


Parcel Number 6002575		Ownership Name		Transfer of Ownership Date			Grantor		Year	2023	Valid	Card 1 Amount		Type	
County	Marion, IN	BLACK DOG PROPERTIES LLC		May 14, 2018			Judd Investments LLC - May 09, 2018				Y	1610000.00		Sale	
Township	PIKE	% MITCH OLSON		May 14, 2018			JUDD INVESTMENTS LLC - Jan 01, 1900				Y	1610000.00		Straight	
Corporation				Jan 02, 1900			ZIONS FIRST NATIONAL BANK - Mar 02, 2007				N	1600000.00		Sale	
District				Jan 02, 1900			FRANK J.ANDERSON, SHERIFF OF MARION - Dec 20,				Y	1503408.41		Sale	
Plat															
Map	19000-30-013-0	Address													
Alt Parcel	49-04-25-105-010.000-600	4825 W 79TH ST													
Property Class	350	INDIANAPOLIS, IN 46268-1664													
Tax District	600														
Neighborhood	6350907-6-350-i07														
Property Address 4825 W 79TH ST INDIANAPOLIS, IN 46268		Account 2795301		Assessment Year Reason for Change			2023		2022		2021				
		Book		Page											
		Legal													
		PT E1/2 NE1/4 BEG 462.17' W TO ERLY R/W RR & 66.09' SERLY ALONG RR TO S R/W 79TH ST OF NE COR ERLY IRR313.11' SE56.44' SRLY IRR825.52' NW884.07' ALONG E R/W RR TO BEG				Land		Homestead-C1		0		0		0	
								Residential-C2		0		0		0	
								Non-Residential-C3		407,200		407,200		370,200	
								Total Land		407,200		407,200		370,200	
						Improvements		Homestead-C1		0		0		0	
								Residential-C2		0		0		0	
								Non-Residential-C3		2,042,200		1,860,700		1,563,200	
								Total Imp		2,042,200		1,860,700		1,563,200	
						Total Assessed Value:		2,449,400		2,267,900		1,933,400			
Property Sub Class:		IND WHSE-350												PRINTED FROM MARION COUNTY, INDIANA	
Memorandum				LAND DATA AND COMPUTATIONS											
				Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value		
Land Type															
F Front Lot				81 Legal Ditch											
R Rear Lot				82 Public Road											
1 Comm. Ind. Land				83 Utility Trans. Tower											
11 Primary				9 Homesite											
12 Secondary				91 Res. Excess Acres											
13 Undeveloped usable				92 Ag Excess Acres											
14 Undeveloped Unusable															
2 Classified Land				Influence Factors											
3 Undeveloped Land				0 Other 5 Misimprovement											
4 Tillable Land				1 Topography 6 Restrictions											
5 Non-tillable Land				2 Under Improved 7 Traffic Flow											
6 Woodland				3 Excess Frontage 8 View											
7 Other Farmland				4 Shape or Size 9 Corner Infl.											
8 Ag Support Land															
Total Acreage				3.88			Total Land Value				407200				

Sketch			
Parcel Number	6002575	Commercial	Card 1
<div></div>			

SUMMARY OF IMPROVEMENTS																			
Use	Ht.	Const Type	Grd	Year Const	Eftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rpic Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											21900	1.00			1228990	100	164	2015500	
Paving -Asph	5	2-in on 5	C	2004	2004	A	2.57	0	2.57	1	22681	1.00	58290	80/	11660	100	164	19100	
Paving -Conc	4	4-in	C	2004	2004	A	4.22	0	4.22	1	4x0	1.00	19240	80/	3850	100	164	6300	
Patio-Concrete-	0	NA	C	2004	2004	A	1000.00	0	5.78	1	173	1.00	1000	18/	820	100	164	1300	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
	Mezzanine-	0	Wood	C++	2004	2004	A		36.08	1	3500	1.00	126280	/					
														Card Improvement Total		2042230			
														Total Improvement Value		2042230			

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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:

- (1) 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.**

Marion County Assessor  
May 11 2018  
Received MB

When Recorded Return To: \_\_\_\_\_  
First American Title Insurance Company  
National Commercial Services  
211 N. Pennsylvania St., Suite 1250  
Indianapolis, IN 46204  
File No: NCS 849006

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9 day of May, 2018.

**GRANTOR:**

Judd Investments, LLC,  
an Indiana limited liability company

By: Gene Judd

Printed: Gene Judd

Its: member

STATE OF Indiana )  
COUNTY OF Marion ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Gene Judd, who being first duly sworn by me upon his/her oath, acknowledged execution of the foregoing, stated that he/she is the member 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 9 day of May, 2018.



Tracy Jaisle  
Notary Public

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  
1299 E US Highway 136 Ste D  
Pittsboro, IN 46167

THIS INSTRUMENT PREPARED 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*

**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.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/21/2020		A202000051250	ASSIGNME...	BLACK DOG PROPERTIES...		GRANTOR
05/21/2020		A202000051249	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
07/02/2019		A201900060313	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/28/2019	10/10/2018	A201900047248	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/14/2018	05/09/2018	A201800047410	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/14/2018	05/09/2018	A201800047409	DEED	BLACK DOG PROPERTIES...		GRANTEE
05/03/2018	03/29/2018	A201800044007	MISC	BLACK DOG PROPERTIES...		GRANTOR



No Results found

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