



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-01557	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	TIMOTHY S O MALLEY		
PROPERTY ADDRESS:	7154 VERWOOD CT, PLAINFIELD, IN 46168		
CITY, STATE AND COUNTY:	PLAINFIELD, INDIANA (IN) , HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	02/05/2025	EFFECTIVE DATE:	02/04/2025
NAME(S) SEARCHED:	TIMOTHY S O MALLEY		
ADDRESS/PARCEL SEARCHED:	7154 VERWOOD CT, PLAINFIELD, IN 46168/32-10-23-301-013.000-027		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

TIMOTHY O'MALLEY AND JENNIFER O'MALLEY, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	LIMITED WARRANTY DEED	GRANTOR:	NVR, INC., A VIRGINIA CORPORATION, DBA RYAN HOMES
DATED DATE:	10/22/2018	GRANTEE:	TIMOTHY O'MALLEY AND JENNIFER O'MALLEY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/24/2018
INSTRUMENT NO:	201824088		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PLAINFIELD
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN HENDRICKS COUNTY, IN THE STATE OF INDIANA:

LOT NUMBERED 60 IN WHITMORE PLACE, SECTION 2, AN ADDITION TO THE TOWN OF PLAINFIELD, AS PER PLAT THEREOF RECORDED DECEMBER 29, 2017 AS INSTRUMENT NO. 201730958, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Hendricks County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)
[2023 Property Record Card \(PDF\)](#)

Form 11

[32-10-23-301-013.000-027 \(PDF\)](#)

Summary

Parcel ID	32-10-23-301-013.000-027
Bill ID	025-123511-301013
Reference #	.
Property Address	7154 Verwood CT Plainfield, IN, 46168
Brief Legal Description	LOT 60 WHITMORE PLACE SEC 2.375 AC 18/19 CAME FROM 025-123511-300033 (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District	Pfield-Washington Taxing District
Tax Rate Code	90 - Advertised Tax Rate
Property Type	82 - Residential
Mortgage Co	15631475 - CORELOGIC
Last Change Date	3/14/2019



Owner

Deeded Owner
O'MALLEY TIMOTHY & JENNIFER H/W
7154 Verwood CT
Plainfield, IN 46168

Taxing District

County:	Hendricks
Township:	WASHINGTON TOWNSHIP
State District	027 PLAINFIELD - WASHINGTON TWP
Local District:	025
School Corp:	AVON COMMUNITY
Neighborhood:	2551700 WHITMORE PLACE

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Improving
Parcel Acreage: 0.375

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9 - HOMESITE		0	0	0.375	\$50,300.00	\$50,300.00	\$50,300.00	0%	\$50,300.00

Residential Dwellings

Description	Single-Family
Story Height	2
Style	
Finished Area	2866
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	2853
Bedrooms	4
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
Full Baths	3
Full Bath Fixtures	9
Half Baths	1
Half Bath Fixtures	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	2

Floor	Construction	Base	Finish
1	2/6 Masonry	1342	1342
2	1/6 Masonry	1512	762
B		1318	762

Features	Area
Porch, Open Frame	84
Wood Deck	400

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	B	2018	2018	A	1.01	2866	1.63	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
10/24/2018	OMALLEY, TIMOTHY & JENNIFER	WD		\$364,020.00
6/25/2018	NVR INC	LWD		\$72,500.00
12/29/2017	WHITMORE PLACE LLC		SPLIT/E25G	\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/24/2018	NVR INC				WD
6/25/2018	WHITMORE PLACE LLC				WD
12/29/2017			E25G		PLAT

Valuation

Assessment Year	2024	2023	2022	2021	2020
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/10/2024	4/6/2023	4/7/2022	3/27/2021	4/1/2020
Land	\$50,300	\$49,800	\$43,300	\$43,300	\$43,300
Land Res (1)	\$50,300	\$49,800	\$43,300	\$43,300	\$43,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$440,400	\$440,600	\$383,100	\$321,300	\$278,300
Imp Res (1)	\$440,400	\$440,600	\$383,100	\$321,300	\$278,300

Assessment Year	2024	2023	2022	2021	2020
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$490,700	\$490,400	\$426,400	\$364,600	\$321,600
Total Res (1)	\$490,700	\$490,400	\$426,400	\$364,600	\$321,600
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Taxes

[Click here to view Hendricks County tax data](#)

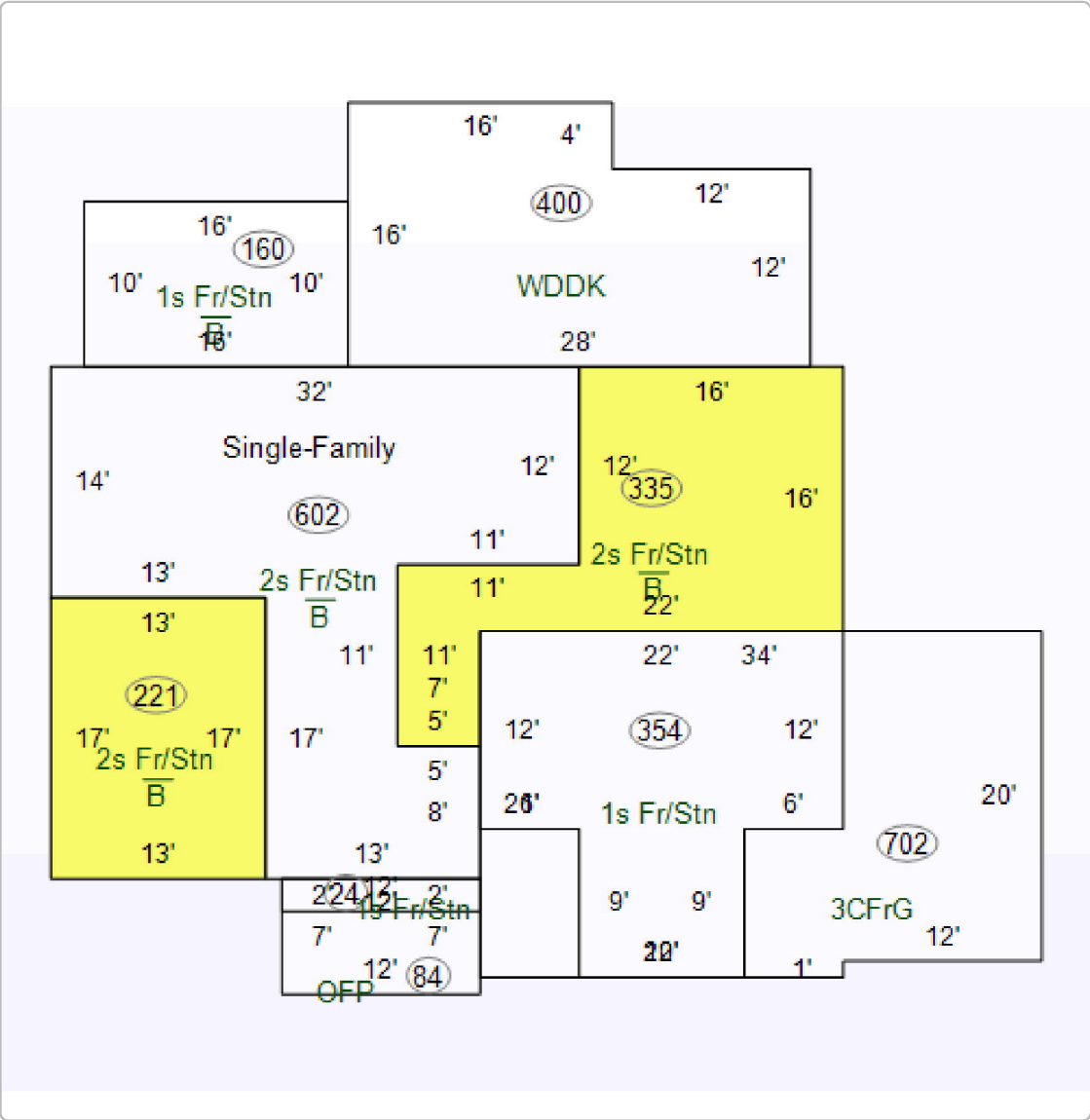
Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$2,429.49	\$2,082.67	\$1,850.72	\$1,894.23
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,429.49	\$2,082.67	\$1,850.72	\$1,894.23
+ 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	\$1,860.92	\$1,679.49	\$1,379.99	\$1,358.85
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,858.98	\$4,165.34	\$3,701.44	\$3,788.46
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$4,858.98)	(\$4,165.34)	(\$3,701.44)	(\$3,788.46)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

Photos



Sketches



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

DULY ENTERED
FOR TAXATION

OCT 24 2018

Nancy L. Marsh
AUDITOR HENDRICKS COUNTY

201824088 DEED \$25.00
10/24/2018 11:52:29A 2 PGS
Theresa D. Lynch
Hendricks County Recorder IN
Recorded as Presented



025-123511-301013
LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, That NVR, Inc., a Virginia Corporation, dba Ryan Homes, ("Grantor") CONVEYS AND WARRANTS to Timothy O'Malley and Jennifer O'Malley, husband and wife, 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, in the State of Indiana:

Lot numbered 60 in Whitmore Place, Section 2, an addition to the Town of Plainfield, as per plat thereof recorded December 29, 2017 as Instrument No. 201730958, in the Office of the Recorder of Hendricks County, Indiana.

Commonly known as: 7154 Verwood Court, Plainfield, IN 46168

Parcel Number (s): 32-10-23-301-013.000-027

Any warranty created by Grantor's issuance of this deed is limited solely to the time period that Grantor held title to the above described real estate.

Subject to all easements and restrictions of record.

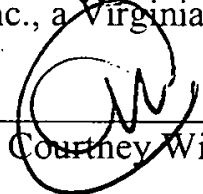
Grantor certifies that there is no Indiana gross income tax due as a result of this conveyance.

Jps

The undersigned signatory warrants that she has been duly authorized by the Board of Directors of Grantor to execute this deed and bind grantor to this conveyance and warranties contained within this deed.

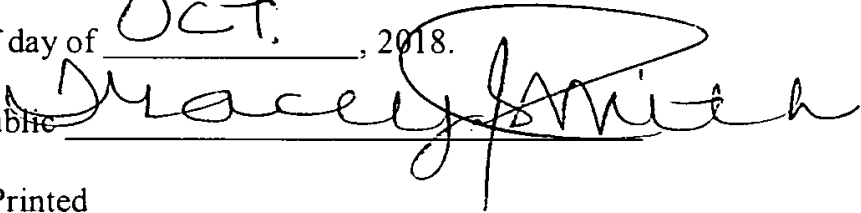
IN WITNESS WHEREOF, Grantor has executed this deed on this 22 day of Oct, 2018.

NVR Inc., a Virginia Corporation dba Ryan Homes

By: 
Courtney Wilt, Vice President

STATE OF INDIANA)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for Boone County and State, personally appeared Courtney Wilt, Vice President of NVR Inc, a Virginia Corporation dba Ryan Homes, who acknowledged the execution of the foregoing Limited Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

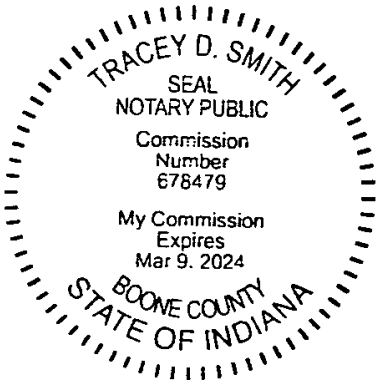
Witness my hand and Notarial Seal this 22 day of Oct, 2018.
My Commission Expires: _____
Notary Public 
Printed _____
Residing in _____ County

The undersigned affirms under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law Tracey D. Smith.

Grantees Tax Mailing Address:

7154 Verwood Court
Plainfield, IN 46168

Prepared by Eric N. Allen, ALLEN WELLMAN McNEW
Five Courthouse Plaza, Box 455, Greenfield, Indiana 46140, (317) 462-3455



Search Results for:

NAME: OMalley, TIMOTHY (Super Search)



REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 02/4/2025 3:29 PM

Showing 20 results

Filter:

Document Details	County	Date	Type	Name	Legal
201319151	Hendricks	07/12/2013	DEED : DEED	OMALLEY, TIMOTHY Search Search KRAIGER, JAMES A Search GRAY, AMY J	Search Lot 22 OLD FARM ADDITION SECTION 3
201319152	Hendricks	07/12/2013	MORT : MORTGAGE	OMALLEY, TIMOTHY Search Search GRAY, ANY J Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search QUICKEN LOANS INC	Search Lot 22 OLD FARM ADDITION SECTION 3
201420826	Hendricks	10/03/2014	DEED : DEED	OMALLEY, TIMOTHY Search Search FISCHER HOMES INDIANAPOLIS LP Search OMALLEY, JENNIFER	Search Lot 225 HEATHERMOR SECTION 5
201420827	Hendricks	10/03/2014	MORT : MORTGAGE	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search MERS Search VICTORY MORTGAGE	Search Lot 225 HEATHERMOR SECTION 5
201808020	Hendricks	04/18/2018	REL : MORTGAGE RELEASE	OMALLEY, TIMOTHY Search Search GRAY, AMY J Search MERS Search QUICKEN LOANS	
201808069	Hendricks	04/18/2018	DEED : DEED	OMALLEY, TIMOTHY Search Search GRAY, AMY J Search MCLAIN, ROBERT A	Search Lot 22 OLD FARM ADDITION SECTION 3
201817610	Hendricks	08/07/2018	DEED : DEED	OMALLEY, TIMOTHY Search Search FISCHER HOMES INDIANAPOLIS II L P Search FISCHER HOMES INDIANAPOLIS II LLC Search GRAY, AMY	Search Lot 213 BLUEWOOD SECTION 5A

Document Details	County	Date	Type	Name	Legal
201817611	Hendricks	08/07/2018	MORT : MORTGAGE	OMALLEY, TIMOTHY Search Search GRAY, AMY Search MERS Search VICTORY MORTGAGE	Search Lot 213 BLUEWOOD SECTION 5A
201824039	Hendricks	10/23/2018	DEED : DEED	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search DWN INVESTMENTS LLC	Search Lot 225 HEATHERMOR SECTION 5
201824088	Hendricks	10/24/2018	DEED : DEED	OMALLEY, TIMOTHY Search Search NVR INC Search RYAN HOMES Search OMALLEY, JENNIFER	Search Lot 60 WHITMORE PLACE SECTION 2
201824089	Hendricks	10/24/2018	MORT : MORTGAGE	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search MERS Search NVR MORTGAGE FINANCE	Search Lot 60 WHITMORE PLACE SECTION 2
201824708	Hendricks	10/31/2018	REL : MORTGAGE RELEASE	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search MERS Search VICTORY MORTGAGE	
202005695	Hendricks	03/06/2020	MORT : MORTGAGE	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search FREEDOM HOME MORTGAGE Search FREEDOM MORTGAGE see details for more	Search Lot 60 WHITMORE PLACE SECTION 2
202005923	Hendricks	03/10/2020	REL : MORTGAGE RELEASE	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search MERS Search NVR MORTGAGE FINANCE	

Document Details	County	Date	Type	Name	Legal
202038863	Hendricks	12/16/2020	MORT : MORTGAGE	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search FREEDOM HOME MORTGAGE Search FREEDOM MORTGAGE see details for more	Search Lot 60 WHITMORE PLACE SECTION 2
202038909	Hendricks	12/17/2020	REL : MORTGAGE RELEASE	OMALLEY, TIMOTHY Search Search OMALLEY, JENNIFER Search FREEDOM HOME MORTGAGE Search FREEDOM MORTGAGE see details for more	
202314597	Hendricks	08/18/2023	DEED : DEED	OMALLEY, TIMOTHY Search Search GRAY, AMY Search HA, HIEP X Search HOA, NGUYEN T see details for more	Search Lot 213 BLUEWOOD SECTION 5A
202314793	Hendricks	08/22/2023	REL : MORTGAGE RELEASE	OMALLEY, TIMOTHY Search Search GRAY, AMY Search MERS Search VICTORY MORTGAGE	
202316169	Hendricks	09/12/2023	DEED : DEED	OMALLEY, TIMOTHY G Search Search ANDERSON, ANDREA Search GRAY, AMY J	Search Lot 12 AVON WOODS
202316170	Hendricks	09/12/2023	MORT : MORTGAGE	OMALLEY, TIMOTHY G Search Search GRAY, AMY J Search MERS Search THRIVE MORTGAGE	Search Lot 12 AVON WOODS

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