



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-01655	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	BRIAN CAUDILL		
PROPERTY ADDRESS:	5298 E 700 N, PINE VILLAGE, IN 47975		
CITY, STATE AND COUNTY:	PINE VILLAGE, INDIANA (IN) , WARREN		

SEARCH INFORMATION

SEARCH DATE:	02/24/2025	EFFECTIVE DATE:	02/21/2025
NAME(S) SEARCHED:	BRIAN CAUDILL		
ADDRESS/PARCEL SEARCHED:	5298 E 700 N, PINE VILLAGE, IN 47975/86-02-21-300-015.001-001		

ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

CURRENT OWNER VESTING

BRIAN CAUDILL
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MATT E. AKERS
DATED DATE:	11/30/2009	GRANTEE:	BRIAN CAUDILL
BOOK/PAGE:	N/A	RECORDED DATE:	04/02/2013
INSTRUMENT NO:	130439		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PINE VILLAGE
-----------------------	----------------------

ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN WARREN COUNTY, IN THE STATE OF INDIANA, TO-WIT:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST, ADAMS TOWNSHIP, WARREN COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (REBAR SET); THENCE NORTH EIGHTY-NINE DEGREES ZERO MINUTES (89°00') WEST ALONG THE QUARTER-QUARTER LINE AND ON THE COUNTY ROAD NINE HUNDRED FIFTY-EIGHT AND THREE TENTHS (958.3) FEET TO A RAILROAD SPIKE BURIED FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE QUARTER- QUARTER LINE NORTH EIGHTY-NINE DEGREES ZERO MINUTES (89°00') WEST THREE HUNDRED SEVENTY-SEVEN AND ZERO TENTHS (377.0) FEET TO A RAILROAD SPIKE BURIED (CORNER POST 24 FEET NORTH); THENCE NORTH ZERO DEGREES ZERO MINUTES (00°00') EAST ASSUMED BEARING, ALONG THE QUARTER-QUARTER LINE AND AN OLD FENCE, TWO HUNDRED THIRTY AND ZERO TENTHS (230.0) FEET TO A STEEL POST SET; THENCE SOUTH EIGHTY-NINE DEGREES ZERO MINUTES (89°00') EAST THREE HUNDRED SEVENTY-SEVEN AND ZERO TENTHS (377.0) FEET TO AN IRON PIPE SET; THENCE SOUTH ZERO DEGREES ZERO MINUTES (00°00') WEST TWO HUNDRED THIRTY AND ZERO TENTHS (230.0) FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINS ONE AND NINETY-NINE HUNDREDTHS (1.99) ACRES, MORE OR LESS.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
86-02-21-300-015.001-001

Parent Parcel Number

Property Address
5298 E 700 N

Neighborhood
9100001 ADAMS TOWNSHIP HOMESITES

Property Class
511 Res 1 fam unplatted 0-9.99 ac

OWNERSHIP

Caudill Brian
2976 Saddle Trek Rd
DECATUR, IL 62521

001-00031-01 PT SE 1/4 OF SW 1/4 21-23-7 1.99 AC KICKAPOO CONSV

Tax ID 0010003101

Printed 2/24/2025

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
04/02/2013	Akers Matt E	Bk: - Pg:	\$56,000.00
10/27/2009	LSF6 MERCURY REO INVESTMENTS	DOC: I-3	\$38,300.00
04/12/2009	SMITH MATTHEW & AMANDA	DOC: I-3	\$10.00
11/17/2004	ISHMIEL KARY	Bk: - Pg:	\$73,100.00
01/06/1998	ANDERSON J MALCOLM TRUST ETAL	Bk: - Pg:	\$43,250.00

RESIDENTIAL

VALUATION RECORD

Assessment Year	01/01/2020	01/01/2020	01/01/2021	01/01/2021	01/01/2022	01/01/2022	01/01/2023	01/01/2023
Reason For Change	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme
VALUATION	L	25900	25900	25900	25900	25900	25900	25900
Appraised Value	B	69200	69200	69200	69200	73800	73800	75400
	T	95100	95100	95100	95100	99700	99700	101300
VALUATION	L	25900	25900	25900	25900	25900	25900	25900
True Tax Value	B	69200	69200	69200	69200	73800	73800	75400
	T	95100	95100	95100	95100	99700	99700	101300

Site Description

Topography:
Rolling

Public Utilities:
Electric

Street or Road:
Unpaved

Neighborhood:
Improving

Zoning:

Legal Acres:
1.9900

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 120 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	9 - HOMESITE		1.0000		1.00	22500.00	22500.00	22500		22500
3	91 - RES EXCESS ACREAGE		0.9900		1.00	3400.00	3400.00	3370		3370

11RS: CHNGED COND OF DWELL FROM F TO AV. JKM
15RE: REASSESSMENT
MEMO:
PARCEL WAS PROFESSIONALLY APPRAISED - APPRAISER
NOTIFIED TAXPAYER THAT WE HAD HOUSE ON WITH
FINISHED ATTIC AND IT IS UN-FINISHED. CORRECTED
FOR 2007 PAY 2008. JKR

Supplemental Cards

MEASURED ACREAGE 1.9900

FARMLAND COMPUTATIONS

Parcel Acreage 1.9900
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesites(s) [-]
91/92 Excess Acreage [-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 25870

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND

Classified Land Total
Homesite(s) Value [+]
Excess Acreage Value [+]
22500
3370

Supplemental Cards
TOTAL LAND VALUE

25900

PHYSICAL CHARACTERISTICS

Style: 11 1 Story W/WO Unfin Attic
 Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1748
 Attic: 1/4 Finished
 Basement: None

ROOFING

Material: Asphalt shingles
 Type:

FLOORING

Wood 1.0
 Sub and joists 1.0 , A

EXTERIOR COVER

Wood siding 1.0 ,A

INTERIOR FINISH

Drywall 1.0 ,A

ACCOMMODATIONS

Finished Rooms: 6
 Bedrooms: 3

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper

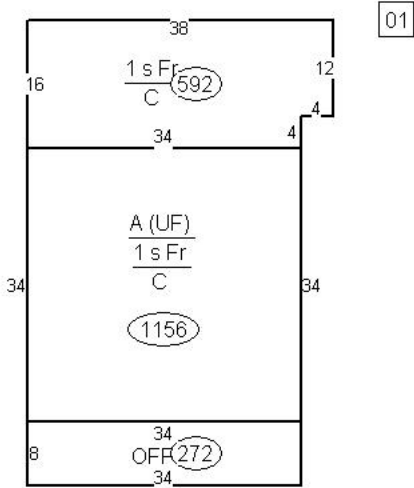
PLUMBING

	#	
3 Fixt. Baths	1	3
Kit Sink	1	1
Water Heat	1	1
TOTAL		5

REMODELING AND MODERNIZATION

Amount Date

IMPROVEMENT DATA



86-02-21-300-015.001-001
 5298 E 700 N

Property Class: 511

	Construction	Base Area	Floor	Finished Area Sq Ft	Value
1	Wood frame	1748	1.0	1748	113790
1	Wood frame	1156	Attic	0	6870
		1748	Crawl	----	7750

TOTAL BASE 128410

Row Type Adjustment SUB-TOTAL 1.00% 128410

Interior Finish 0
 Ext Lvg Units 0
 Basement Finish 0
 Fireplace(s) 0
 Heating 0
 Air Conditioning 0
 Frame/Siding/Roof 0
 Plumbing Fixt: 5 0

Sub-TOTAL ONE UNIT 128410
 Sub-TOTAL 0 UNITS 128410

Exterior Features
 Description Value
 OFP 9670
 Garages
 0 Integral 0
 0 Att Garage 0
 0 Att Carports 0
 0 Bsm Garage 0
 Ext Features 9670

SUB-TOTAL 138080

Quality Class/Grade

GRADE ADJUSTED VALUE 114330

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D 01 DWELL DETGAR				1.00		D+2	1915	1915	AV	0.00	N	0.00	2904	114330	50	0	110	100	62900
				8.00	1	C	1966	1966	AV	29.49	N	27.13	24 X 30	19530	40	0	100	100	11700

Data Collector/Date
 CF/6/13/2022

Appraiser/Date
 CF/6/13/2022

Neighborhood
 Neigh 9100001

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

74600

130439
WARREN COUNTY, IN
RECORDER OF DEEDS
MELLISA DRAKE
RECORDED ON
04/02/2013 11:43:07AM
WARRANTY DEED
REC FEE: \$18.00
PAGES: 2

WARRANTY DEED
Parcel No. 86-02-21-300-015.001-001.

THIS INDENTURE WITNESSETH, That Matt E. Akers, of Warren County, State of Indiana ("Grantor"), **CONVEYS AND WARRANTS** to Brian Caudill, of Warren County, State of Indiana ("Grantee"), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situate in Warren County, in the State of Indiana, to-wit:

Part of the Southeast quarter of the Southwest Quarter of Section twenty-one (21), Township twenty-three (23) North, Range Seven (7) West, Adams Township, Warren County, Indiana, described as follows: Commencing at the Southeast corner of the Southeast quarter of the Southwest quarter (rebar set); thence North eighty-nine degrees zero minutes (89°00') West along the quarter-quarter line and on the County road nine hundred fifty-eight and three tenths (958.3) feet to a railroad spike buried for the point of beginning; thence continue along the quarter-quarter line North eighty-nine degrees zero minutes (89°00') West three hundred seventy-seven and zero tenths (377.0) feet to a railroad spike buried (corner post 24 feet North); thence North zero degrees zero minutes (00°00') East assumed bearing, along the quarter-quarter line and an old fence, two hundred thirty and zero tenths (230.0) feet to a steel post set; thence South eighty-nine degrees zero minutes (89°00') East three hundred seventy-seven and zero tenths (377.0) feet to an iron pipe set; thence South zero degrees zero minutes (00°00') West two hundred thirty and zero tenths (230.0) feet to the point of beginning. Said described tract contains one and ninety-nine hundredths (1.99) acres, more or less.

Grantor hereby recites that the above-described real estate is not "property" within the meaning of the Indiana Responsible Property Transfer Law.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 30 day of November, 2009.


Matt E. Akers

STATE OF INDIANA)
) SS:
COUNTY OF WARREN)

Before me, a Notary Public in and for said County and State, this 30 day of November, 2009, personally appeared Matt E. Akers, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal.


Cindy Williams, Notary Public
Residing in Warren County, IN

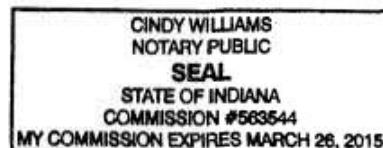
My Commission Expires:
March 26, 2015.

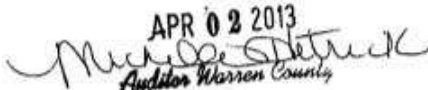
Send tax statements to Grantee at:

5298 E 700 N.
Pine Village IN

This instrument was prepared by John A. Larson, Attorney at Law, P.O. Box 96, Williamsport, IN 47993.

I affirm under the pains and penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Attest: John A. Larson



Duly Entered for Taxation
APR 02 2013

Auditor Warren County



130439 4/2/2013 11:58 AM

Criteria: Party Name = CAUDILL BRIAN

Last Indexed Date: 02/21/2025

Last Verified Date: 02/21/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/16/2022	12/06/2022	221637	MORTGAGE...	CAUDILL BRIAN		MORTGAGEE
04/02/2013	03/27/2013	130440	MORTGAGE	CAUDILL BRIAN L		GRANTOR
04/02/2013	11/30/2009	130439	WARRANTY...	CAUDILL BRIAN		GRANTEE

Results found: 3

Displaying page: 1 of 1

