



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	HEN-0056	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	JUSTIN DRUMMOND		
PROPERTY ADDRESS:	2529 N COUNTY RD 600 E, AVON, IN, 46123		
CITY, STATE AND COUNTY:	AVON, INDIANA (IN) AND HENDRICKS		

### SEARCH INFORMATION

SEARCH DATE:	09/20/2023	EFFECTIVE DATE:	09/19/2023
NAME(S) SEARCHED:	JUSTIN DRUMMOND		
ADDRESS/PARCEL SEARCHED:	2529 N COUNTY RD 600 E, AVON, IN, 46123/32-07-27-300-002.000-022		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

JUSTIN T. DRUMMOND
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COMMENTS:	
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### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	BRUCE PENCE
DATED DATE:	04/26/2019	GRANTEE:	JUSTIN T. DRUMMOND
BOOK/PAGE:	N/A	RECORDED DATE:	04/29/2019
INSTRUMENT NO:	201908007 D		
COMMENTS:			

### FOR PREAMBLE

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

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 1 EAST, HENDRICKS COUNTY INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING IN THE WEST LINE OF SAID QUARTER QUARTER SECTION AT A STONE WHICH IS 148.5 FEET SOUTH OF A STONE AT THE NORTHWEST CORNER THEREOF (SAID BEGINNING POINT BEING THE SOUTHWEST CORNER OF WHITE LICK CEMETERY) THENCE SOUTH ON AND ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 229.9 FEET; THENCE NORTH 89 DEGREES 12 MINUTES EAST 240.3 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION 376.8 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 89 DEGREES 35 MINUTES WEST ON AND ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 67.05 FEET TO THE NORTHEAST CORNER OF SAID CEMETERY WHICH CORNER IS 10.5 RODS EASTERLY, MEASURED ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION, FROM A STONE AT THE NORTHWEST CORNER THEREOF, THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION 148.5 FEET TO THE SOUTHEAST CORNER OF SAID CEMETERY; THENCE SOUTH 89 DEGREES 35 MINUTES WEST ON AND ALONG THE SOUTH LINE OF SAID CEMETERY AND PARALLEL TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION 173.25 FEET TO THE POINT OF BEGINNING, CONTAINS 1.49 ACRES, MORE OR LESS. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.

### LEGAL DESCRIPTION

Hendricks County, IN

Property Record Card 2023 (Assessor)

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

Form 11

[32-07-27-300-002.000-022-1 \(PDF\)](#)

[32-07-27-300-002.000-022-2 \(PDF\)](#)

Summary

Parcel ID	32-07-27-300-002.000-022
Bill ID	012-127611-300002
Reference #	.
Property Address	2529 N County Road 600 E Avon, IN, 46123
Brief Legal Description	Pt Nw Sw 27-16-1e 1.49a CONSERVANCY 12.15-2-1 (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
Tax District	Washington Township
Tax Rate Code	77 - Advertised Tax Rate
Property Type	82 - Residential
Mortgage Co	496 - Lereta
Last Change Date	2/21/2023



Owner

Deeded Owner  
DRUMMOND JUSTIN T  
2451 N County Road 600 E  
Avon, IN 46123

Taxing District

County:	Hendricks
Township:	WASHINGTON TOWNSHIP
State District	022 WASHINGTON TOWNSHIP
Local District:	012
School Corp:	AVON COMMUNITY
Neighborhood:	5550012 RES ACREAGE DEFAULT-WASHINGTON

Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Static  
Parcel Acreage: 1.49

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9rr		0	0	1.0000	\$47,800.00	\$47,800.00	\$47,800.00	\$0.00	\$47,800.00
91rr		0	0	0.384	\$9,030.00	\$9,030.00	\$3,467.52	\$0.00	\$3,470.00
PUBLIC ROAD/ROW		0	0	0.106	\$1,900.00	\$1,900.00	\$201.40	(\$100.00)	\$0.00

Residential Dwellings

Description	Single-Family Residence1
Story Height	1
Style	
Finished Area	1080
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	0
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	6
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	1080	1080
C		1080	0

Features	Area
Canopy, Shed Type	96
Patio, Concrete	24
Stoop, Masonry	16
Wood Deck	96

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family Residence1	100	C-1	1953	1970	A	1.01	1080	1.29	1.3
BARN, POLE	100	C	1992	1992	A	1.01	600	1.29	1
Utility Shed1	100	C	1953	1953	F	1.01	64	1.29	1
Lean-To (ATT TO DET GAR)	100	C	2023	2023	A	1.01	540	1.29	1

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
4/29/2019	DRUMMOND, JUSTIN T	WD		\$85,000.00
12/20/2018	PENCE, BRUCE	AFF		\$0.00
	PENCE, CHARLES K & FRIEDA V			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/29/2019	PENCE BRUCE				WD
12/20/2018	Pence Charles K & Frieda V				AFF
1/1/1900	Unknown At Conversion	Conversion	0	0	

Valuation

Assessment Year	2023	2023 (2)	2022	2021	2020
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	5/1/2023	4/6/2023	4/7/2022	3/27/2021	4/1/2020
Land	\$50,300	\$65,100	\$51,300	\$52,200	\$52,200
Land Res (1)	\$47,800	\$61,700	\$47,800	\$47,800	\$47,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$2,500	\$3,400	\$3,500	\$4,400	\$4,400
Improvement	\$96,100	\$110,800	\$85,900	\$72,600	\$66,300
Imp Res (1)	\$90,400	\$105,100	\$81,300	\$69,300	\$63,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$5,700	\$5,700	\$4,600	\$3,300	\$3,300
Total	\$146,400	\$175,900	\$137,200	\$124,800	\$118,500
Total Res (1)	\$138,200	\$166,800	\$129,100	\$117,100	\$110,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$8,200	\$9,100	\$8,100	\$7,700	\$7,700

Taxes

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

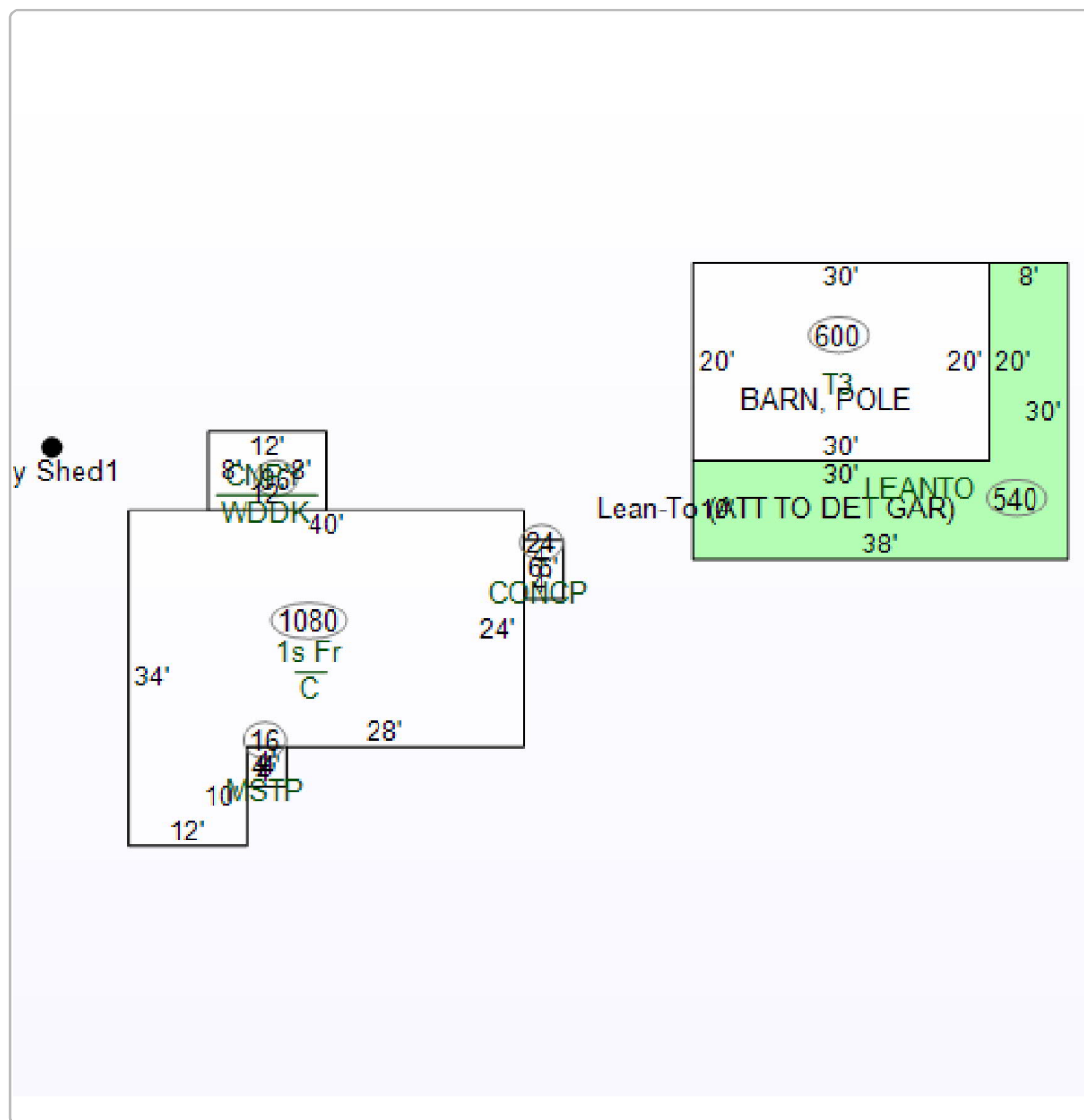
Tax History

	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019
+ Spring Tax	\$664.64	\$617.62	\$552.52	\$433.65
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$664.64	\$617.62	\$552.52	\$433.65
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$21.68
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$433.65	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$43.36	\$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	\$0.00	\$0.00	\$0.00	\$0.00
+ 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	\$1,329.28	\$1,235.24	\$1,582.05	\$888.98
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,329.28)	(\$1,235.24)	(\$1,582.05)	(\$433.65)
= Total Due	\$0.00	\$0.00	\$0.00	\$455.33

Photos



Sketches



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

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GEOSPATIAL

DULY ENTERED  
FOR TAXATION

Apr 29 2019 - JH

*Nancy L. Marsh*  
AUDITOR HENDRICKS COUNTY

201908007 D \$25.00  
04/29/2019 10:36:55AM 3 PGS  
Theresa Lynch  
Hendricks County Recorder IN  
Recorded as Presented



012-127611-300002

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, that Bruce Pence (Grantor) convey(s) and warrant(s) to Justin T. Drummond (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.

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 26th day of April, 2019.

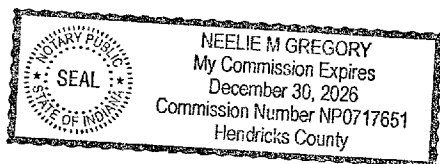
*Bruce Pence*  
Bruce Pence

STATE OF INDIANA

COUNTY OF Hendricks

Before me, a Notary Public in and for said County and State, personally appeared Bruce Pence, 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 26<sup>th</sup> day of April, 20 19.



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

Tax mailing address: 2511 N. Co. Rd. 400 E Aron, 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

## **EXHIBIT A**

Part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 16 North, Range 1 East, Hendricks County Indiana, bounded and described as follows, to-wit::

Beginning in the West line of said quarter quarter section at a stone which is 148.5 feet South of a stone at the Northwest corner thereof (said beginning point being the Southwest corner of White Lick Cemetery) thence South on and along the West line of said quarter quarter section 229.9 feet: thence North 89 degrees 12 minutes East 240.3 feet; thence North parallel to the West line of said quarter quarter section 376.8 feet to the North line thereof; thence South 89 degrees 35 minutes West on and along the North line of said quarter quarter section 67.05 feet to the Northeast corner of said cemetery which corner is 10.5 rods Easterly, measured along the North line of said quarter quarter section, from a stone at the Northwest corner thereof, thence South parallel to the West line of said quarter quarter section 148.5 feet to the Southeast corner of said Cemetery; thence South 89 degrees 35 minutes West on and along the South line of said Cemetery and parallel to the North line of said quarter quarter section 173.25 feet to the point of beginning, contains 1.49 acres, more or less. Subject to all highways, rights of way and easements.

The subject real estate is commonly known as: 2541 N County Road 600 E, Avon, IN 46123.

Search Results for:

NAME: DRUMMOND JUSTIN (Super Search)  
REGION: Hendricks County, IN  
DOCUMENTS VALIDATED UP TO: 09/19/2023 2:36 PM

Showing 4 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">201908007</a>	Hendricks	04/29/2019	DEED : DEED	<b>DRUMMOND, JUSTIN T</b> <a href="#">Search</a> <a href="#">Search</a> PENCE, BRUCE	<a href="#">Search</a> 27-16N-1E NW SW
<a href="#">201908008</a>	Hendricks	04/29/2019	MORT : MORTGAGE	<b>DRUMMOND, JUSTIN T</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST	<a href="#">Search</a> 27-16N-1E NW SW
<a href="#">201925593</a>	Hendricks	11/06/2019	MORT : MORTGAGE	<b>DRUMMOND, JUSTIN T</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST	<a href="#">Search</a> 27-16N-1E NW SW
<a href="#">201927379</a>	Hendricks	11/26/2019	REL : MORTGAGE RELEASE	<b>DRUMMOND, JUSTIN T</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST	

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