the above and foregoing Warranty Deed as his and/or her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

CONNIE K. WILLIAMS  
NOTARY PUBLIC STATE OF INDIANA  
TIPPECANOE COUNTY  
MY COMMISSION EXP. OCT. 22, 1994

*Connie K. Williams*  
Notary Public  
County of Residence:

My Commission Expires:

This instrument prepared by Timothy C. Kerkhoff



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/22/2021		202121009181	SUBORDIN...	MUSSER TERRY JOE		GRANTEE
04/22/2021		202121009180	MORTGAGE	MUSSER TERRY JOE		GRANTOR
03/23/2021		202121006573	MORTGAGE...	MUSSER TERRY JOE		GRANTEE
09/04/2013		U201300000143	UCC	MUSSER TERRY J		GRANTOR
09/04/2013		201313020630	UCC LAND	MUSSER TERRY J		GRANTOR
07/22/2013		201313016741	MORTGAGE...	MUSSER TERRY JOE		GRANTOR
12/06/2012		201212027487	MORTGAGE	MUSSER TERRY JOE		GRANTOR
10/25/2012		201212024127	MORTGAGE...	MUSSER TERRY		GRANTEE
10/18/2012		201212023640	MORTGAGE	MUSSER TERRY JOE		GRANTOR
10/04/2012		201212022550	MORTGAGE...	MUSSER TERRY JOE		GRANTEE
12/08/2011		201111021901	FIRM NAM...	MUSSER TERRY		GRANTOR
04/25/2005		200505009009	MORTGAGE...	MUSSER TERRY J		GRANTEE
10/02/2003		200303040976	MORTGAGE	MUSSER TERRY		GRANTOR
06/30/2003		200303025783	MORTGAGE...	MUSSER TERRY J		GRANTEE
06/06/2003		200303022649	MORTGAGE	MUSSER TERRY JOE		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/12/2003		200303005760	SURVEY	MUSSER TERRY JOE		GRANTEE
02/12/2003		200303005760	SURVEY	MUSSER TERRY JOE		GRANTOR
05/27/1998	01/23/1997	199809812961	MORTGAGE...	MUSSER TERRY J		GRANTEE
05/19/1998	01/23/1997	199809812239	MORTGAGE	MUSSER TERRY J		GRANTOR
12/30/1997	01/23/1997	199709727920	MORTGAGE	MUSSER TERRY J		GRANTOR
08/14/1997	01/23/1997	199709716342	MORTGAGE...	MUSSER TERRY JOE		GRANTEE
08/07/1997	01/23/1997	199709715863	MORTGAGE...	MUSSER TERRY JOE		GRANTEE
07/28/1997	01/23/1997	199709714896	MORTGAGE	MUSSER TERRY JOE		GRANTOR
02/16/1996	06/30/1995	199609602703	MORTGAGE...	MUSSER TERRY JOE		GRANTEE
02/01/1996	06/30/1995	199609601800	MORTGAGE	MUSSER TERRY JOE		GRANTOR
01/17/1996	06/30/1995	199609600904	MORTGAGE	MUSSER TERRY JOE		GRANTOR
06/01/1994	02/15/1991	199409411018	MORTGAGE	MUSSER TERRY JOE		GRANTOR
06/01/1994	02/15/1991	199409411017	DEED	MUSSER TERRY JOE		GRANTEE

