



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	HEN-0088	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	JONAH CAMPBELL		
PROPERTY ADDRESS:	6663 E COUNTY RD 1000 N, BROWNSBURG, IN, 46112		
CITY, STATE AND COUNTY:	BROWNSBURG, INDIANA (IN) AND HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	10/31/2023	EFFECTIVE DATE:	10/30/2023
NAME(S) SEARCHED:	JONAH CAMPBELL		
ADDRESS/PARCEL SEARCHED:	6663 E COUNTY RD 1000 N, BROWNSBURG, IN, 46112/32-02-22-105-006.000-001		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JONAH C. CAMPBELL
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JOHN W. DEMOSS AND NANCY J. DEMOSS, HUSBAND AND WIFE
DATED DATE:	12/28/2017	GRANTEE:	JONAH C. CAMPBELL
BOOK/PAGE:	N/A	RECORDED DATE:	12/29/2017
INSTRUMENT NO:	201731090		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BROWNSBURG
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

LOT NUMBERED SIX (6) IN MINOR PLAT #438, A SUBDIVISION IN BROWN TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JULY 23, 1991, IN PLAT CABINET 1, SLIDE 139, PAGE 1 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Hendricks County, IN

Property Record Card 2023 (Assessor)

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

Form 11

[32-02-22-105-006.000-001 \(PDF\)](#)

Summary

Parcel ID	32-02-22-105-006.000-001
Bill ID	001-122711-105006
Reference #	.
Property Address	6663 E County Road 1000 N Brownsburg, IN, 46112
Brief Legal Description	Lot 6 Minor Plat #438 1.00ac (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District	Brown Township
Tax Rate Code	66 - Advertised Tax Rate
Property Type	82 - Residential
Mortgage Co	47647898 - State Bank of Litzon
Last Change Date	2/23/2022



Owner

Deeded Owner
CAMPBELL JONAH C
6663 E County Road 1000 N
Brownsburg, IN 46112

Taxing District

County:	Hendricks
Township:	BROWN TOWNSHIP
State District:	001 BROWN TOWNSHIP
Local District:	001
School Corp:	BROWNSBURG COMMUNITY
Neighborhood:	5551001B MINOR PLATS BROWN- GRADE B

Site Description

Topography:	
Public Utilities:	
Street or Road:	
Area Quality:	Static
Parcel Acreage:	1

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9rr		0	0	1.0000	\$65,846.00	\$65,846.00	\$65,846.00	\$0.00	\$65,850.00

Residential Dwellings

Description	SINGLE-FAMILY RESIDENCE
Story Height	1.5
Style	
Finished Area	4073
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	4073
Bedrooms	0
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
Full Baths	4
Full Bath Fixtures	12
Half Baths	1
Half Bath Fixtures	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1

Floor	Construction	Base	Finish
1	3/6 Masonry	1587	1587
1/2	Wood Frame	1589	1589
A		897	897
C		1479	0
S		108	0

Features	Area
Patio, Concrete	224
Porch, Open Frame	110
Wood Deck	375

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	B+2	1998	2004	A	1.01	4073	1.43	0
POOL, IN GROUND	100	C	2001	2001	A	1.01	800	1.43	0
DETACHED GARAGE	100	C	2001	2001	A	1.01	750	1.43	0
Gazebo	100	C	1998	1998	A	1.01	64	1.43	0
Utility Shed	100	C	2007	2007	A	1.01	64	1.43	0
Patio (free standing)	100	C	2022	2022	A	1.01	240	1.43	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
12/29/2017	CAMPBELL, JONAH C	WD		\$380,000.00
1/27/2000	DEMOSS, JOHN W & NANCY J			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/29/2017	Demoss John W & Nancy J H/w				WD
1/26/2000	Unknown At Conversion	Conversion	160	1176	

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	\$65,900	\$62,700	\$62,700	\$62,700	\$56,500
Land Res (1)	\$65,900	\$62,700	\$62,700	\$62,700	\$56,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$456,800	\$354,500	\$322,800	\$303,100	\$300,500
Imp Res (1)	\$402,000	\$299,900	\$281,100	\$260,300	\$250,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$54,800	\$54,600	\$41,700	\$42,800	\$50,100
Total	\$522,700	\$417,200	\$385,500	\$365,800	\$357,000
Total Res (1)	\$467,900	\$362,600	\$343,800	\$323,000	\$306,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$54,800	\$54,600	\$41,700	\$42,800	\$50,100

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	\$2,160.29	\$2,073.32	\$2,068.56	\$2,067.25
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,160.29	\$2,073.32	\$2,068.56	\$2,067.25
+ 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	\$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	\$389.91	\$363.55	\$295.41	\$319.95
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,320.58	\$4,146.64	\$4,137.12	\$4,134.50
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$4,320.58)	(\$4,146.64)	(\$4,137.12)	(\$4,134.50)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

[illegible]Permit Number: 6445
Document [Document](#)

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

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GEOSPATIAL

DULY ENTERED
FOR TAXATION

Dec 29 2017 - LS

Nancy L. Marsh
AUDITOR HENDRICKS COUNTY

201731090 D \$25.00
12/29/2017 01:30:01PM 2 PGS
Theresa Lynch
Hendricks County Recorder IN
Recorded as Presented



001-122711-105006

WARRANTY DEED 1 of 2

THIS INDENTURE WITNESSETH, that JOHN W. DEMOSS AND NANCY J. DEMOSS, HUSBAND AND WIFE (Grantor), conveys and warrants to JONAH C. CAMPBELL (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:

Lot Numbered Six (6) in Minor Plat #438, a subdivision in Brown Township, Hendricks County, Indiana, as per plat thereof recorded July 23, 1991, in Plat Cabinet 1, Slide 139, page 1, in the office of the Recorder of Hendricks County, Indiana.

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 28th day of December 2017.

John W. DeMoss

John W. DeMoss

Nancy J. DeMoss

Nancy J. DeMoss

STATE OF INDIANA }
COUNTY OF HENDRICKS } SS:

Before me, a Notary Public in and for said County and State, personally appeared JOHN W. DEMOSS AND NANCY J. DEMOSS, HUSBAND AND WIFE, 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 28th day of December, 2017.

My Commission Expires:

4/30/2022

Brandi M. Evans
Signature of Notary Public

County of Residence:

Montgomery

Brandi M. Evans
Printed Name of Notary Public

Tax mailing address

6663 E. CR 1000 N, Brownsburg, Ind 46112

Grantee mailing address

Same

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, Ben Comer.

This instrument was prepared by Ben Comer, 71 West Marion Street, P.O. Box 207, Danville, IN 46122, telephone: (317) 745-4300.

Commitment Number: 17-12025



BRANDI M. EVANS
Resident of
Montgomery County, IN
My Commission Expires
April 30, 2022

Search Results for:

NAME: CAMPBELL JONAH (Super Search)

REGION: All Indiana Doxpop Counties

Showing 4 results

Filter:

Document Details	County	Date	Type	Name	Legal
201731090	Hendricks	12/29/2017	DEED : DEED	CAMPBELL, JONAH C Search Search DEMOSS, JOHN W Search DEMOSS, NANCY J	Search Lot 6 MINOR PLAT 438
201731091	Hendricks	12/29/2017	MORT : MORTGAGE	CAMPBELL, JONAH C Search Search HENDRICKS COUNTY BANK AND TRUST Search MERS	Search Lot 6 MINOR PLAT 438
202118800	Hendricks	06/07/2021	MORT : MORTGAGE	CAMPBELL, JONAH C Search Search STATE BANK	Search Lot 6 MINOR PLAT 438
202120286	Hendricks	06/18/2021	REL : MORTGAGE RELEASE	CAMPBELL, JONAH C Search Search HENDRICKS COUNTY BANK AND TRUST Search MERS	

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