

Legal and Vesting Product Cover Sheet

ORDER INFORMATION											
FILE/ORDER NUMBER:	LL-HCBAT-01661	PRODUCT NAME:	LEGAL & VESTING								
BORROWER NAME(S):	DAVID E DAY AND KIMMY L DAY										
ROPERTY ADDRESS: 1539 SPAN AVENUE, INDIANAPOLIS, IN 46203											
CITY, STATE AND COUNTY: INDIANA (IN) , MARION											
SEARCH INFORMATION											
SEARCH DATE:	EARCH DATE: 02/25/2025 EFFECTIVE DATE: 01/30/2025										
NAME(S) SEARCHED:	E(S) SEARCHED: DAVID E DAY AND KIMMY L DAY										
ADDRESS/PARCEL SEARCHED: 1539 SPAN AVENUE, INDIANAPOLIS, IN 46203/49-10-07-112-262.000-101											
ASSESSMENT INFORMATION											
COMMENTS:											
	CURRENT OWNE	R VESTING									
KIMMY DAY AND DAVID	E. DAY										
COMMENTS:											
	VESTING D	DEED									
DEED TYPE:	QUITCLAIM DEED	GRANTOR:	SCOTT SHEPHERD, AN ADULT								
DATED DATE:	11/05/2024	GRANTEE:	KIMMY DAY AND DAVID E. DAY								
BOOK/PAGE:	N/A	RECORDED DATE:	11/20/2024								
INSTRUMENT NO:	A202400094848										
COMMENTS:											
	FOR PREAM	MBLE									
CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS										
ADDITIONAL NOTES											

LEGAL DESCRIPTION

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

LOT NUMBERED FOUR HUNDRED EIGHTY-ONE (481) IN SPANN AND COMPANY'S SECOND WOODLAWN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 119, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Parcel Number		Ownership				Transfer o	r Owners	nıp		Year 20		Card 1		
1023902		Name				Date			Grantor		Valid	Amo	unt	Type
County	Marion, IN	DAY, KIMMY &				Nov 19, 20	24 SHEP	HERD, SCOTT	- Jan 01, 1900		Y		0.00	Straight
Township	CENTER	DAVID E DAY				Jul 15, 200	0 1 1 2 1		IONAL - Jan 01,	1000	Ý			Straight
	CENTER	-DAVID E DAT				Jul 15, 200	6 LASA	LLL DAINK IVA I	IONAL - Jan 01,	1900	T		0.00	Straight
Corporation														
District														1
Plat														
Мар	85-010-064-000	Address												
			_											
Alt Parcel	49-10-07-112-262.000-101	1539 SPANN AVI												
Property Class	510	INDIANAPOLIS, I	N 4620312	4										1
Tax District	101													
	1069722268-fountain square r	$\overline{}$												
iveignbornood	1009/22200-10u11taii1 Square 1	'												
Property Addres	ess								\/AIIIA:	TION DECODE				
1539 SPANN AV		Ti .							VALUA	TION RECORI	,			
		. 101	100.10			Assessme	nt Voor			20	24	202	3	2022
INDIANAPOLIS,	, IN 46203		49048			Reason fo				20	27	202	1	2022
		Book		Page		neasonio	Change							
		Legal	'						tead-C1	38,3	300	38,30)	38,300
		SPANN & COS 2	VID WOODL	AWALADD L	101	-		Reside	ntial-C2		o	(ס	0
		SPAININ & COS 2	ND WOODL	AWIN ADD L	+0 1		Land	Non-Re	esidential-C3		0		1	0
								Total L		20.5	200	20 20		
		-								38,3		38,30	1	38,300
	Utilities Street or Rd. Neighborhood								tead-C1	40,9	900	38,30	ס	36,500
✓ Level ✓ W	Vater Paved Improving					_		Reside	ntial-C2		0		o	0
High 📝 Se	ewer Unpaved Static					Impr	ovement		esidential-C3		0		1	0
Low G						•				40.0	\ <u>\</u>	00.00	1	
								Total Ir	пр	40,9	900	38,30	4	36,500
	lectricity Sidewalk Other													
Swampy	Alley Blighted						Total As	sessed Val	ue:	79,2	200	76,60	ol	74,800
						_					'			
Pro	perty Sub Class:	RES ONE FAMIL	Y PLATTED	LOT-510						PRINTE	D FROM N	MARION C	OUNTY.	INDIANA
	porty can ciacor												,	
	Memorandum						LANDE		COMPUTA	TIONS				
	Wellioralidulli						LAND	MIAAND	COMPUTA	TIONS				
20/21 Pagagaga	ment; correct full story to half-sto	201	Land	Actual	Effective	Effective								
20/21 neassessi	filent, correct run story to nan-sit	ory .	Type	Frontage	Frontage	Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence	Factor	Land	Value
Changed grade f	from C- to D++ for the 16p17 cy	clical reassessment.												
			F-9	30	30	125	1.02	1250.00	1275.00	38250		0-		38250
														-
														-
														-
			H						 					
					Acreage	e / Sq. Ft.								
			— <u>[</u>											
	Land Type													
	Land Type													
F Front Lot	81 Legal Ditch													
R Rear Lot	82 Public Road													
 Comm. Ind. Land 	83 Utility Trans. Tower													
11 Primary	9 Homesite													
12 Secondary	91 Res. Excess Acres													
13 Undeveloped I														
14 Undeveloped	Unusable Influence Factors													
2 Classified Land	0 Othor E Mini	mprovement												
3 Undeveloped Land	lu .	•								Total Reside	ntial I and	l Value		38300
4 Tillable Land	1 Topography 6 Resi									Total Non-Reside				
5 Non-tillable Land	2 Under Improved 7 Traff	fic Flow	 			1				i otal ivoli-neside	iiliai Laile	value		0
6 Woodland	3 Excess Frontage 8 View	1	1											
7 Other Farmland	4 Shape or Size 9 Corr		1 -							_				0000
8 Ag Support Land	4 Shape of Size 9 Corr	ioi milli.	<u></u> To	tal Acreage		0.09					otal Lanc	ı value		38300

Occupancy		Story	Height		Attic	Bsmt Crawl	4					Ske	tch							Value	e Δdiı	ıstme	nt / F	xteri	or Fe	atures
1 ✓ Single Fan2 ☐ Duplex	ııııy	2	.00	0 ▼ No 1 □ Ur		0 None 0 1 1 1/4 1 1 1	Parcel Nu	nber	10239	02				l F	Reside	ential	Card 1		Valu	e Adjustn				.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
3 Triplex		1 🗆 (Other	2 1/2		2 1/2 2	i di cei ital	11001	10200	-02					100100	ritiai	ouru i		Valu	e Aujusiii	nents					
4 7 4-6 Family	,			3 3/4	4 Fin	3 3/4 3						26	2							rior Featu						
5 M home		3 🗀 .	Γri-level	4 Fir		4 Full 4				г		- 20	,						Porc	h- Open	Msnry- 1	st flr - 1 -	- 176sf	- 7400		
0 Row Type																										
Construction		Base		Floor	Fin.Liv.Ar]			2		В		12												
1 Frame or Alum.	1		1,028	1.00	1,0							31	2	3.0												
2 Stucco	1		620	.50	6	20 23,700						28	3													
3 Tile							1			Г		26	ò													
4 Concrete Block							_																			
5 Metal 6 Concrete							4			4				4												
7 Brick				Attic			_																			
8 Stone			620 Ba			21,000	1					Α		6												
9 Frame w/Masonry	_			Crawl		4,000					4	A 620)	6												
Roofing						,,,,,,,	1				100															
Asphalt Shingles		√									- 1															
Slate or Tile		ᄀᅜᅵ									16		6	£ 6 6 €												
											- 1															
Metal				-	Total Base	130,400					- 1		22													
	1 2	_					1				\vdash	16	STER.	6												
Earth	<u> </u>	╛□┃	Row-	Type A	djustmen	t 1.00	<u> </u>						D													
Slab Sub & Joists	┧ ┢	┥╟┃	sq.ft.	SU	IB-TOTAL	130,400	1						176													
Sub & Joists					Interior (-		4				_		22													
Wood		┥		-uli Untin	n Interior (-)	_						66													
Parquet	H H	H			ing Units (-																			
Tile	i i	ĭ H I		Rec. Roo			-																			
Carpet	ī Ē	ĭĦI		ireplace	,		-																			
Linoleum	ĪĒ	īĦ		_oft	(+)		1																			
Unfinished			١	No Heat	(-)		1																			
Interior Finish	1	2	1648 A	Air Condi	itioning (+) 3,500																				
Plaster/Dry Wall				No Electr)								0												
Paneling			Plumbing)	(-/+)									SUM	MAH	RY OF I	MPRO	VEN	IEN	IS						
Fiberboard	Ц		TF:5 - 5	D			Use	Ht.		Grd	Year	Efftv	Cnd	Base Rate	Feat	Adj Rate		LCM		Rplc	Dep	REM Val			Trend	
Unfinished	\mathbb{H}		Specialty Special F				-		Туре		Const	Year					Area		Un.	Cost	Obs		Cmp			Value
Unfinished Accommodations	<u></u>		-				Dwelling		Frame	D++	1900	1955	F				2268	1.00		127170	60/60	20350	100	1.00	2.01	40900
Total # Rooms	• 	8	Sub	-Total (One Unit	133,900																			\vdash	
Bedrooms		4	Sub	-Total	1 Unit(s)	133,900	-																		\vdash	
Family Room		-	Garages			,	-																1		\vdash	
Formal Dining Roo	om	1		Integral	(-)		-	_																	\vdash	
			4	Attached	Garage (+)																				
Rec Room Type					l Carport (+	-)	_																			
Area				Basemer	•		_																			
Fireplace Stacks			Exterior I	-eatures		7,400	_1																			
Metal Openin	ngs	!	Crada ar	nd Donia	Sub-To	tal 141,300 90	_1																			
Heating / Air Cond Central Warm Air	altic		Location	Multiplia	[] D++	1.00	_1																		igsquare	
Hot Water or Stear	m	✓	Location	Multiplie	1	1.00	1	_																	\vdash	
Heat Pump				Replac	ement Co	ost 127,170		-															-			
No Heat						RNIZATION	_	-															1		\vdash	
Gravity/Wall/Space	e				Amour		-																		\vdash	
Central Air Cond.	\dashv	₹	Exterior																\vdash						\vdash	
Plumbing #	#	TF	Interior																\Box							
Full Baths	0		Kitchen				_																			
Half Baths	0		Bath Fac				_																			
Kitchen Sink	1		Plumbing		1		-																			
Water Heater	1		Heating S		1														Ш						igsquare	
Extra fixtures	-t-1		Electrical Extension		+	_	-																	<u></u>		40000
	otal		-VIG112101	113	+		-																	roveme		
No Plumb/Wtr Only	ıy				1		_													1		101	aı ımpr	ovemen	ι value	40900

		SKETCH/AF	REA TABLE ADDENDUM			
Parcel Number 1023902 Year 2024 Card 1 Property Address 1539 SPANN AV						
	SKETCH/AREA	TABLE ADDENDUM		AR	EA CALCULATION	S SUMMARY
	P.	26	·	Name	Description Total Sqft.	Size (Sqft)
	12	B 312 26	12			
	41	26	41			
	4	A 6 6 6 6 9 9 6 9 6	18			
		22 16 6 D 176	ω			

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Nov 19 2024 AM 10:31
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER E-012157449 CR

A202400094848

11/20/2024 07:03 AM **FAITH KIMBROUGH** MARION COUNTY IN RECORDER FEE: \$ 35.00 PAGES: 2 By: ER

QUITCLAIM DEED

File No.: CTIN2403904 CT Smith Valley

THIS INDENTURE WITNESSETH, That Scott Shepherd, an adult (Grantor) QUITCLAIMS to:

Kimmy Day and David E. Day, (Grantee) for No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Marion County, State of Indiana:

For APN/Parcel ID(s): 49-10-07-112-262.000-101

LOT NUMBERED FOUR HUNDRED EIGHTY-ONE (481) IN SPANN AND COMPANY'S SECOND WOODLAWN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 119, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Property: 1539 Spann Ave, Indianapolis, IN 46203.

Scott Shepherd

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

Grantor is executing this Deed in fulfillment of a Purchase Agreement (Rent to Buy Agreement) dated May 28, 2008 and recorded November 9, 2023 as Instrument Number A202300093847,

THE REST OF THE PARTY OF THE PA

IN WITNESS WHEREOF, Grantor has executed this deed this 57 day of November 2024.

GRANTOR:

Marion County Assessor Nov 13 2024 Received KC

State of Indiana County of Johnson

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Scott Shepherd, an adult, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 5th day of November 2024

Signature Vorendo Holis

Resident of: _____ County

State of:

My Commission expires: _____

Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 1539 Spann Ave

Indianapolis, IN 46203

Karen A. Hopkins
Notery Public, State of Indiana
Johnson County
Completed in Number (PUTUAS45
Thy Commission Explane
Avyant 24, 2025

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 - Dena Phillips Farling

1 of 1 2/25/2025, 10:43 PM

DataSource: Marion, IN

Criteria: Party Name = DAY KIMMY

Last Indexed Date: 02/24/2025 Last Verified Date: 01/03/2025

RecDate	DocDate	DocNumber	D осТуре	Last Name	First Name	Party Type
11/20/2024		A202400094849	MORTGAGE	DAY KIMMY		GRANTOR
11/20/2024		A202400094848	DEED	DAY KIMMY		GRANTEE
11/09/2023		A202300093847	AFFIDAVI	DAY KIMMY L		GRANTOR
		A				

Results found: 3











Displaying page: 1 of 1