

Hendricks County, IN

Property Record Card

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

Form 11

[32-10-03-262-002.000-031 \(PDF\)](#)

Summary

Parcel ID	32-10-03-262-002.000-031
Bill ID	023-103511-262002
Reference #	SEE LEGAL
Property Address	6917 Romeo CT Avon, IN, 46123
Brief Legal Description	LOT 11 Stratford Of Avon Sec 1 0.333 AC Conservancy (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District	Town Of Avon
Tax Rate Code	88 - Advertised Tax Rate
Property Type	82 - Residential
Mortgage Co	496 - Lereta
Last Change Date	2/21/2023



Owner

Deeded Owner
VENEZIA JOHN M & JANE M h&w
6917 Romeo CT
Avon, IN 46123

Taxing District

County:	Hendricks
Township:	WASHINGTON TOWNSHIP
State District	031 AVON
Local District:	023
School Corp:	AVON COMMUNITY
Neighborhood:	2350306 STRATFORD OF AVON

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 0.333

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		0	138	105x138	\$506.00	\$491.00	\$51,555.00	0%	\$51,560.00

Residential Dwellings

Description	SINGLE-FAMILY RESIDENCE
Story Height	1
Style	
Finished Area	1862
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1862
Bedrooms	3
Living Rooms:	0
Dining Rooms:	1
Family Rooms:	0
Finished Rooms:	11
Full Baths	2
Full Bath Fixtures	6
Half Baths	1
Half Bath Fixtures	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Brick	1862	1862
B		1094	0
C		768	0

Features	Area
Porch, Open Frame	42
Stoop, Masonry	9
Wood Deck	334

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	B-1	1991	1998	A	1.01	1862	1.52	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
2/8/2013	VENEZIA, JOHN M & JANE M	QCD		\$0.00
1/1/1996	VENEZIA, JOHN M			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
2/8/2013	Venezia John M				QCD
6/20/1996	Unknown At Conversion	Conversion	699	623	

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	\$51,600	\$46,800	\$45,900	\$43,800	\$43,800
Land Res (1)	\$51,600	\$46,800	\$45,900	\$43,800	\$43,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$287,400	\$271,400	\$265,500	\$222,400	\$205,200
Imp Res (1)	\$287,400	\$271,400	\$265,500	\$222,400	\$205,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2024	2023	2022	2021	2020
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$339,000	\$318,200	\$311,400	\$266,200	\$249,000
Total Res (1)	\$339,000	\$318,200	\$311,400	\$266,200	\$249,000
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](#)

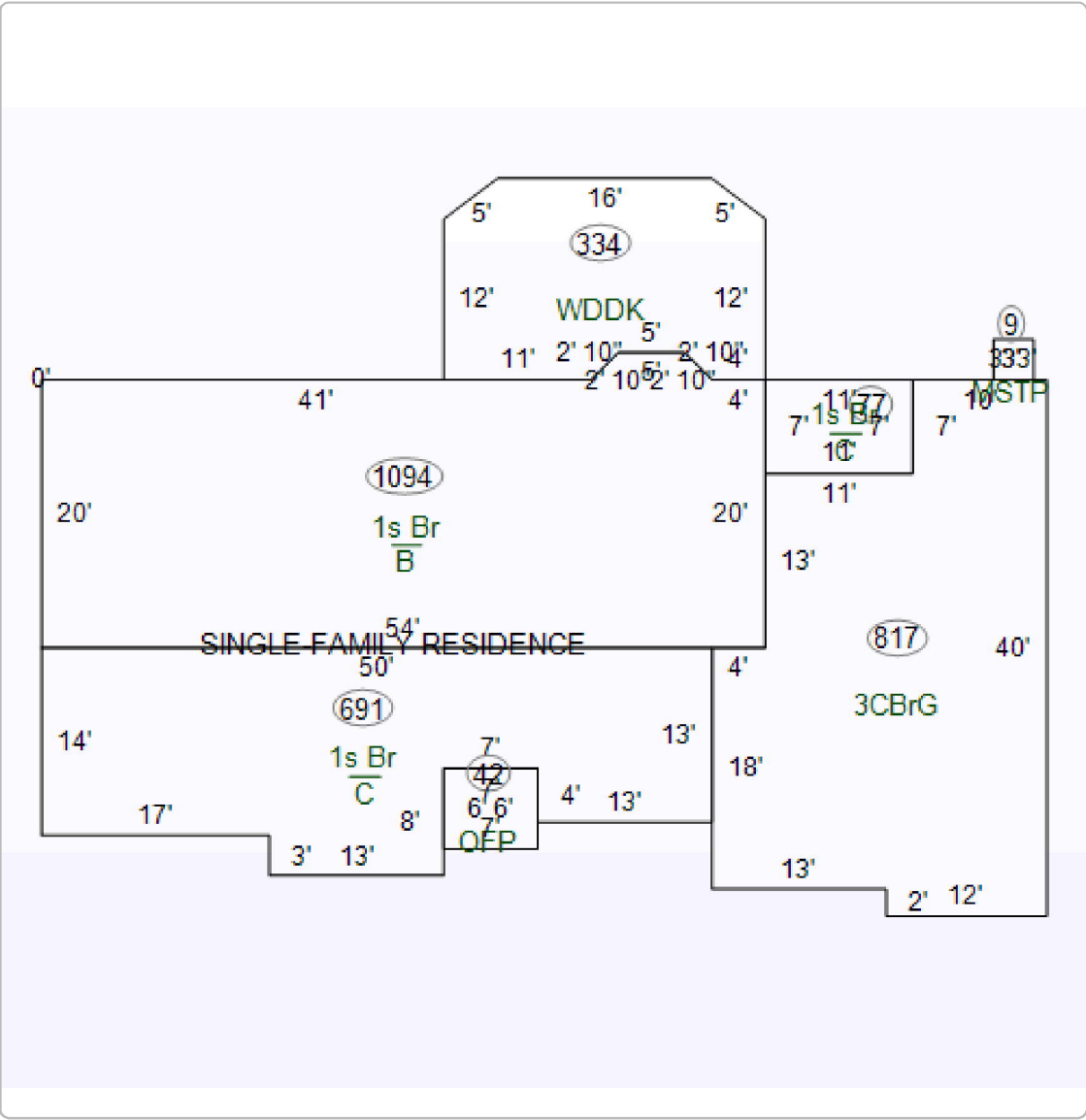
Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$1,761.19	\$1,506.97	\$1,419.96	\$1,425.53
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,761.19	\$1,506.97	\$1,419.96	\$1,425.53
+ 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	\$857.57	\$828.57	\$748.73	\$699.63
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$3,522.38	\$3,013.94	\$2,839.92	\$2,851.06
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$3,522.38)	(\$3,013.94)	(\$2,839.92)	(\$2,851.06)
= 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.



* 2 0 1 3 0 4 0 9 2 2 *

201304092

THERESA D LYNCH
HENDRICKS COUNTY RECORDER
02/08/2013 11:40:02AM

DULY ENTERED
FOR TAXATION

FEB 8 2013

Cinda Kattan
AUDITOR HENDRICKS COUNTY
QUITCLAIM DEED

023-103511-262002

THIS INDENTURE WITNESSETH, That **John M. Venezia** ("Grantor") of Hendricks County, in the State of Indiana, QUITCLAIMS to **John M. Venezia and Jane M. Venezia, husband and wife**, ("Grantees") of Hendricks County, in the State of Indiana, for no consideration, the following described real estate in Hendricks County, State of Indiana:

LOT 11 IN STRATFORD OF AVON, SECTION 1, A SUBDIVISION IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED OCTOBER 23, 1989 IN PLAT CABINET 1, SLIDE 47 PAGE 2 AND SLIDE 48 PAGE 1 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

IN WITNESS WHEREOF, Grantor has executed this deed this the 30th day of January, 2013.

John M. Venezia

John M. Venezia

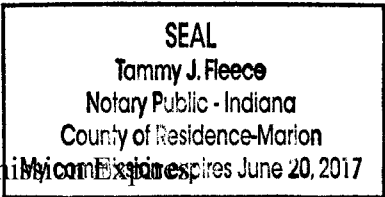
STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

Before me, a Notary Public in and for said County and State, personally appeared John M. Venezia, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Add name
DKR *2-7-13* *12-0*

- 2 -

Witness my hand and Notarial Seal this the 30th day of January, 2013.



Tammy J. Fleece
Signature of Notary Public

Printed Name of Notary Public

County of Residence

✶ Mail tax statements to and Grantees' mailing address: 6917 Romeo Court
Return deed to: Avon. IN 46123

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. Arthur F. Beck

This instrument prepared by Arthur F. Beck, Attorney-at-Law, 320 Franklin Street, P. O. Box 426, Columbus, IN 47202-0426, at the specific request of the Grantor, based solely on information supplied by one or more of the parties to this conveyance. The drafter has not provided advice regarding tax or other legal implications of this transfer. The drafter assumes no liability for any errors, inaccuracies, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the execution and the acceptance of this instrument.

WARRANTY DEED
12-2-03-51E 262-002

Mail tax bills to:
6917 Romeo Court
Plainfield, IN 46168

Tax Key No. 12-2-03-51E 262-002

This indenture witnesseth that:
Charles E. Selves and Nancy M. Selves, husband and wife,
over the age of eighteen (18) years, Grantor(s), convey(s) and
warrant(s) to: JOHN M VENEZIA

for and in consideration of ten dollars (\$10.00) and other good and
valuable consideration the receipt of which is hereby acknowledged the
real estate in Hendricks County in the State of Indiana commonly known
as 6917 Romeo Court Plainfield, IN 46168 and legally described as
follows:

Lot Numbered Eleven (11) in Stratford of Avon, Section One (1), a
subdivision in Washington Township, Hendricks County, Indiana, as per
plat thereof recorded October 23, 1989 in Plat Cabinet 1, Slide 47 page
2 and DOCUMENTED page 1 in the office of the Recorder of Hendricks
County, Indiana

JUN 20 1996

Mary Jane Russell
AUDITOR HENDRICKS COUNTY

Subject to all limitations, restrictions and easements of record.
Grantee(s) assume and agree to pay the real estate taxes for the
NOV 10 1995 installment due and payable in NOV 10, 1996 and
real estate taxes and assessments thereafter.

Dated this 14th day of June, 1996.

By: Charles E. Selves by R. John Wray, Attorney-in-fact
Charles E. Selves
by R. John Wray, Attorney-in-fact

By: Nancy M. Selves by R. John Wray, Attorney-in-fact
Nancy M. Selves
by R. John Wray, Attorney-in-fact

Reference. This document is executed and presented pursuant to that
certain Power-of-Attorney recorded on 6-20-96 in Book 184
Page 787 as Document No. in the Office of the Recorder of
Hendricks County, Indiana.

State of Indiana }
County of Allen } SS

Before me, the undersigned, a Notary Public in and for said county and
state personally appeared R. John Wray, Attorney-in-fact for Charles E.
Selves and Nancy M. Selves Grantor(s) herein and acknowledged
the execution of Grantor(s) name on the foregoing deed as his/her/their
voluntary act. In witness whereof, I have hereunto subscribed my name
and affixed my official seal this 14th day of June, 1996.

By: Janell S. Scott

Notary Public

Printed Name: Janell S. Scott

My Commission Expires:

A Resident of County, State of

JANELL S. SCOTT, Notary Public
Resident of Allen County, State of Indiana
My Commission expires 7/23/96



This instrument prepared by R. John Wray, Attorney at Law.
Return to:

350 737
BOOK PAGE

Search Results for:

NAME: VENEZIA, JANE (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 02/10/2025 3:24 PM

Showing 22 results

Filter:

Document Details	County	Date	Type	Name	Legal
200603772	Hendricks	02/15/2006	DEED : DEED	VENEZIA, JANE M Search Search KYLER, KRIS A Search VENEZIA, JOHN M	Search Lot 1 MINOR PLAT 366
200603773	Hendricks	02/15/2006	DEED : DEED	VENEZIA, JANE M Search Search VENEZIA TRUST Search VENEZIA, JOHN M	Search Lot 2 MINOR PLAT 366
200603774	Hendricks	02/15/2006	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK TR	Search Lot 2 MINOR PLAT 366 Search Lot 1 MINOR PLAT 366
200710565	Hendricks	04/30/2007	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK TR	Search Lot 2 MINOR PLAT 366 REP Search Lot 1 MINOR PLAT 366 REP
201016999	Hendricks	08/12/2010	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search AMERIANA BANK	Search Lot 2 MINOR PLAT 366 REP Search Lot 1 MINOR PLAT 366 REP
201103083	Hendricks	02/03/2011	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 2 MINOR PLAT 366 REP Search Lot 1 MINOR PLAT 366 REP

Document Details	County	Date	Type	Name	Legal
201103869	Hendricks	02/11/2011	MORT : MORTGAGE SUBORDINATION	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search AMERIANA BANK Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 2 MINOR PLAT 366 REP Search Lot 1 MINOR PLAT 366 REP
201112611	Hendricks	06/13/2011	REL : MORTGAGE RELEASE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	
201112618	Hendricks	06/13/2011	REL : MORTGAGE RELEASE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	
201221941	Hendricks	08/28/2012	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search AMERIANA BANK	Search Lot 2 MINOR PLAT 366 REP Search Lot 1 MINOR PLAT 366 REP
201304092	Hendricks	02/08/2013	DEED : DEED	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search VENEZIA, JOHN M	Search Lot 11 STRATFORD OF AVON SECTION 1
201304093	Hendricks	02/08/2013	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 11 STRATFORD OF AVON SECTION 1
201305855	Hendricks	02/27/2013	REL : MORTGAGE RELEASE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search AMERIANA BANK Search AMERIANA BANK AND TRUST	

Document Details	County	Date	Type	Name	Legal
201305856	Hendricks	02/27/2013	REL : MORTGAGE RELEASE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search AMERIANA BANK Search AMERIANA BANK AND TRUST	
201306307	Hendricks	03/04/2013	REL : MORTGAGE RELEASE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	
201309610	Hendricks	04/09/2013	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search AMERIANA BANK	Search Lot 2 MINOR PLAT 366 REP Search Lot 1 MINOR PLAT 366 REP
201804531	Hendricks	03/02/2018	MORT : MORTGAGE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search CITIZENS BANK	Search Lot 1 MINOR PLAT 366 REP Search Lot 2 MINOR PLAT 366 REP
201804532	Hendricks	03/02/2018	MISC : MISCELLANEOUS	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search CITIZENS BANK	Search Lot 1 MINOR PLAT 366 REP Search Lot 2 MINOR PLAT 366 REP
201804533	Hendricks	03/02/2018	MISC : AFFIDAVIT	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search MINOR PLAT 366 REP	Search Lot 1 MINOR PLAT 366 REP Search Lot 2 MINOR PLAT 366 REP
201808422	Hendricks	04/23/2018	REL : MORTGAGE RELEASE	VENEZIA, JANE M Search Search VENEZIA, JOHN M Search AMERIANA BANK Search FIRST MERCHANTS BANK	
201907118	Hendricks	04/16/2019	MORT : MORTGAGE	VENEZIA, JANE Search Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 11 STRATFORD OF AVON SECTION 1

Document Details	County	Date	Type	Name	Legal
202301975	Hendricks	02/06/2023	DEED : TRANSFER ON DEATH DEED	VENEZIA, JANE M Search Search LANHAM, MARITA KEMPF Search LANHAM, MARITA KEMPF Search WESTERN, SUELYN B	Search Lot 31 OLIVERS SUBDIVISION (JAMES H) Search Lot 32 OLIVERS SUBDIVISION (JAMES H)

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Search Results for:

LOT: 11
SUBDIVISION: STRATFORD OF AVON SECTION 1
REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 02/10/2025 3:24 PM

Showing 23 results

Filter:

Document Details	County	Date	Type	Name	Legal
199001537	Hendricks	03/13/1990	REL : MORTGAGE PARTIAL RELEASE	Search STRATFORD GROUP INC Search MID STATE BANK	Search Lot 11 STRATFORD OF AVON SECTION 1
199001538	Hendricks	03/13/1990	REL : MORTGAGE PARTIAL RELEASE	Search STRATFORD GROUP INC Search MID STATE BANK	Search Lot 11 STRATFORD OF AVON SECTION 1
199001540	Hendricks	03/13/1990	DEED : DEED	Search STRATFORD GROUP INC Search JOHNSON, DONALD E Search JOHNSON, HULDA A	Search Lot 11 STRATFORD OF AVON SECTION 1
199002169	Hendricks	03/27/1990	REL : MORTGAGE PARTIAL RELEASE	Search STATFORD GROUP INC Search MID STATE BANK	Search Lot 11 STRATFORD OF AVON SECTION 1
199008495	Hendricks	08/01/1990	DEED : DEED	Search JOHNSON, DONALD E Search JOHNSON, HULDA A Search STRATFORD GROUP INC	Search Lot 11 STRATFORD OF AVON SECTION 1
199102613	Hendricks	06/11/1991	MORT : MORTGAGE	Search SELVES, CHARLES E Search SELVES, NANCY M Search MID STATE BANK	Search Lot 11 STRATFORD OF AVON SECTION 1
199104779	Hendricks	07/24/1991	DEED : DEED	Search STRATFORD GROUP INC Search SELVES, CHARLES E Search SELVES, NANCY M	Search Lot 11 STRATFORD OF AVON SECTION 1
199105442	Hendricks	08/06/1991	MORT : MORTGAGE	Search SELVES, CHARLES E Search SELVES, NANCY M Search MID STATE BANK	Search Lot 11 STRATFORD OF AVON SECTION 1

Document Details	County	Date	Type	Name	Legal
199310002	Hendricks	05/24/1993	MORT : MORTGAGE	Search SELVES, CHARLES E Search SELVES, NANCY M Search DIRECTORS MORTGAGE LOAN	Search Lot 11 STRATFORD OF AVON SECTION 1
199316373	Hendricks	08/11/1993	REL : MORTGAGE RELEASE	Search SELVES, CHARLES E Search SELVES, NANCY M Search MID STATE BANK Search NATIONAL CITY MORTGAGE	Search Lot 11 STRATFORD OF AVON SECTION 1
199406597	Hendricks	03/28/1994	ASGN : MORTGAGE ASSIGNMENT	Search SELVES, CHARLES E Search SELVES, NANCY M Search EXPRESS AMERICA MORTGAGE	Search Lot 11 STRATFORD OF AVON SECTION 1
199612996	Hendricks	06/20/1996	MISC : POWER OF ATTORNEY	Search SELVES, NANCY M Search PHH REAL ESTATE SERVICES CORPORATION Search WRAY & ASSOCIATES Search WRAY, R JOHN	Search Lot 11 STRATFORD OF AVON SECTION 1
199612997	Hendricks	06/20/1996	DEED : DEED	Search SELVES, CHARLES E Search SELVES, NANCY M Search VENEZIA, JOHN M	Search Lot 11 STRATFORD OF AVON SECTION 1
199612998	Hendricks	06/20/1996	MORT : MORTGAGE	Search VENEZIA, JOHN M Search HUNTINGTON MORTGAGE	Search Lot 11 STRATFORD OF AVON SECTION 1
199703408	Hendricks	02/26/1997	MORT : MORTGAGE	Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK TR	Search Lot 11 STRATFORD OF AVON SECTION 1
200004468	Hendricks	03/02/2000	MORT : MORTGAGE	Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK TR	Search Lot 11 STRATFORD OF AVON SECTION 1
200301077	Hendricks	01/09/2003	MORT : MORTGAGE	Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK TR	Search Lot 11 STRATFORD OF AVON SECTION 1
200307056	Hendricks	02/19/2003	MORT : MORTGAGE	Search VENEZIA, JOHN M Search FREEDOM MORTGAGE	Search Lot 11 STRATFORD OF AVON SECTION 1

Document Details	County	Date	Type	Name	Legal
200326642	Hendricks	06/26/2003	MORT : MORTGAGE SUBORDINATION	Search VENEZIA, JOHN M Search FREEDOM MORTGAGE Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 11 STRATFORD OF AVON SECTION 1
200806130	Hendricks	03/13/2008	MORT : MORTGAGE AMENDMENT	Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK & TRUST	Search Lot 11 STRATFORD OF AVON SECTION 1
201304092	Hendricks	02/08/2013	DEED : DEED	Search VENEZIA, JOHN M Search VENEZIA, JANE M Search VENEZIA, JOHN M	Search Lot 11 STRATFORD OF AVON SECTION 1
201304093	Hendricks	02/08/2013	MORT : MORTGAGE	Search VENEZIA, JANE M Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 11 STRATFORD OF AVON SECTION 1
201907118	Hendricks	04/16/2019	MORT : MORTGAGE	Search VENEZIA, JANE Search VENEZIA, JOHN M Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 11 STRATFORD OF AVON SECTION 1

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