



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	HEN-0043	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	KAREN L LEAMON		
PROPERTY ADDRESS:	8858 LESLEY LANE, BROWNSBURG, IN 46112		
CITY, STATE AND COUNTY:	BROWNSBURG, INDIANA (IN) AND HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	09/07/2023	EFFECTIVE DATE:	09/06/2023
NAME(S) SEARCHED:	KAREN LEAMON		
ADDRESS/PARCEL SEARCHED:	8858 LESLEY LANE, BROWNSBURG, IN 46112/32-01-30-235-005.000-001		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KAREN LEE LEAMON	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JOSHUA B. RAGER AND ERIN R. RAGER, HUSBAND AND WIFE
DATED DATE:	06/21/2022	GRANTEE:	KAREN LEE LEAMON
BOOK/PAGE:	N/A	RECORDED DATE:	06/22/2022
INSTRUMENT NO:	202214982		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BROWNSBURG
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

LOT NUMBERED TWENTY-FOUR (24) IN EAGLES NEST, SECTION ONE (1), A SUBDIVISION IN BROWN TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED APRIL 10, 1978 IN PLAT BOOK 9, PAGE 112, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.
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Hendricks County, IN

Property Record Card 2023 (Assessor)

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

Form 11

[32-01-30-235-005.000-001 \(PDF\)](#)

Summary

Parcel ID

Bill ID

Reference #

Property Address

Brief Legal Description

Class

Tax District

Tax Rate Code

Property Type

Mortgage Co

Last Change Date

32-01-30-235-005.000-001

001-230721-235005

SEE LEGAL

8858 Lesley Ln
Brownsburg, IN, 46112

Lot 24 Eagles Nest Sec 1 1.82-24

(Note: Not to be used on legal documents)

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Brown Township

66 - Advertised Tax Rate

82 - Residential

15631475 - CORELOGIC

2/17/2023



Owner

Deeded Owner

LEAMON KAREN LEE

8858 Lesley Ln

Brownsburg, IN 46112

Taxing District

County:

Township:

State District

Local District:

School Corp:

Neighborhood:

Hendricks

BROWN TOWNSHIP

001 BROWN TOWNSHIP

001

BROWNSBURG COMMUNITY

0153000 EAGLES NEST

Site Description

Topography:

Public Utilities:

Street or Road:

Area Quality: Static

Parcel Acreage:

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		104	290	135x290	\$380.00	\$410.00	\$55,350.00	\$0.00	\$55,350.00

Residential Dwellings

Description	SINGLE-FAMILY RESIDENCE
Story Height	1
Style	
Finished Area	1521
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1521
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	1
Finished Rooms:	8
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Brick	1521	1521
C		1521	0

Features	Area
Canopy, Roof Extension	29
Patio, Concrete	9
Patio, Treated Pine	176
Stoop, Masonry	29
Wood Deck	428

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	B	1989	2005	A	1.01	1521	1.49	0
Utility Shed	100	D+1	2000	2000	A	1.01	96	1.49	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
6/22/2022	LEAMON, KAREN LEE	WD		\$340,000.00
5/15/2019	RAGER, JOSHUA B & ERIN R	WD		\$229,900.00
4/19/2017	COREY, MARK E	WD		\$184,000.00
6/6/2008	SNYDER, NICHOLAS J & LAUREN E	0	0/0	\$165,000.00
5/24/2008	SIRVA RELOCATION LLC	0	0/0	\$0.00
1/2/2007	EMBERTON, DONALD A & SHANNON M		0/0	\$149,900.00
11/10/2004	NAVILLE, MATTHEW J		546/1828	\$0.00
1/1/1997	WOOD GREGORY ALLAN DOROTHY L			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
6/22/2022	RAGER JOSHUA B & ERIN R H/W				WD
5/15/2019	COREY MARK E				WD
4/19/2017	SNYDER NICHOLAS J & LAUREN E H/W				WD
6/27/2008	EMBERTON DONALD A & SHANNON M H/W				WD
6/27/2008	SIRVA RELOCATION LLC				LTD LBTY CWD
1/2/2007	NAVILLE MATTHEW J & HOEHN ANDREA M JT TEN WROS				WD
11/10/2004	Wood Gregory Allan & Dorothy L		546	1828	WD
3/12/1997	Unknown At Conversion	Conversion	8700	3440	

Valuation

Assessment Year	2023	2022	2021	2020	2019
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/6/2023	4/7/2022	3/27/2021	4/1/2020	3/22/2019
Land	\$55,400	\$52,500	\$52,500	\$52,500	\$50,800
Land Res (1)	\$55,400	\$52,500	\$52,500	\$52,500	\$50,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2023	2022	2021	2020	2019
Improvement	\$237,500	\$167,500	\$145,600	\$142,900	\$137,100
Imp Res (1)	\$236,600	\$166,600	\$144,800	\$142,000	\$136,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$900	\$900	\$800	\$900	\$900
Total	\$292,900	\$220,000	\$198,100	\$195,400	\$187,900
Total Res (1)	\$292,000	\$219,100	\$197,300	\$194,500	\$187,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$900	\$900	\$800	\$900	\$900

Taxes

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

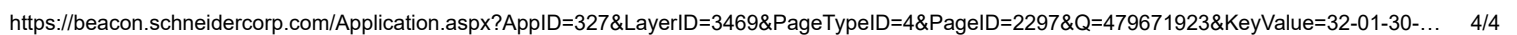
Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
+ Spring Tax	\$953.88	\$945.37	\$891.32	\$912.82
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$953.88	\$945.37	\$891.32	\$912.82
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$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	\$25.00	\$25.00	\$25.00	\$25.00
+ 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	\$1,932.76	\$1,915.74	\$1,807.64	\$1,850.64
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,932.76)	(\$1,915.74)	(\$1,807.64)	(\$1,850.64)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

Photos



Sketches



DULY ENTERED
FOR TAXATION

Jun 22 2022 - LS

Nancy S. Marsh
AUDITOR HENDRICKS COUNTY

001-230721-235005

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Joshua B. Rager and Erin R. Rager, husband and wife (Grantor) convey(s) and warrant(s) to Karen Lee Leamon (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:

See Exhibit A attached hereto and made a part hereof.

Parcel No.: 32-01-30-235-005.000-001

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 21 day of June, 2022.

J. Rager

Joshua B. Rager

Erin R. Rager

Erin R. Rager

202214982 D \$25.00
06/22/2022 12:54:49PM 3 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented


STATE OF INDIANA

Hendricks

COUNTY OF _____

Before me, a Notary Public in and for said County and State, personally appeared Joshua B. Rager and Erin R. Rager, 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 21 day of June, 2022.



Tracy L Oprisu-Summers
Notary Public - Signature

Printed Name _____

Resident of _____ County

My Commission expires: _____

Tax mailing address:

Same

Grantee mailing address: 8858 Lesley Lane, Brownsburg, IN 46112

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

EXHIBIT A

Lot Numbered Twenty-four (24) in Eagles Nest, Section One (1), a subdivision in Brown Township, Hendricks County, Indiana, as per plat thereof recorded April 10, 1978 in Plat Book 9, page 112, in the office of the Recorder of Hendricks County, Indiana.

The subject real estate is commonly known as: 8858 Lesley Lane, Brownsburg, IN 46112.

Search Results for:

NAME: Leamon Karen (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED UP TO: 09/6/2023 3:41 PM

Showing 9 results

Filter:

Document Details	County	Date	Type	Name	Legal
202214982	Hendricks	06/22/2022	DEED : DEED	LEAMON, KAREN LEE Search Search RAGER, ERIN R Search RAGER, JOSHUA B	Search Lot 24 EAGLES NEST SECTION 1
202214983	Hendricks	06/22/2022	MORT : MORTGAGE	LEAMON, KAREN LEE Search Search MERS Search UNION HOME MORTGAGE	Search Lot 24 EAGLES NEST SECTION 1
198916590	Hendricks	11/08/1989	REL : MORTGAGE RELEASE	LEAMON, KAREN L Search Search FRANKLIN MORTGAGE Search SUNTRUST MORTGAGE Search THIRD NATIONAL MORTGAGE	Search Lot 7 HAYNES ADDITION
198915602	Hendricks	10/16/1989	DEED : DEED	LEAMON, KAREN L Search Search MITCHELL, CLAUDIA	Search Lot 7 HAYNES ADDITION
198907211	Hendricks	04/17/1989	BOND : BOND	LEAMON, KAREN L Search Search UNITED STATES FIDELITY AND GUARANTY COMPANY	
198803375	Hendricks	05/17/1988	BOND : BOND	LEAMON, KAREN L Search Search UNITED STATES FIDELITY AND GUARANTY COMPANY	
198605418	Hendricks	09/04/1986	DEED : DEED	LEAMON, KAREN L Search Search BARTLEY, LESLIE Search BARTLEY, MARY K	Search Lot 7 HAYNES ADDITION
198605419	Hendricks	09/04/1986	MORT : MORTGAGE	LEAMON, KAREN L Search Search FRANKLIN MORTGAGE	Search Lot 7 HAYNES ADDITION

Document Details	County	Date	Type	Name	Legal
198605420	Hendricks	09/04/1986	ASGN : MORTGAGE ASSIGNMENT	LEAMON, KAREN L Search Search THIRD NATIONAL MORTGAGE	

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