



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00879	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	PHILLIP A. KORTY AND LEANN H. KORTY		
PROPERTY ADDRESS:	1170 GANTON DR, AVON, IN 46123		
CITY, STATE AND COUNTY:	AVON, INDIANA, HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	09/23/2024	EFFECTIVE DATE:	09/20/2024
NAME(S) SEARCHED:	PHILLIP A. KORTY AND LEANN H. KORTY		
ADDRESS/PARCEL SEARCHED:	1170 GANTON DR, AVON, IN 46123 / 32-10-16-503-012.000-031		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

PHILLIP A. KORTY AND LEANN H. KORTY, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	CLAUDIO M. MARIMON
DATED DATE:	02/24/2021	GRANTEE:	PHILLIP A. KORTY AND LEANN H. KORTY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/02/2021
INSTRUMENT NO:	202107160		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	WASHINGTON TOWNSHIP
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN HENDRICKS COUNTY, INDIANA

UNIT 02, BUILDING 16, TRACT 16, BLOCK G OF OXFORD PARK, SECTION 2 HORIZONTAL PROPERTY REGIME, AS CREATED BY DECLARATION RECORDED DECEMBER 24, 2003 IN PUBLIC RECORD VOLUME 485, PAGES 2725 AS INSTRUMENT NUMBER 200300054630, AS AMENDED OR SUPPLEMENTED; APPLICABLE AMENDMENT RECORDED NOVEMBER 22, 2004, IN RECORD VOLUME 548, PAGE 854, ALL IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA

Hendricks County, IN

Property Record Card

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

Form 11

[32-10-16-503-012.000-031 \(PDF\)](#)

Summary

Parcel ID

32-10-16-503-012.000-031

Bill ID

023-316511-503012

Reference #

.

Property Address

1170 Ganton Dr
Avon, IN, 46123

Brief Legal Description

Unit 1602 Oxford Park Sec 2 Bldg 16 HPR 0.08ac came from 12-3-16-51E 111-001 24/25 ANNEX FROM 012-316511-503012
(Note: Not to be used on legal documents)

Instrument Nbr

N/A

Doc Nbr

N/A

Class

RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON A PLATTED LOT

Tax District

Town Of Avon

Tax Rate Code

88 - Advertised Tax Rate

Property Type

82 - Residential

Mortgage Co

15631475 - CORELOGIC

Last Change Date

2/23/2022



Owner

Deeded Owner

KORTY PHILLIP A & LEANN H H/W

1170 Ganton Dr

Unit #2

Avon, IN 46123

Taxing District

County:

Hendricks

Township:

WASHINGTON TOWNSHIP

State District

031 AVON

Local District:

023

School Corp:

AVON COMMUNITY

Neighborhood:

1251625 OXFORD PARK (23)

Site Description

Topography:

Public Utilities:

Street or Road:

Area Quality:

Improving

Parcel Acreage:

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		0	1	1x1	\$38,150.00	\$38,150.00	\$38,150.00	0%	\$38,150.00

Residential Dwellings

Description	Row Type1
Story Height	1.5
Style	
Finished Area	3004
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	3004
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	1
Finished Rooms:	13
Full Baths	3
Full Bath Fixtures	9
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	2

Floor	Construction	Base	Finish
1	Brick	2240	2240
1/2	Wood Frame	866	764
S		2240	0

Features	Area
Patio, Concrete	100
Porch, Open Frame	48

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Row Type1	100	B	2005	2006	A	1.01	3004	1.44	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
3/2/2021	KORTY, PHILLIP A & LEANN H	WD		\$255,000.00
12/23/2008	MARIMON, CLAUDIO M		0/0	\$233,000.00
1/25/2008	THOMAS, GARY L & VICKY L		0/0	\$244,900.00
8/8/2005	SUMNER, GINA L & DAN L		0/0	\$0.00
11/22/2004	PORTRAIT HOMES OXFORD PARK LLC			\$0.00

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	\$38,200	\$36,300	\$34,600	\$32,600	\$32,600
Land Res (1)	\$38,200	\$36,300	\$34,600	\$32,600	\$32,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$285,000	\$241,600	\$232,000	\$204,400	\$196,700
Imp Res (1)	\$285,000	\$241,600	\$232,000	\$204,400	\$196,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$323,200	\$277,900	\$266,600	\$237,000	\$229,300
Total Res (1)	\$323,200	\$277,900	\$266,600	\$237,000	\$229,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

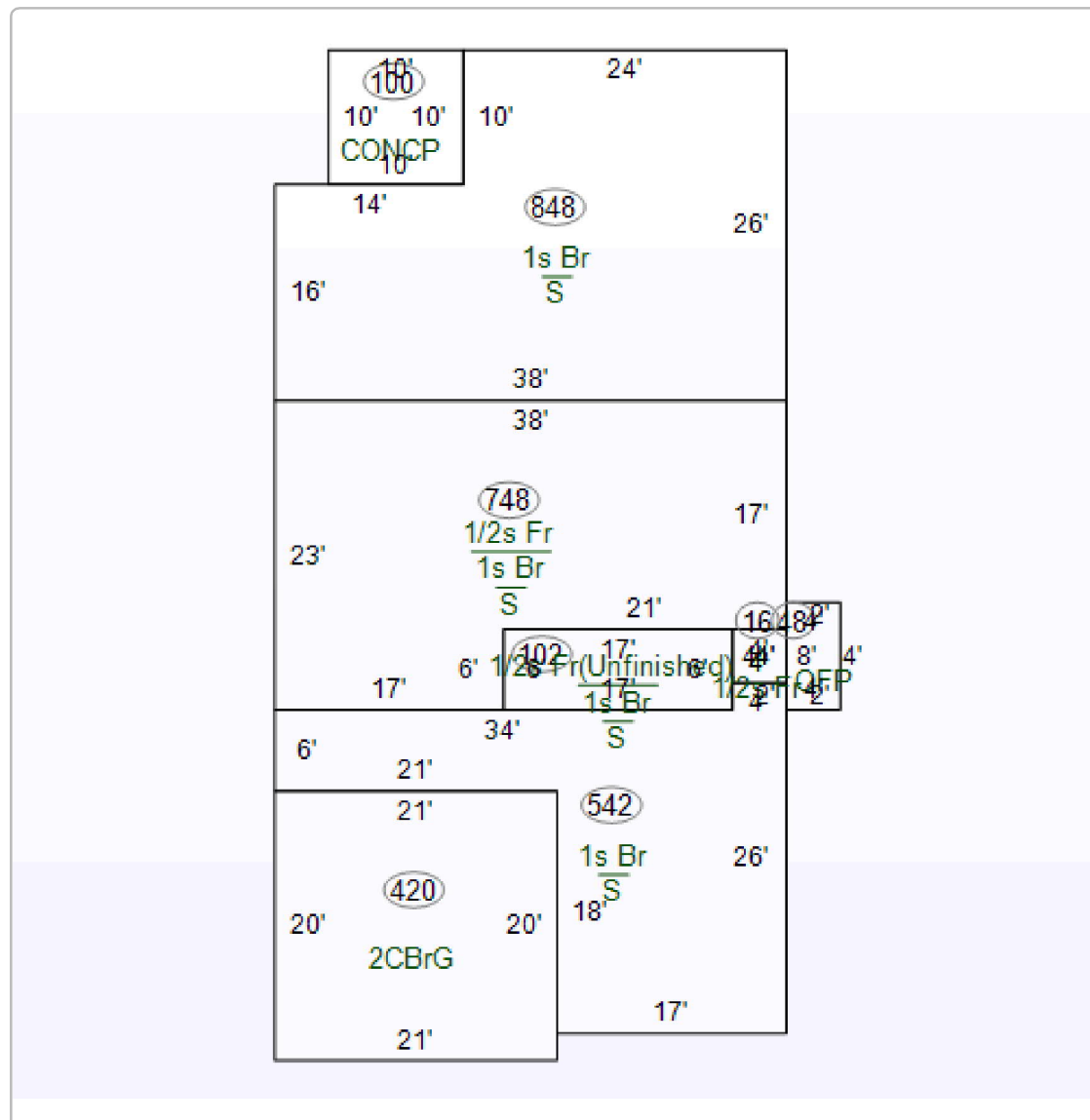
Taxes

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

Photos



Sketches



No data available for the following modules: Assessment Appeals Process, Commercial Buildings, Transfer History, Tax History, Septic Permits.

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Developed by
 **Schneider**
GEOSPATIAL



Fall property taxes are due November 12, 2024.

NO online payments may be made for properties certified for Tax Sale, sold in Tax Sale, or within redemption period.

Homestead Credit Filed flag Removed in Future Years

1170 GANTON DR

Avon, IN 46123

**KORTY PHILLIP A & LEANN H
H/W**1170 GANTON DR
UNIT #2
Avon, IN 46123**Spring Due by 05/10/2024: \$0.00****Fall Due by 11/12/2024: \$1,555.03****\$1,555.03**

Total Due ⓘ

Property Information

Tax Year/Pay Year

2023 / 2024

TIF

None

Parcel Number

32-10-16-503-012.000-022

Homestead Credit Filed?

Yes

Duplicate Number

4405028

Over 65 Circuit Breaker?

No

Property Type

Real

Legal Description**Note: Not to be used on legal documents**Unit 1602 Oxford Park Sec 2 Bldg 16 HPR
0.08ac came from 12-3-16-51E 111-001**Tax Unit / Description**

12 - Washington Township

Section-Township-Range

0016, 0015, 1E

Property ClassRESIDENTIAL CONDOMINIUM UNIT FAMILY
DWELLING ON A PLATTED LOT**Parcel Acres**

0.08

Mortgage Company

CORELOGIC

Lot Number

No Info

Mtg Company Last Changed

02/23/2022

Block/Subdivision
No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$1,555.03	\$0.00	\$1,555.03
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,555.03	\$0.00	\$1,555.03
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$212.23	\$0.00	\$212.23
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$72.14	\$0.00	\$72.14
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$3,110.06
Other Assess (+):			\$0.00
Fees (+):			\$0.00

	Tax Bill	Adjustments	Balance
Cert to Court (-):			\$0.00
Subtotal:			\$3,110.06
Receipts:			\$1,555.03
Total Due:			\$1,555.03
Surplus Transfer:			\$0.00
Account Balance:			\$1,555.03

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2024	05/08/2024	S	\$1,555.03	Lock Box Payment 5/08/2024 Check Nbr 1284617	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2024	\$1,555.03	\$1,555.03	\$0.00	\$3,110.06	\$1,555.03
2023	\$1,502.25	\$1,502.25	\$0.00	\$3,004.50	\$3,004.50
2022	\$1,337.25	\$1,337.25	\$0.00	\$2,674.50	\$2,674.50
2021	\$1,304.18	\$1,304.18	\$0.00	\$2,608.36	\$2,608.36
2020	\$1,322.77	\$1,322.77	\$0.00	\$2,645.54	\$2,645.54
2019	\$1,302.49	\$1,302.49	\$0.00	\$2,604.98	\$2,604.98
2018	\$1,053.00	\$1,053.00	\$0.00	\$2,106.00	\$2,106.00

Tax Overview

Current Tax Summary

Tax Summary Item	2023	2024
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$266,600	\$277,900
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$266,600	\$277,900
2a. Minus deductions	(\$125,560)	(\$139,960)
3. Equals subtotal of net assessed value of property	\$141,040	\$137,940
3a. Multiplied by your local tax rate	2.4215	2.4608

4. Equals gross tax liability	\$3,415.28	\$3,394.43
4a. Minus local property tax credits	(\$196.09)	(\$212.23)
4b. Minus savings due to property tax cap	(\$214.69)	(\$72.14)
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$3,004.50	\$3,110.06

Assessed Values as of 04/06/2023

Land Value	\$36,300
Improvements	\$241,600

Exemptions / Deductions

Description	Amount
Homestead	\$48,000.00
Supp Standard HS	\$91,960.00
Count: 2	\$139,960.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
New from Split	05/25/2005	11/22/2004	2006		No Info	No Info	PLAT
Annexation (Removed)	03/03/2023	03/02/2023	2025	32-10-16-503-012.000-031	No Info	No Info	No Info

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
MARIMON CLAUDIO M	03/02/2021	202107160	WD		

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
THOMAS GARY L & VICKY H/W	12/23/2008		WD		
SUMNER GINA L & DAN L W/H	01/25/2008		WD		
Portrait Homes-Oxford Park LLC	08/08/2005		SP WD		



DULY ENTERED
FOR TAXATION

Mar 02 2021 - JH

Nancy G. Marsh
AUDITOR HENDRICKS COUNTY

202107160 D \$25.00
03/02/2021 09:02:53AM 3 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented



012-316511-503012

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Claudio M. Marimon (Grantor) convey(s) and warrant(s) to Phillip A. Korty and LeAnn H. Korty, husband and wife (Grantee), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hendricks County, Indiana:

Unit 02, Building 16, Tract 16, Block G of Oxford Park, Section 2 Horizontal Property Regime, as created by Declaration recorded December 24, 2003 in Public Record Volume 485, pages 2725 as Instrument Number 200300054630, as amended or supplemented; Applicable Amendment recorded November 22, 2004, in Public Record Volume 548, page 854, all in the office of the Recorder of Hendricks County, Indiana.

Parcel No.: 32-10-16-503-012.000-022

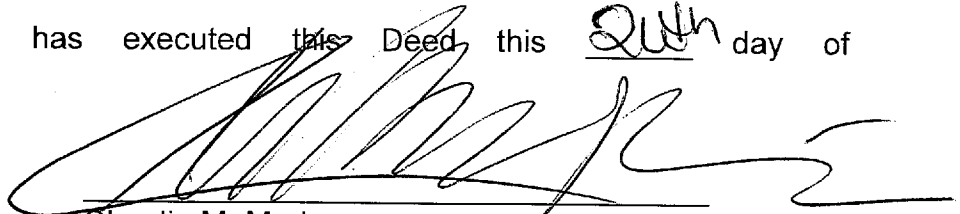
The subject real estate is commonly known as: 1170 Ganton Dr Unit #2, Avon, IN 46123.

Subject to all rights-of-way, easements and restrictions of record.

Subject to all taxes now a lien and to become a lien thereon.

IN WITNESS WHEREOF, Grantor has executed this Deed this 24th day of

February, 2021.

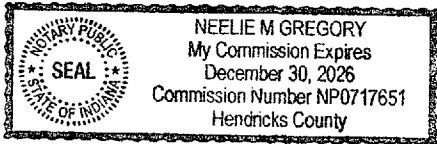

Claudio M. Marimon

STATE OF INDIANA

COUNTY OF Hendricks

Before me, a Notary Public in and for said County and State, personally appeared Claudio M. Marimon, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of February, 2021.



Neelie M Gregory
Notary Public - Signature
Neelie M Gregory
Printed Name
Resident of Hendricks County
My Commission expires: 12/30/26

Tax mailing address: 1170 Ganton Dr. Unit #2 Avon IN 46123

Grantee mailing address: Same

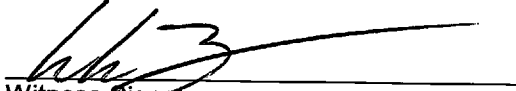
I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Ben Comer, Attorney-at-Law, Comer Law Office, LLC.

This instrument was prepared by Ben Comer, Attorney-at-Law, Comer Law Office, LLC, 71 West Marion Street, Danville, IN 46122, telephone: (317) 745-4300

File No.: 21-01183

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:



Witness Signature




Witness Name

PROOF:

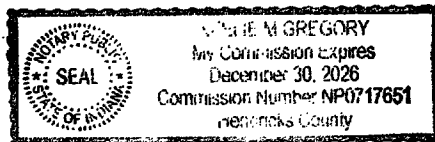
STATE OF INDIANA
COUNTY OF HENDRICKS

Before me, a Notary Public in and for said County and State, on February 26, 2021, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that they know Claudio M. Marimon to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Claudio M. Marimon execute the same; and that said WITNESS at the same time subscribed their name as a witness thereto.



Neelie M. Gregory, Notary Public - State of Indiana
My Commission Expires: 12/30/2026
Commission No.: NP0717651

(SEAL)



Search Results for:

NAME: Korty Phillip (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 09/20/2024 3:16 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
202107160	Hendricks	03/02/2021	DEED : DEED	KORTY, PHILLIP A Search Search MARIMON, CLAUDIO M Search KORTY, LEANN H	Search Lot 02 OXFORD PARK SECTION 2 BLDG 16 BLK G
202107161	Hendricks	03/02/2021	MORT : MORTGAGE	KORTY, PHILLIP A Search Search KORTY, LEANN H Search CALIBER HOME LOANS Search MERS	Search Lot 02 OXFORD PARK SECTION 2 BLDG 16 BLK G

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Search Results for:

NAME: Korty Leann (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 09/20/2024 3:16 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
202107160	Hendricks	03/02/2021	DEED : DEED	KORTY, LEANN H Search Search MARIMON, CLAUDIO M Search KORTY, PHILLIP A	Search Lot 02 OXFORD PARK SECTION 2 BLDG 16 BLK G
202107161	Hendricks	03/02/2021	MORT : MORTGAGE	KORTY, LEANN H Search Search KORTY, PHILLIP A Search CALIBER HOME LOANS Search MERS	Search Lot 02 OXFORD PARK SECTION 2 BLDG 16 BLK G

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Search Results for:

LOT: 02
SUBDIVISION: OXFORD PARK SECTION 2 BLDG 16 BLK G
REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 09/20/2024 3:16 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
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202107161	Hendricks	03/02/2021	MORT : MORTGAGE	Search KORTY, LEANN H Search KORTY, PHILLIP A Search CALIBER HOME LOANS Search MERS	Search Lot 02 OXFORD PARK SECTION 2 BLDG 16 BLK G

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