



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	xxxxxx69	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	MARANDA RANDOL AND TYLER RANDOL		
PROPERTY ADDRESS:	9435 E 750 S, WOLCOTTVILLE, INDIANA, 46795		
CITY, STATE AND COUNTY:	WOLCOTTVILLE, INDIANA (IN) AND LAGRANGE		

### SEARCH INFORMATION

SEARCH DATE:	01/10/2024	EFFECTIVE DATE:	01/08/2024
NAME(S) SEARCHED:	TYLER RANDOL		
ADDRESS/PARCEL SEARCHED:	9435 E 750 S, WOLCOTTVILLE, INDIANA, 46795/ 44-09-34-100-007.000-013		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

TYLER M. RANDOL AND MARANDA A. RANDOL, HUSBAND AND WIFE
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COMMENTS:	
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### VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	RONALD A. LEVITZ AND CHARRY K. LEVITZ, CO-TRUSTEES OF THE RONALD A. LEVITZ AND CHARRY K. LEVITZ REVOCABLE LIVING TRUST, DATED APRIL 19, 2000
DATED DATE:	06/10/2016	GRANTEE:	TYLER M. RANDOL AND MARANDA A. RANDOL, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/15/2016
INSTRUMENT NO:	16060517		
COMMENTS:			

### FOR PREAMBLE

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

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### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENT THEREON IN LAGRANGE COUNTY, IN THE STATE OF INDIANA, TO-WIT:

PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 11 EAST, MILFORD CIVIL TOWNSHIP, LAGRANGE COUNTY, INDIANA AND BOUNDED AS FOLLOWS:  
COMMENCING AT A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 89 DEGREES 25 MINUTES 29 SECONDS WEST (BASIS: STATE PLANE) 200.36 FEET ALONG THE SOUTH LINE OF SAID QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89 DEGREES 25 MINUTES 29 SECONDS WEST 311.62 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 33 SECONDS EAST THROUGH A #5 LA TAYLOR-CAPPED REBAR 279.59 FEET TO A TAYLOR REBAR; THENCE NORTH 89 DEGREES 25 MINUTES 29 SECONDS EAST 311.62 FEET TO A TAYLOR REBAR; THENCE SOUTH 00 DEGREES 50 MINUTES 33 SECONDS WEST THROUGH A TAYLOR REBAR 279.59 FEET TO THE POINT OF BEGINNING. THIS DESCRIPTION WAS TAKEN FROM A TAYLOR ENGINEERING CO. SURVEY DATED MARCH 15, 2016 (JOB# 16047) AND CONTAINS 2.00 ACRES, MORE OR LESS.

44-09-34-100-007.000-013

General Information

Parcel Number  
44-09-34-100-007.000-013  
Local Parcel Number

Tax ID:

Routing Number

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County  
LaGrange  
Township  
MILFORD TOWNSHIP  
District 013 (Local 013 )  
MILFORD TOWNSHIP  
School Corp 4515  
PRAIRIE HEIGHTS COMMUNITY  
Neighborhood 9953300-013  
Milford Township Base  
Section/Plat  
0034  
Location Address (1)  
9435 E 750 S  
WOLCOTTVILLE, IN 46795

Zoning

Subdivision

Lot

Market Model  
9953300-013-C

Characteristics

Topography Flood Hazard  
Level, Rolling  
Public Utilities ERA  
Electricity  
Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Other

Printed Friday, April 21, 2023  
Review Group 2024

RANDOL, TYLER M & MARANDA

Ownership

RANDOL, TYLER M & MARANDA A  
9435 E 750 S  
WOLCOTTVILLE, IN 46795

Legal

OUT MID E 1/2 NW 1/4 2 AC PER SURVEY



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2023	As Of Date	04/10/2023	04/06/2022	04/11/2021	04/06/2020	04/15/2019
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$30,900	Land	\$30,900	\$26,900	\$22,400	\$21,700	\$21,700
\$25,000	Land Res (1)	\$25,000	\$21,400	\$18,600	\$18,100	\$18,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,900	Land Non Res (3)	\$5,900	\$5,500	\$3,800	\$3,600	\$3,600
\$260,300	Improvement	\$260,300	\$239,600	\$193,700	\$188,700	\$181,200
\$240,400	Imp Res (1)	\$240,400	\$219,600	\$175,500	\$170,500	\$163,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$19,900	Imp Non Res (3)	\$19,900	\$20,000	\$18,200	\$18,200	\$18,200
\$291,200	Total	\$291,200	\$266,500	\$216,100	\$210,400	\$202,900
\$265,400	Total Res (1)	\$265,400	\$241,000	\$194,100	\$188,600	\$181,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,800	Total Non Res (3)	\$25,800	\$25,500	\$22,000	\$21,800	\$21,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$24,971	\$24,971	\$24,971	0%	100%	1.0000	\$24,970
91	A		0	0.85	1.00	\$7,000	\$7,000	\$5,950	0%	0%	1.0000	\$5,950
82	A	MEC	0	0.150000	0.64	\$1,900	\$1,216	\$182	-100%	0%	1.0000	\$00

Data Source N/A Collector Appraiser

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/15/2016	RANDOL, TYLER M &	16-06-0517	TD	/	\$179,000	I
05/04/2000	LEVITZ, RONALD A		WD	0005/131	\$0	I
05/26/1989	LEVITZ, RONALD A &		WD	/	\$0	I
05/26/1989	COMMUNITY STATE		WD	/	\$0	I
03/02/1989	COMMUNITY STATE		WD	/	\$0	I
03/02/1989	FANSLER, REX E/ CA		WD	/	\$0	I

Res

Milford Township Base/995 1/2

Notes

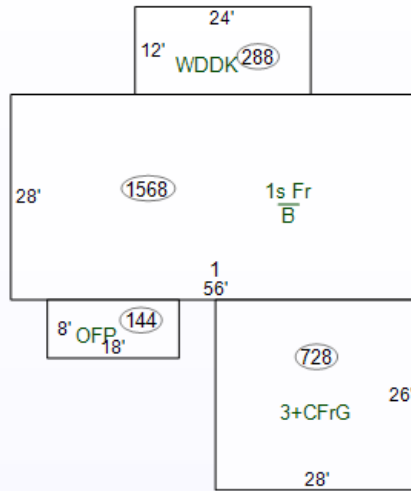
Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.15
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.85
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	\$25,000
91/92 Value	\$6,000
Supp. Page Land Value	
CAP 1 Value	\$25,000
CAP 2 Value	\$0
CAP 3 Value	\$5,900
Total Value	\$30,900

**511, 1 Family Dwell - Unplatted (0 to 9.9     Milford Township Base/995     2/2**

Exterior Features		
Description	Area	Value
Porch, Open Frame	144	\$6,400
Wood Deck	288	\$4,800

Heat Type  
Hot Water or Steam



Specialty Plumbing		
Description	Count	Value

	Total Base	\$140,300
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$140,300</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:720	\$9,100
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1568	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

	<b>Sub-Total, One Unit</b>	\$158,000
	<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$11,200	\$169,200
Garages (+) 728 sqft	\$21,700	\$190,900
Quality and Design Factor (Grade)		1.00
	Location Multiplier	0.93
	<b>Replacement Cost</b>	\$177,537

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family	100%	1	Wood Frame	C	1992	1992	31	A		0.93		3,136 sqft	\$177,537	26%	\$131,380	0%	100%	1.830	1.0000	\$240,400
2: Barn, Pole (T3) 24x32	0%	1	T3AW	C	1995	1995	28	A	\$21.61	0.93		24' x 32' x 12'	\$14,918	50%	\$7,460	0%	100%	1.000	1.0000	\$7,500
3: Barn, Pole (T3) 26x40	0%	1	T3AW	C	2004	2004	19	A	\$19.99	0.93		26' x 40' x 12'	\$18,748	35%	\$12,190	0%	100%	1.000	1.0000	\$12,200
4: Barn, Pole (T34SO)	0%	1	SV	D-1	2004	2004	19	A		0.93		12' x 22' x 8'		35%		0%	100%	1.000	1.0000	\$200

8 0 0 1 3 0 9  
Tx:4001158

**16060517**  
**JENNIFER MCBRIDE**  
**LAGRANGE COUNTY RECORDER**  
**RECORDED ON**  
**06/15/2016 2:26 PM**  
**PAGES: 2**

Tax Key No.: ~~44-09-34-100-003-000-013~~ MR**TRUSTEE'S DEED**

THIS INDENTURE WITNESSETH THAT Ronald A. Levitz and Charry K. Levitz, Co-Trustees of the Ronald A. Levitz and Charry K. Levitz Revocable Living Trust, dated April 19, 2000 ("Grantor"), sell, convey, assign, transfer and set over unto Tyler M. Randol and Maranda A. Randol, husband and wife, each over the age of eighteen (18) years ("Grantee") of LaGrange County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described Real Estate and improvements thereon in LaGrange County, in the State of Indiana, to-wit:

Part of the Northwest Quarter of Section 34, Township 36 North, Range 11 East, Milford Civil Township, LaGrange County, Indiana and bounded as follows: Commencing at a Harrison Monument at the Southeast corner of said Quarter; thence South 89 degrees 25' 29" West (Basis: State Plane) 200.36 feet along the South line of said Quarter to the point of beginning; thence continuing along said South line South 89 degrees 25' 29" West 311.62 feet; thence North 00 degrees 50' 33" East through a #5 LA Taylor-capped rebar 279.59 feet to a Taylor rebar; thence North 89 degrees 25' 29" East 311.62 feet to a Taylor rebar; thence South 00 degrees 50' 33" West through a Taylor rebar 279.59 feet to the point of beginning. This description was taken from a Taylor Engineering Co. survey dated March 15, 2016 (Job#16047) and contains 2.00 acres, more or less.

SUBJECT TO current real estate taxes, and all subsequent taxes.

ALSO SUBJECT TO all conditions, easements, limitations, restrictions and covenants of record, and to all visible easements not of record.

**DEED RECITAL:** The undersigned persons executing this deed represent and certify on behalf of the Grantor, that each of the undersigned is a duly appointed Trustee for the Ronald A. Levitz and Charry K. Levitz Revocable Living Trust, dated April 19, 2000 and has been fully empowered by the Trust to execute and deliver this deed; that the Grantor is a Trust in good standing in the State of its origin and where required, in the State where the subject real estate is situate; that the Grantor has full Trust authority to convey the real estate described; and that all necessary Trust action for the making of this conveyance has been duly taken.

Dated this 10 day of June, 2016.

By Ronald A. Levitz and Charry K. Levitz  
 Revocable Living Trust, dated April 19, 2000

By Ronald A. Levitz Trustee  
 Ronald A. Levitz, Co-Trustee

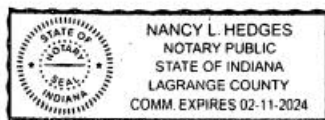
By Charry K. Levitz Trustee  
 Charry K. Levitz, Co-Trustee

IMAGE/COPY PROPERTY OF LAGRANGE COUNTY CLERK'S OFFICE. NOT FOR REUSE. LIC 36-2-7-10

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF LaGrange )

Before me, the undersigned, a Notary Public in and for said County and State, on this 10 day of June, 2016, personally appeared Ronald A. Levitz and Charry K. Levitz, Co-Trustees of the Ronald A. Levitz and Charry K. Levitz Revocable Living Trust, dated April 19, 2000, and acknowledged the execution of the foregoing Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Nancy L. Hedges  
 Notary Public  
 Resident of \_\_\_\_\_ County

Printed Name \_\_\_\_\_

My commission expires: \_\_\_\_\_

Mail Tax Bills To: 9435 E 750 S. Walcottville, IN 46795  
 Grantee's Address: Same

Prepared by Kevin P. Bruns, Beers Mellers Backs & Salin, LLP, 108 W. Michigan Street, LaGrange, Indiana 46761-1818 for Lakeland Title Company.

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.

Annifer Nett Printed Name

23/2748

Criteria: Party Name = RANDOL TYLER

Last Indexed Date: 01/09/2024

Last Verified Date: 01/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/04/2020	06/04/2020	20060105	RELEASE	RANDOL TYLER M		MORTGAGEE
05/21/2020	05/21/2020	20050509	RELEASE	RANDOL TYLER M		MORTGAGEE
05/18/2020	03/12/2020	20050413	MORTGAGE	RANDOL TYLER M		MORTGAGOR
05/17/2018	05/11/2018	18050356	MORTGAGE	RANDOL TYLER M		MORTGAGOR
06/15/2016	06/10/2016	16060518	MORTGAGE	RANDOL TYLER M		MORTGAGOR
06/15/2016	06/10/2016	16060517	TRUSTEE'...	RANDOL TYLER M		GRANTEE
04/13/2016	04/13/2016	16040210	RELEASE	RANDOL TYLER M		MORTGAGEE
04/06/2016	04/01/2016	16040099	WARRANTY...	RANDOL TYLER M		GRANTOR
09/25/2012	09/17/2012	12090436	MORTGAGE	RANDOL TYLER M		MORTGAGOR
09/25/2012	09/17/2012	12090435	WARRANTY...	RANDOL TYLER		GRANTEE

Results found: 10



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