



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-01753	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MELISSA FOX, DAVID FOX		
PROPERTY ADDRESS:	11030 EAST PURDUE FARM ROAD, DUBOIS, IN 47527		
CITY, STATE AND COUNTY:	DUBOIS, INDIANA (IN), DUBOIS		

SEARCH INFORMATION

SEARCH DATE:	03/12/2025	EFFECTIVE DATE:	03/11/2025
NAME(S) SEARCHED:	MELISSA FOX, DAVID FOX		
ADDRESS/PARCEL SEARCHED:	11030 EAST PURDUE FARM ROAD, DUBOIS, IN 47527/19-08-12-200-013.000-006		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DAVID FOX AND MELISSA FOX, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JILLIAN L. HAASE AND CHRISTOPHER A. HAASE
DATED DATE:	09/13/2021	GRANTEE:	DAVID FOX AND MELISSA FOX, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES
BOOK/PAGE:	N/A	RECORDED DATE:	09/14/2021
INSTRUMENT NO:	2021005952		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF DUBOIS
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN DUBOIS COUNTY, STATE OF INDIANA, TO WIT:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP ONE (1) SOUTH, RANGE THREE (3) WEST, COLUMBIA CIVIL TOWNSHIP, DUBOIS COUNTY, INDIANA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CORNERSTONE AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP ONE (1) SOUTH, RANGE THREE (3) WEST; THENCE NORTH 01 DEGREE 21 MINUTES 06 SECONDS WEST A DISTANCE OF TWO HUNDRED EIGHT AND FIFTY-SIX HUNDREDTHS (208.56) FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO AN EXISTING 1/2-INCH IRON PIN AT THE NORTHWEST CORNER OF THE BRIAN LEON TRACT, AS RECORDED AT RECORD DOCUMENT 23641 OF THE DUBOIS COUNTY RECORDER'S OFFICE, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTH 01 DEGREE 21 MINUTES 06 SECONDS WEST A DISTANCE OF ONE HUNDRED FIFTY-TWO AND FORTY-EIGHT HUNDREDTHS (152.48) FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO A 5/8-INCH IRON REBAR BEARING AN ORANGE SURVEY CAP INSCRIBED "BUEHLER 21000213" SET THIS SURVEY; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF FOUR HUNDRED SIXTY-FOUR AND TWENTY-SEVEN HUNDREDTHS (464.27) FEET TO AN EXISTING RAILROAD SPIKE AT A WESTERLY CORNER OF THE THOMAS E. & SANDRA J. RANKIN TRACT, AS RECORDED AT RECORD DOCUMENT 2004004009 OF THE DUBOIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 09 DEGREES 17 MINUTES 04 SECONDS EAST A DISTANCE OF ONE HUNDRED FIFTY-FIVE AND THIRTY-ONE HUNDREDTHS (155.31) FEET ALONG A WESTERLY LINE OF SAID RANKIN TRACT TO AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER THEREOF, ALSO BEING AT THE NORTH LINE OF SAID BRIAN LEON TRACT; THENCE NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST A DISTANCE OF FOUR HUNDRED EIGHTY-FIVE AND SEVENTY- THREE HUNDREDTHS (485.73) FEET ALONG THE NORTH LINE OF SAID BRIAN LEON TRACT TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND SAID TO CONTAIN 1.667 ACRES.

19-08-12-200-013.000-006

General Information

Parcel Number
19-08-12-200-013.000-006

Local Parcel Number
0040194003

Tax ID:

Routing Number
001-034-026

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County
Dubois

Township
COLUMBIA TOWNSHIP

District 006 (Local 006)
COLUMBIA TOWNSHIP

School Corp 2040
NORTHEAST DUBOIS COUNTY

Neighborhood 5006001-006
Columbia Residential

Section/Plat
12

Location Address (1)
11030 E PURDUE FARM Rd
DUBOIS, IN 47527

Zoning

Subdivision

Lot

Market Model
5006001-006 - Residential

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 24, 2024

Review Group 2025

Fox, David and Melissa

Ownership

Fox, David and Melissa
11030 Purdue Farm Rd
DUBOIS, IN 47527

Legal

004-01940-03 PT SW NW 12-1-3 1.08A



Valuation Records (Work In Progress values are not certified values and are subject to change)

2024	Assessment Year	2024	2023	2022	2022	2021
WIP	Reason For Change	AA	GenReval	GenReval	Comb	GenReval
04/08/2024	As Of Date	04/18/2024	01/01/2023	01/01/2022	01/01/2022	01/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$20,900	Land	\$20,900	\$20,900	\$20,900	\$20,900	\$11,600
\$20,500	Land Res (1)	\$20,500	\$20,500	\$20,500	\$20,500	\$11,600
\$400	Land Non Res (2)	\$400	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$400	\$400	\$400	\$0
\$192,000	Improvement	\$192,000	\$181,300	\$155,300	\$142,500	\$139,400
\$191,800	Imp Res (1)	\$191,800	\$179,000	\$152,900	\$140,100	\$137,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Imp Non Res (3)	\$200	\$2,300	\$2,400	\$2,400	\$1,700
\$212,900	Total	\$212,900	\$202,200	\$176,200	\$163,400	\$151,000
\$212,300	Total Res (1)	\$212,300	\$199,500	\$173,400	\$160,600	\$149,300
\$400	Total Non Res (2)	\$400	\$0	\$0	\$0	\$0
\$200	Total Non Res (3)	\$200	\$2,700	\$2,800	\$2,800	\$1,700

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9rr	A		0	1.0000	1.00	\$20,500	\$20,500	\$20,500	0%	1.0000	100.00	0.00	0.00	\$20,500
91	A		0	0.0800	1.00	\$5,500	\$5,500	\$440	0%	1.0000	0.00	100.00	0.00	\$440

11030 E PURDUE FARM Rd

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/30/2021	Fox, David and Meliss		NA	/		I
09/14/2021	Fox, David and Meliss	2021005952	WD	/	\$220,000	V
10/03/2016	Haase, Jillian L and Ch	2016005194	QC	/		I
10/06/2014	Wagner, Jillian L and	2014004654	WD	/	\$162,500	V
07/24/2007	Bookout, Edward L an	2007005005	WD	/		I
01/01/1900	BOOKOUT,ED		WD	/		I

Res

Columbia Residential

1/2

Notes

2/2/2022 COMBINED PARCELS: COMBINED PARCELS
COMBINED 19-08-12-200-006.003-006 TO 19-08-12-200-013.000-006 FOR 22P23

10/27/2021 003:
SALE PRICE OF \$220000 ON 9/14/21 TO FOX, DAVID/MELISSA INCLUDES
19-08-12-200-013.000-006, 19-08-12-200-006.003-006 & 19-08-12-200-006.010-006

7/29/2021 2022SW: SUPPORT WORK
CHGD WOOD SIDING TO VINYL; COMB LTR SENT 7/29/21

7/12/2012 001:
HAS HIGH CEILLINGS

1/1/1900 002:
SALE PRICE OF \$162500 TO WAGNER,JILLIAN ON 10/6/14 INCLUDE
PARCELS 19-08-12-200-006.003-006 19-08-12-200-013.000-006
19-08-12-200-006.010-006

Land Computations

Calculated Acreage	1.08
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.08
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.08
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$20,500
91/92 Value	\$400
Supp. Page Land Value	
CAP 1 Value	\$20,500
CAP 2 Value	\$400
CAP 3 Value	\$0
Total Value	\$20,900

2/2

Specialty Plumbing		
Description	Count	Value

	Total Base	\$139,700
Adjustments	1 Row Type Adj. x 1.00	\$139,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1168 2:580	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	10 – 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$147,900
	Sub-Total, 1 Units	
Exterior Features (+)	\$6,200	\$154,100
Garages (+) 900 sqft	\$25,000	\$179,100
Quality and Design Factor (Grade)		1.15
	Location Multiplier	0.91
	Replacement Cost	\$187,428

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	2	Wood Fr	B-1	1988	1994	30	A		0.91		2,108 sqft	\$187,428	22%	\$146,190	0%	100%	1.248	1.040	100.00	0.00	0.00	\$189,700
2: Lean-To R 01	1	Earth Flo	C	2010	2010	14	A	\$3.80	0.91		6'x16' x 6'	\$332	30%	\$230	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
3: Utility Shed R 01	1		C	2010	2010	14	A	\$20.44	0.91	\$18.60	12'x16'	\$3,571	40%	\$2,140	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,100

\$192,000



WARRANTY DEED

THIS INDENTURE WITNESSETH: That **Jillian L. Haase and Christopher A. Haase**

CONVEY AND WARRANT

to **David Fox and Melissa Fox**, husband and wife, as tenants by the entireties, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Dubois County, State of Indiana, to wit:

Part of the Southwest Quarter of the Northwest Quarter of Section Twelve (12), Township One (1) South, Range Three (3) West, Columbia Civil Township, Dubois County, Indiana, and being more completely described as follows: Commencing at an existing cornerstone at the southwest corner of Southwest Quarter of the Northwest Quarter of Section Twelve (12), Township One (1) South, Range Three (3) West; thence North 01 degree 21 minutes 06 seconds West a distance of Two Hundred Eight and Fifty-six Hundredths (208.56) feet along the west line of said quarter-quarter section to an existing 1/2-inch iron pin at the northwest corner of the Brian Leon tract, as recorded at Record Document 23641 of the Dubois County Recorder's Office, also being the point of beginning of the herein described tract; thence continuing North 01 degree 21 minutes 06 seconds West a distance of One Hundred Fifty-two and Forty-eight Hundredths (152.48) feet along the west line of said quarter-quarter section to a 5/8-inch iron rebar bearing an orange survey cap inscribed "BUEHLER 21000213" set this survey; thence North 89 degrees 55 minutes 00 seconds East a distance of Four Hundred Sixty-four and Twenty-seven Hundredths (464.27) feet to an existing railroad spike at a westerly corner of the Thomas E. & Sandra J. Rankin tract, as recorded at Record Document 2004004009 of the Dubois County Recorder's Office; thence South 09 degrees 17 minutes 04 seconds East a distance of One Hundred Fifty-five and Thirty-one Hundredths (155.31) feet along a westerly line of said Rankin tract to an existing railroad spike at the southwest corner thereof, also being at the north line of said Brian Leon tract; thence North 89 degrees 58 minutes 50 seconds West a distance of Four Hundred Eighty-five and Seventy-three Hundredths (485.73) feet along the north line of said Brian Leon tract to the point of beginning of the herein described tract and said to contain 1.667 acres.

IN WITNESS WHEREOF, the said Jillian L. Haase and Christopher A. Haase have hereunto set their hands and seals this 13 day of September, 2021.

Jillian L. Haase
Jillian L. Haase

Christopher A. Haase
Christopher A. Haase

STATE OF INDIANA, COUNTY OF Dubois, SS:

Before me, a Notary Public in and for said County and State, personally appeared Jillian L. Haase and Christopher A. Haase and acknowledged the execution of the foregoing Warranty Deed as their voluntary act and deed, this 13 day of September, 2021.

My Commission Expires:



JANELLE HACHMEISTER
Notary Public, State of Indiana
Dubois County
Commission Number NP0730061
My Commission Expires
November 19, 2028

Janelle Hachmeister
Janelle Hachmeister, Notary Public
County of Residence: Dubois

Return Deed and Mail Tax Statements to:

11830 E. Purdue Farm Rd
Dubois, IN 47527

Grantee's Mailing address:

Same

This Instrument Prepared By: Laura J. Peters, Hatfield & Peters LLC
502 Jackson Street, P.O. Box 809, Jasper, IN 47547

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.

Janelle Hachmeister
Name Janelle Hachmeister

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
Sep 14 2021 CH
Sandra L. Morton
AUDITOR, DUBOIS COUNTY
FEE: \$ 10.00

Search Results for:

NAME: FOX, MELISSA
REGION: Dubois County, IN
DOCUMENTS VALIDATED THROUGH: 03/11/2025 2:49 PM

Showing 8 results

Filter:

Document Details	County	Date	Type	Name	Legal
2021005952	Dubois	09/14/2021	DEED : DEED	FOX, MELISSA Search Search HAASE, CHRISTOPHER A Search HAASE, JILLIAN L Search FOX, DAVID	Search 12-1S-3W SW NW
2021005953	Dubois	09/14/2021	MORT : MORTGAGE	FOX, MELISSA Search Search FOX, DAVID Search GERMAN AMERICAN BANK Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search 12-1S-3W SW NW
2013005358	Dubois	08/21/2013	DEED : DEED	FOX, MELISSA L Search Search MIDWAY VENTURES LLC Search FOX, DAVID E	Search 25-1N-5W SW SE Search 25-1N-5W SW SE
2013005359	Dubois	08/21/2013	MORT : MORTGAGE	FOX, MELISSA L Search Search FOX, DAVID E Search FIRST FINANCIAL BANK N A	Search 25-1N-5W SW SE Search 25-1N-5W SW SE
2018001497	Dubois	04/02/2018	MORT : MORTGAGE	FOX, MELISSA L Search Search FOX, DAVID E Search FIRST FINANCIAL BANK N A	Search 25-1N-5W SW SE Search 25-1N-5W SW SE
2021005950	Dubois	09/14/2021	DEED : DEED	FOX, MELISSA L Search Search FOX, DAVID E Search GIBSON, SCHANELL Search TODD, TREVON A	Search 25-1N-5W SW SE Search 25-1N-5W SW SE
2021006164	Dubois	09/24/2021	LIEN : MORTGAGE RELEASE/SATISFACTION	FOX, MELISSA L Search Search FIRST FINANCIAL BANK N A Search FOX, DAVID E Search FOX, DAVID L	

Document Details	County	Date	Type	Name	Legal
2021006292	Dubois	09/30/2021	LIEN : MORTGAGE RELEASE/SATISFACTION	FOX, MELISSA L Search Search FIRST FINANCIAL BANK N A Search FOX, DAVID E	

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