



LIEN SEARCH
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-UFB-00965	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	CHARLET SCOTT		
PROPERTY ADDRESS:	308 W GRANT STREET, MOUNT VERNON, INDIANA 47620		
CITY, STATE AND COUNTY:	MOUNT VERNON, INDIANA(IN) AND POSEY		

SEARCH INFORMATION

SEARCH DATE:	10/08/2024	EFFECTIVE DATE:	10/07/2024
NAME(S) SEARCHED:	CHARLET SCOTT AND JULIE RICKETTS		
ADDRESS/PARCEL SEARCHED:	308 W GRANT STREET, MOUNT VERNON, INDIANA 47620/65-27-05-343-048.000-018		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CHARLET J. SCOTT AND JULIE A. RICKETTS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JUSTIN V. SIMPSON
DATED DATE:	02/21/2020	GRANTEE:	CHARLET J. SCOTT AND JULIE A. RICKETTS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	03/04/2020
INSTRUMENT NO:	202000859		
COMMENTS:			

CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2024	TAX YEAR:	2024
TAX AMOUNT:	\$521.00	TAX AMOUNT:	\$521.00
TAX STATUS:	PAID	TAX STATUS:	PAID
DUE DATE:	05/10/2024	DUE DATE:	11/12/2024
DELINQUENT DATE:		DELINQUENT DATE:	

VOLUNTARY LIENS

SECURITY INSTRUMENT

DOC NAME		AMOUNT:	
DATED DATE:		RECORDED DATE	
INSTRUMENT NO:		BOOK/PAGE:	
OPEN/CLOSED:		SUBJECT LIEN (YES/NO):	
BORROWER:			
LENDER:			
TRUSTEE:			
COMMENTS:	NO MORTGAGE FOUND.		

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MT. VERNON
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN POSEY COUNTY, INDIANA.

LOT THIRTY-SIX (36) IN RAY JONES ADDITION TO THE CITY OF MT. VERNON, POSEY COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN DEED RECORD 59, PAGES 492 AND 493, IN THE OFFICE OF THE RECORDER OF POSEY COUNTY, INDIANA.

65-27-05-343-048.000-018

General Information

Parcel Number
65-27-05-343-048.000-018

Local Parcel Number
0090044100

Tax ID:

Routing Number
620-048

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Posey

Township
BLACK TOWNSHIP

District 018 (Local 009)
MOUNT VERNON CITY

School Corp 6590
M.S.D. MOUNT VERNON

Neighborhood 5018006
DISTRICT 018 NW

Section/Plat

Location Address (1)
308 W GRANT ST
MT VERNON, IN 47620

Zoning

Subdivision

Lot

Market Model
5018006 - NW AVG & UP

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, July 13, 2023

Review Group 3

SCOTT, CHARLET J. & RICKETT

Ownership

SCOTT, CHARLET J. & RICKETTS, JU
308 W GRANT St
MOUNT VERNON, IN 47620

Legal

RAY JONES PT LOT 36



308 W GRANT ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/04/2020	SCOTT, CHARLET J.		Wa	/	\$100,000	V
05/05/2011	SIMPSON, JUSTIN V		WD	/	\$69,900	I
06/24/2010	CARR, JAMES R		QC	/	\$0	I
08/22/2006	CARR, JAMES R. LIF		QC	/	\$0	I
05/03/2005	CARR, JAMES R.		WD	/	\$0	I

510, 1 Family Dwell - Platted Lot

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
07/05/2023	As Of Date	07/05/2023	06/01/2023	06/02/2022	04/16/2021	05/07/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$6,900	Land	\$6,900	\$6,900	\$6,900	\$11,600	\$8,300
\$6,900	Land Res (1)	\$6,900	\$6,900	\$6,900	\$11,600	\$8,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,300	Improvement	\$97,300	\$97,300	\$93,600	\$72,300	\$67,200
\$97,300	Imp Res (1)	\$97,300	\$97,300	\$93,600	\$72,300	\$67,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$104,200	Total	\$104,200	\$104,200	\$100,500	\$83,900	\$75,500
\$104,200	Total Res (1)	\$104,200	\$104,200	\$100,500	\$83,900	\$75,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 60' X 130', CI 60' X 130')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		85	0.472	1.53	\$13,600	\$20,808	\$9,821	-30%	100%	1.0000	\$6,870

DISTRICT 018 NW/5018006 1/2

Notes

6/9/2017 2013: 13PAY14: CHNG PER FIELD LISTER: EFF YR FROM 1952 TO 1962; REMODEL DWG 1995.

4/23/2014 2010: 10PAY11: CHANGES MADE PER FIELD LISTER: REMOVE UTLISHED.

Land Computations

Calculated Acreage	0.47
Actual Frontage	85
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.47
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.47
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$6,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$6,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$6,900

General Information

OccupancySingle-Family
DescriptionSingle-Family R 01
Story Height1
Style18 - 1 Lvl W/ Bsmt 100
Finished Area1116 sqft
Make

Floor Finish

☐Earth☐Tile

☒Slab☐Carpet

☒Sub & Joist☐Unfinished

☒Wood☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall☒Unfinished

☐Paneling☐Other

☐Fiberboard

Roofing

☐Built-Up☐Metal☒Asphalt☐Slate☐Tile

☐Wood Shingle☐Other

Exterior Features

Description	Area	Value
Porch, Open Frame	88	\$4,900
Porch, Enclosed Frame	144	\$8,900
Porch, Enclosed Frame	144	\$8,900

Plumbing

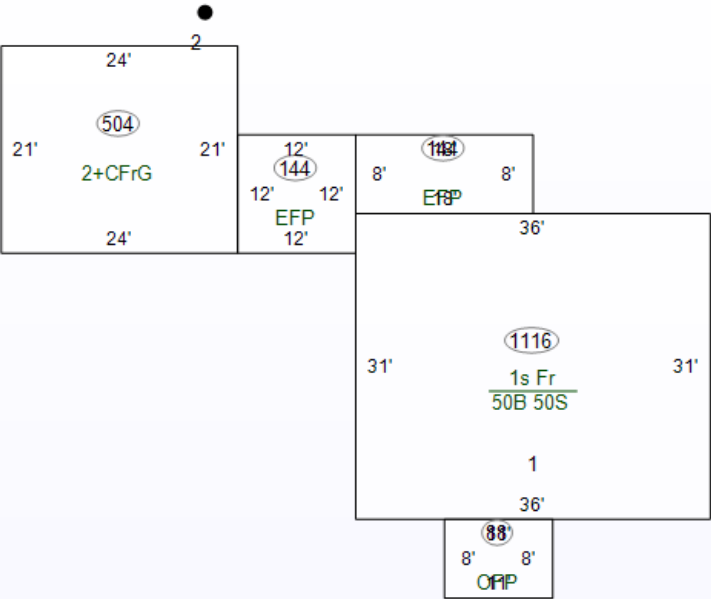
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1116	1116	\$86,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		558	0	\$19,700	
Crawl					
Slab		558	0	\$0	

Total Base \$106,000

Adjustments 1 Row Type Adj. x 1.00 \$106,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1116	\$3,100
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$109,100

Sub-Total, 1 Units

Exterior Features (+)	\$22,700	\$131,800
Garages (+) 504 sqft	\$15,200	\$147,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.93	

Replacement Cost \$129,875

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C-1	1952	1962	61	A		0.93		1,674 sqft	\$129,875	42%	\$75,330	0%	100%	1.000	1.2910	\$97,300
2: Utility Shed R 01	100%	1	SV	D	1980	1980	43	A		0.93		8'x10'		65%		10%	100%	1.000	1.0000	\$0

Office of the Treasurer



Posey County Treasurer
126 E. Third Street, Room 211
Mt. Vernon, IN 47620

TAX YEAR 2024



PIDN: 65-27-05-343-048.000-018

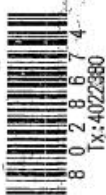
PROPERTY ADDRESS

**PROPERTY
DESCRIPTION:**

RAY JONES PT LOT 36

First Inst Charge Amt	First Inst Paid	Second Inst Charge Amt	Second Inst Paid
\$521.00	\$521.00	\$521.00	\$521.00

Receipt



DUTY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

MAR 04 2020

Margen L. Greenwell

202000859

MARY HOEHN RHOADES
POSEY COUNTY RECORDER
RECORDED ON
03/04/2020 11:42:27 AM
REC FEE: 25.00
UCC FEE:
PAGES: 3

WARRANTY DEED (1)

THIS INDENTURE WITNESSETH, That Justin V. Simpson, of Posey County, Indiana, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby CONVEYS AND WARRANTS to Charlet J. Scott and Julie A. Ricketts, as joint tenants with right of survivorship, of Posey County, Indiana, the following described real estate located in Posey County, Indiana:

(SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION)

Subject to all building and use restrictions of record and all existing easements, highways and rights of way.

Subject to all prior reservations and conveyances of record of coal, oil, gas and all other mineral rights and interest of whatever kind and nature. Grantor quitclaims and conveys to the Grantees all of Grantor's right, title and interest in and to all coal, oil, gas and any and all other mineral rights and interests which pertain to the above-described real estate.

Subject to the real estate taxes for the year 2019, due and payable in 2020, and all subsequent taxes, which the Grantees herein assume and agree to pay.

IN WITNESS WHEREOF, the said Justin V. Simpson has hereto set his hand and seal this 21st day of February, 2020.

Justin V. Simpson
Justin V. Simpson

STATE OF INDIANA

COUNTY OF Vanderburgh SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Justin V. Simpson, who acknowledged the execution of the foregoing Warranty Deed to be his voluntary act and deed.

WITNESS my hand and Notarial Seal this 21st day of February, 2020.

My commission expires:

January 9, 2027

Signature of Notary Public

Printed Name of Notary Public

County of Residence of Notary Public

Send tax duplicates to:

Charlet J. Scott and Julie A. Ricketts

Grantees address:

Property address:

308 W. Grant St., Mt. Vernon, IN 47620



This instrument was prepared by Donald J. Fuchs, Attorney-at-Law, 605 S.E. M.L. King, Jr. Blvd. P. O. Box 654, Evansville, Indiana 47713. I affirm, under the penalties of perjury that I have taken reasonable care to redact each Social Security Number in this instrument, unless required by law. Donald J. Fuchs

EXHIBIT A

Lot Thirty-six (36) in Ray Jones Addition to the City of Mt. Vernon, Posey County, Indiana, as per plat thereof, recorded in Deed Record 59, pages 492 and 493, in the Office of the Recorder of Posey County, Indiana.

Criteria: Party Name = SCOTT CHARLET

Last Indexed Date: 10/07/2024

Last Verified Date: 10/07/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/04/2020	02/21/2020	202000859	WARRANTY...	SCOTT CHARLET J		GRANTEE

Results found: 1

Displaying page: 1 of 1



Criteria: Party Name = RICKETTS JULIE

Last Indexed Date: 10/07/2024

Last Verified Date: 10/07/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/04/2020	02/21/2020	202000859	WARRANTY...	RICKETTS JULIE A		GRANTEE
01/22/2019	01/22/2019	201900258	ASSIGNME...	RICKETTS JULIE A		MORTGAGOR
07/10/2014	06/02/2014	201402670	ASSIGNME...	RICKETTS JULIE A		MORTGAGOR
02/13/2014	02/04/2014	201400612	ASSIGNME...	RICKETTS JULIE A		MORTGAGOR
07/30/2012	07/12/2012	201203038	RELEASE ...	RICKETTS JULIE A		MORTGAGEE
07/09/2012	07/06/2012	201202758	MORTGAGE...	RICKETTS JULIE A		MORTGAGOR
06/19/2012	06/04/2012	201202436	RELEASE ...	RICKETTS JULIE A		MORTGAGEE
05/31/2007	05/15/2007	200702437	ASSIGNME...	RICKETTS JULIE A		MORTGAGOR
12/13/2002	08/16/2002	200208133	MORTGAGE...	RICKETTS JULIE A		MORTGAGOR
05/22/2002	05/17/2002	200203399	MORTGAGE...	RICKETTS JULIE A		MORTGAGOR
05/22/2002	05/17/2002	200203398	WARRANTY...	RICKETTS JULIE A		GRANTEE

Results found: 11



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