Parcel Number		Ownershi	р			Transfer o	Ownership				Year 20	23	Card 1				
6002575		Name					Date				Grantor		Valid	Am	Amount Type		
County	Marion, IN		BLACK DO	OG PROF	PERTIES I	LC		May 14, 20	18 Ju	ıdd Investn	ments LL0	C - May 09, 2018	3	Y		10000.00	
Township	PIKE		% MITCH					May 14, 20		JDD INVES	STMENT	S LLC - Jan 01,	1900	Y	16	10000.00	Straight
Corporation	1		1,0	0_00				Jan 02, 190				NAL BANK - Ma		Ň		00000.00	
District			┪					Jan 02, 190					MARION - Dec 20,	- <del>'</del>		03408.41	
Plat			┪					0411 02, 100	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		152.100	,		<del></del>	+	00-1001	Caic
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Alt Parcel	49-04-25-105-01	0.000.600	4825 W 79	THET										-	+		+
		0.000-600			40000 40	C 4								$-\!\!\!\!+\!\!\!\!-\!\!\!\!-$	+		
Property Class			_INDIANAP	OLIS, IN	40200-10	04								$-\!\!\!+\!\!\!\!-\!\!\!\!-$	+		+
Tax District	600	0.7	4											$-\!\!\!\!\!-\!\!\!\!\!\!-$	+		
Neighborhood	6350907-6-350-i	07												$-\!\!\!\!+\!\!\!\!-$			
															<b>⊥</b>		
Property Addre	SS											\/A111A	TION RECORI	<b>a</b>			
4825 W 79TH S	Т		7									VALUA					
INDIANAPOLIS,			Account	2795	5301			Assessme					20	)23	202	2022 2021	
,	0200		Book			Page		Reason for	<u>r Chan</u>	ige	_						
			Legal			ı. ugo					Homes	tead-C1		o		0	(
			PT E1/2		Land		Reside	ntial-C2	0			0 0					
										Non-Re	esidential-C3	407,	200	407,200		370,200	
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Topography Pub. l	Utilities Street or Rd.	Neighborhood				SE56.44' S						tead-C1		0		0	
Level W		Improving	JIKK825.52	: NW884	i.u/ ALO	NG E R/W R	K TO BEG				-	ntial-C2		_		0	
	ewer Unpaved	Static						Impre	oveme	ents	-	esidential-C3	2,042,	200	1,860,70	10	1,563,200
										Total Imp			2,042,		1,860,700		1,563,200
	lectricity Sidewalk	Other									TOLATII	пр	2,042,	200	1,000,7	<del>,</del>	1,565,200
Swampy	Alley	Blighted							Total	Assess	ed Val	110.	2 440	400	2 267 0		4 022 400
									Total	A33033	cu vai	uc.	2,449,	100	2,267,90	<i>,</i> U	1,933,400
Pro	perty Sub Cla	ss:	IND WHSE	E-350									PRINTE	ED FROM	MARION	COUNTY	, INDIANA
	, ,				1												·
		LAND DATA AND COMPUTATIONS															
	Memo																
					Land	Actual	Effective	Effective	Facto	or Bas	se Rate	Adjusted Rate	Estimated Value	Influence	Factor	Land	Value
					Туре	Frontage	Frontage	Depth				,					
														<b></b>			
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							Acreage	e / Sq. Ft.									
					11	<del>                                     </del>	-	2.084			191664.00	191664.00	399430				399430
					14		-	1.800			4312.44	4312.44	7760		$\longrightarrow$		7760
							-								$\longrightarrow$		
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	Lanc	I Туре					-								$\longrightarrow$		
F Front Lot		81 Legal Ditch					-								$\longrightarrow$		
R Rear Lot	. 1	82 Public Road													$\longrightarrow$		
1 Comm. Ind. La 11 Primary		83 Utility Trans. To	ower														
12 Secondary		Homesite 91 Res. Excess A	cres														
13 Undevelop		92 Ag Excess Acre															
14 Undevelop		Influence Factor															
2 Classified Land	0 046		isimprovement														
3 Undeveloped L 4 Tillable Land	Lana		estrictions														
5 Non-tillable La		ler Improved 7 Ti															
6 Woodland	la 544	ess Frontage 8 Vi				•				•			•				
7 Other Farmlan 8 Ag Support La	iu	pe or Size 9 C			To	otal Acreage		3.88						Total Land	d Value		407200
o Ag Support Lai	11u 4 3Na	PO 01 012E 8 0	OTHER HIII.		<u> </u>		1	0.00									

Roof Type										Clea	406						Use			M:	Genera	al	I:Industi	rial		I:Light	I:Smal	l Shop -
BUILT-UP										Ske	etcn						Prici	ng Key			GCI	М	(	GCI		GCI		GCI
Walls				Par	cel Number	- (6	6002575					Comi	mercia	l Card 1			S.F.	Area			92	20	24	420		18400		160
Frame or equal				×													Effe	tive Perim	eter L/F	:	65	8	(	358		658		658
Brick or equal																	P.A.	₹				3		3		3		3
Metal or equal																	Ave	age Size /	Jnits		920 /	1	2420	/ 1	18	3400 / 1		160 / 1
Open																	Sect	on Level		HT.	RATE	Е  Н	T. RA	TE	HT.	RATE	HT.	RATE
Framing																	1			24	1 61.1	19						
Wood Joist																	1						24 73	.28	T I			<b>T</b>
Fire Resistant																	1				1				24	42.13		t
Fireproof Steel			<b>V V</b>														1			+	1	+	-	$\dashv$		12.10	24	43.01
Reinf. Concrete	•	1 1	<b>√ √</b>														From	e / PE Adj.	f. 1	-	14.3	1	12	.96		16.33		14.73
Flooring																				_		_		_				
Softwood	_	╛Ш	$\sqcup \sqcup \sqcup$																[+ -]		3.4	_		.52		0.00		3.56
Hardwood	_	╛Ш	$\sqcup \sqcup \sqcup$															E PRICE			79.0	_		.76		58.46		61.30
Parquet	_		$\sqcup \sqcup \sqcup$														B.P.	4. %			1.0	00	1	.00		1.00		1.00
Carpet	[																Sub	total			79.0	)1	95	.76		58.46		61.30
Unfinished	_																Ceili	ng			0.0	00	0	.00		0.00		0.00
Other																	Inter	ior Finish			-2.5	51	-2	.95		0.00		-0.29
Finish Type																		ion Walls			-1.4	_		.00		0.00		0.00
Unfinished																	Ligh			+	0.0	_		.00		0.00		0.00
Semifinished																	_		.d	+ ,		_		_	^		^	0.00
Finished Open	]⋅																	ing/Air Co	ıu.	+ '	0.00/0.0	_	0.00/0	_	U.	00/0.00	U	
Finished Divided	_][	✓															Spri				0.0	_		.00		0.00		0.00
Heating & Air Con	dition	ning																Price			75.0	_		.81		58.46		65.24
No Heating																	Area				92	20	24	420		18400		160
Central Warm Air																	Sub	total			6903	30	2246	600	1	075660		10440
Hot Water or Stean	n [																Plun	bing								42600		
Unit Heating																	Unit	Finish										
Central Air																	Spec	ial Feature	s			0	1262	280		0		0
Package or Unit Air	r																	rior Featur				1						
Sprinkler																		AL BASE		+	6903	30	3508	880	1	118260		10440
Plumbing		#	TF															e Factor		+		_		.10		1.10		
Full Baths																				_	1.1	_		_				1.10
Half Baths																		tion Multip			1.0	_		.00		1.00		1.00
Extra fixtures			25															oduction (			7593	_	3859	_		230090		11480
	-	Total	25														Phys	Dep/ Yr B	t /Cond	I 25/	2004 /	A 3	37 / 2004	/ A	25 / 2	2004 / A	45 /	2004 / A
Other Fixtures																	Obs	olescence				0		0		0		0
Wash Fountains	G/F	ES	SS														Rem	ainder Valu	ıe		5695	50	243	160		922570		6310
Cicular 36"													01	IDANA A DV	, of	- 18400		AENITO										
Circular 54"													St	JMMARY	OF	· IMPR	OVE	WEN 15										
Semi-circular 36"					Use	Ht.		Grd	Year	Efftv		Base Rate	Feat	Adj Rate	No.	Size or	LCM	Rplc Cost	Dep	REM Val		Tren		Tax \	Value	Val A	di /Sou	ınd Val.
Semi-circular 54"					030		Type	J Oiu	Const		Cnd	Buse Huie	1 000	Adjitate	Un.	Area			Obs		Cmp	Facto	or 1140	, iux i	· uiuc	Vui. 7	uj. / 000	na van
Industrial Gang S	inks			Build	ding											21900	1.00			1228990	100	1	64	20	15500			
4' long, 4 man				Pavi	ing -Asph		5 2-in on 5	С	2004	2004	·	2.57	0	2.57	1	22681	1.00	58290	80/	11660	100	1	64		19100			
8' long 8 man				Pavi	ing -Conc	_ 4	44-in	С	2004	2004		4.22	0	4.22	1	4x0	1.00	19240	80/	3850	100	1	64		6300			
Shower-Column		_		Patio	o-Concrete-	(	0 NA	С			P	1000.00	0	5.78	1	173	1.00	1000	18/	820	100	1	64		1300			
Circular, 5 per																												
Semi-circular, 3 pe	r																											
Corner, 2 per		$\perp$																										
Shower Multi-Stal	ll																											
Circular, 5 per																												
Semi-circular, 3 pe	r																											
Corner, 2 per		<u> </u>										SUMMA	ARY O	F SPECIA	_ FE/	ATURES	S/EXT	ERIOR FI	ATUR	ES								
0 01 11		#	Fixtures		Mezzanine-	(	0 Wood	C++	2004	2004	ļ ,			36.08			1.00	126280										
Gang Shower Head																												
Drinking Fountains		$\perp$																										
Refrigerated Water			2																									
with Hot & Cold		r																										
Emergency Showe	r	$-\!\!\!+$																										
Eye Wash																												
																									]			
																				Card Imp					42230			
																				Total Impr	roveme	nt Val	ue	20	42230			

2

JOSEPH P. O'CONNOR MARION COUNTY ASSESSOR **May 14 2018 AM 11:20** DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER E-011457979 bC

## A201800047409

05/14/2018 11:23 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 4
By: ER

## GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Judd Investments, LLC, an Indiana limited liability company ("Grantor"), CONVEYS AND WARRANTS to Black Dog Properties, LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, certain real estate located in Marion County, in the State of Indiana, more particularly described in Exhibit A, attached hereto and by reference made a part hereof (the "Real Estate").

THIS CONVEYANCE IS MADE, and the Real Estate is SUBJECT TO:

- real estate taxes and public assessments due and payable after the closing on the conveyance, and all such taxes and assessments payable thereafter; and
- (2) all covenants, agreements, easements, restrictions and rights of way of record.

Remainder of Page Intentionally Left Blank. Signature Page Follows.

When Recorded Return To:

First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 36204
File No: NCS

Marion County Assessor May 11 2018 Received MB

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this day of
May , 2018.
GRANTOR: Judd Investments, LLC, an Indiana limited liability company
By: Single  Printed: Gar Jul
Printed: Go Jud
Its:Member
STATE OF Indiana  COUNTY OF Marin  SS:
Before me, a Notary Public in and for said County and State, personally appeared who have the foregoing, stated that he/she is the multiple of Judd Investments, LLC, an Indiana limited liability company that he/she is duly authorized to execute the foregoing on its behalf, and who having been duly sworn stated that the representations therein are true.
WITNESS my hand and Notarial Seal this day of, 2018.
NOTARI NO

Tax Parcel Number(s): 6002575 / State ID: 49-04-25-105-010.000-6000.

Address of Transferred Property: 4825 W. 79th Street, Indianapolis, IN 46268.

Grantee's Address for Mailing of Tax Statements and Recorded Deed:

Black Dog Properties 1298 E US Highway 136 Ste D Pith shoro, IN 46167

THIS INSTRUMENT PRÉPARED BY: Patrick M. Rooney, Attorney at Law 1638 Shelby Street, Suite 101 Indianapolis, Indiana 46203 pmrooney1@gmail.com; 317.445.9956 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. /s/ Patrick M. Rooney

1 of 1

## Exhibit A

## Legal Description of Real Estate

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 29 MINUTES 50 SECONDS WEST 462.10 FEET (462.17 DEED) ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EAST BOUNDARY OF CONRAIL RAILROAD; THENCE SOUTH 19 DEGREES 16 MINUTES 20 SECONDS EAST 65.64 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE SOUTH BOUNDARY OF WEST 79TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 81 DEGREES 16 MINUTES 57 SECONDS EAST 157.28 FEET ALONG THE BOUNDARY OF SAID WEST 79TH STREET; THENCE ALONG SAID BOUNDARY EASTERLY 159.77 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 5,684.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST AND A LENGTH OF 159.77 FEET TO THE SOUTHWEST BOUNDARY OF THE INTERSECTION OF SAID WEST 79TH STREET AND GEORGETOWN ROAD; THENCE SOUTH 45 DEGREES 03 MINUTES 52 SECONDS EAST 56.10 FEET (56.44 DEED) ALONG THE BOUNDARY OF SAID INTERSECTION TO THE WEST BOUNDARY OF GEORGETOWN ROAD; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 310.48 FEET (314.87 DEED) ALONG THE BOUNDARY OF SAID GEORGETOWN ROAD; THENCE ALONG SAID BOUNDARY SOUTHERLY 612.26 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2,241.83 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 06 DEGREES 57 MINUTES 29 SECONDS WEST AND A LENGTH OF 511.15 FEET TO THE EAST BOUNDARY OF SAID CONRAIL RAILROAD; THENCE NORTH 19 DEGREES 16 MINUTES 20 SECONDS WEST 880.99 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 3.861 ACRES, MORE OR LESS.

1 of 1 25-04-2024, 10:01

Criteria: Party Name = BLACK DOG PROPERTIES LLC Last Indexed Date: 04/23/2024 Last Verified Date: 04/23/2024 RecDate **DocDate** DocNumber **DocType** Last Name First Name Party Type 05/21/2020 ASSIGNME. BLACK DOG PROPERTIES... GRANTOR A202000051250 05/21/2020 A202000051249 MORTGAGE GRANTOR BLACK DOG PROPERTIES 07/02/2019 A201900060313 MORTGAGE BLACK DOG PROPERTIES ... GRANTOR 05/28/2019 MORTGAGE GRANTOR 10/10/2018 A201900047248 BLACK DOG PROPERTIES... 05/14/2018 05/09/2018 A201800047410 MORTGAGE BLACK DOG PROPERTIES **GRANTOR** 05/14/2018 05/09/2018 A201800047409 GRANTEE DEED BLACK DOG PROPERTIES... 05/03/2018 03/29/2018 A201800044007 GRANTOR MISC BLACK DOG PROPERTIES...



Results found: 7



NEW SEARCH









Displaying page: 1 of 1

Session:\$8.75 Receipt

No Results found New Search