



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-01838	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	WADE W WEISS, CHRISTINA M WEISS		
PROPERTY ADDRESS:	7929 SOUTHERN RIDGE DR, MOORESVILLE, IN 46158		
CITY, STATE AND COUNTY:	MOORESVILLE, INDIANA (IN) , HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	03/27/2025	EFFECTIVE DATE:	03/26/2025
NAME(S) SEARCHED:	WADE W WEISS, CHRISTINA M WEISS		
ADDRESS/PARCEL SEARCHED:	7929 SOUTHERN RIDGE DR, MOORESVILLE, IN 46158/32-15-23-430-016.000-011		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

WADE W. WEISS AND CHRISTINA M. WEISS, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ROGER W. TURNER AND TERRI L. TURNER, HUSBAND AND WIFE
DATED DATE:	08/12/2020	GRANTEE:	WADE W. WEISS AND CHRISTINA M. WEISS, HUSBAND AND WIFE
BOOK/PAGE:		RECORDED DATE:	08/28/2020
INSTRUMENT NO:	202024512		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF GUILFORD
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBERED TWENTY-EIGHT (28) IN SOUTHERN RIDGE, A SUBDIVISION IN GUILFORD TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED MARCH 8, 2001 AS INSTRUMENT NO. 200100006023 IN PLAT CABINET 4, SLIDE 8, PAGES 1A, 1B AND 1C, WITH CERTIFICATE OF CORRECTION RECORDED JUNE 12, 2001 AS INSTRUMENT NO. 200100016480 IN BOOK 249, PAGE 342, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Hendricks County, IN

Property Record Card

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

Form 11

[32-15-23-430-016.000-011 \(PDF\)](#)

Summary

Parcel ID	32-15-23-430-016.000-011
Bill ID	006-323411-430016
Reference #	.
Property Address	7929 Southern Ridge Dr Mooresville, IN, 46158
Brief Legal Description	LOT 28 Southern Ridge .30ac From 400-016 (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District	Guilford Township
Tax Rate Code	71 - Advertised Tax Rate
Property Type	82 - Residential
Mortgage Co	15631475 - CORELOGIC
Last Change Date	2/19/2021



Owner

Deeded Owner
WEISS WADE W & CHRISTINA M H/W
7929 Southern Ridge Dr
Mooresville, IN 46158

Taxing District

County:	Hendricks
Township:	GUILFORD TOWNSHIP
State District	011 GUILFORD TOWNSHIP
Local District:	006
School Corp:	PLAINFIELD COMMUNITY
Neighborhood:	0652305 SOUTHERN RIDGE

Site Description

Topography:	Flat
Public Utilities:	Electricity
Street or Road:	Paved
Area Quality:	Improving
Parcel Acreage:	

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		98	128	98x128	\$462.00	\$411.00	\$40,278.00	0%	\$40,280.00

Residential Dwellings

Description	Single-Family Residence1
Story Height	2
Style	
Finished Area	5098
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	4154
Bedrooms	0
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	4

Floor	Construction	Base	Finish
1	Brick	1778	1778
2	1/6 Masonry	1870	1870
A		506	0
B		1778	1450

Features	Area
Bay	14
Patio, Concrete (Terraced)	154
Porch, Open Frame	189
Wood Deck	426

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family Residence1	100	B+1	2004	2004	A	1.01	5098	1.5	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
8/28/2020	WEISS, WADE W & CHRISTINA M	WD		\$425,000.00
8/25/2004	TURNER, ROGER W & TERRI L		533/1670	\$0.00
	DONALD LAMBERT			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
8/28/2020	TURNER ROGER W & TERRI H/W				WD
8/25/2004	Lambert Donald				WD
3/8/2001	Unknown At Conversion	Conversion	0	0	

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	\$40,300	\$38,400	\$36,700	\$36,700	\$36,700
Land Res (1)	\$40,300	\$38,400	\$36,700	\$36,700	\$36,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2024	2023	2022	2021	2020
Improvement	\$550,000	\$530,000	\$504,000	\$464,400	\$465,000
Imp Res (1)	\$550,000	\$530,000	\$504,000	\$464,400	\$465,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$590,300	\$568,400	\$540,700	\$501,100	\$501,700
Total Res (1)	\$590,300	\$568,400	\$540,700	\$501,100	\$501,700
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](#)

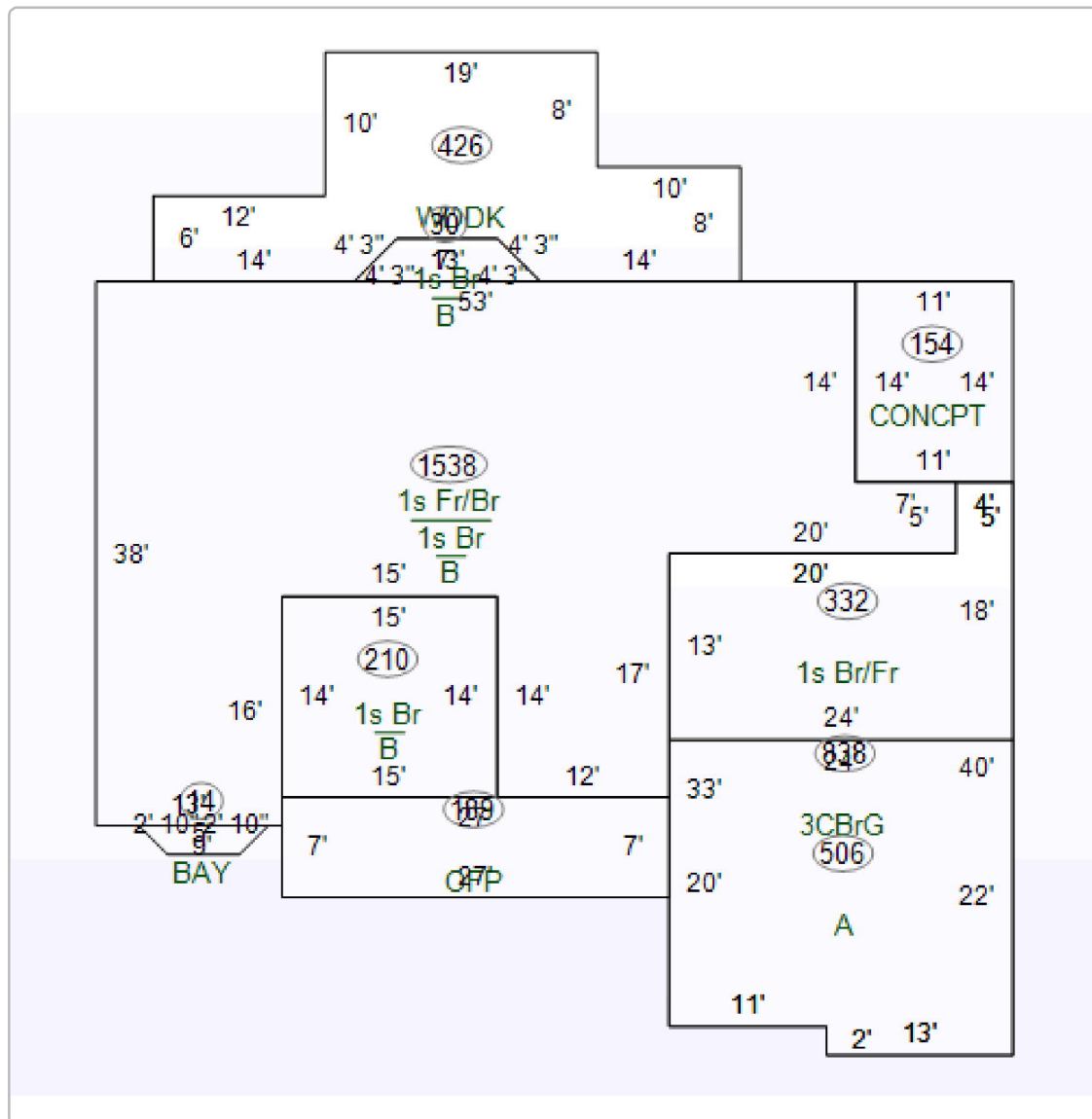
Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$2,308.26	\$2,083.20	\$2,107.03	\$1,982.06
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,308.26	\$2,083.20	\$2,107.03	\$1,982.06
+ 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	\$100.00	\$100.00	\$100.00	\$100.00
+ 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	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,716.52	\$4,266.40	\$4,314.06	\$4,064.12
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$4,716.52)	(\$4,266.40)	(\$4,314.06)	(\$4,064.12)
= 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.

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DULY ENTERED
FOR TAXATION

Aug 28 2020 - LS

Nancy L. Marsh
AUDITOR HENDRICKS COUNTY

WARRANTY DEED

(Parcel No. 006-323411-430016/32-15-23-430-016.000-011)

THIS INDENTURE WITNESSETH, That Roger W. Turner and Terri L. Turner, husband and wife ("Grantor"), CONVEY AND WARRANT to Wade W. Weiss and Christina M. Weiss, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Hendricks County, State of Indiana:

Lot Numbered Twenty-eight (28) in Southern Ridge, a Subdivision in Guilford Township, Hendricks County, Indiana, as per plat thereof recorded March 8, 2001 as Instrument No. 200100006023 in Plat Cabinet 4, Slide 8, pages 1A, 1B and 1C, with Certificate of Correction recorded June 12, 2001 as Instrument No. 200100016480 in Book 249, page 342, in the Office of the Recorder of Hendricks County, Indiana.

The address of such real estate is commonly known as 7929 Southern Ridge Drive, Mooresville, Indiana 46158.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

[remainder of page intentionally left blank – signature page follows]

IN WITNESS WHEREOF, Grantor has executed this deed this 12th day of August, 2020.

Signature: [Signature]
Printed: Roger W. Turner

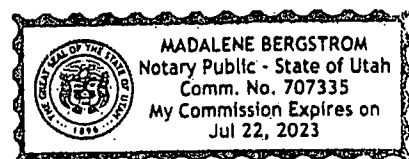
Signature: [Signature]
Printed: Terri L. Turner

STATE OF utah)
INDIANA)
COUNTY OF utah)

SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Roger W. Turner and Terri L. Turner 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 this 12th day of August, 2020.



[seal]

[Signature]
Notary Public

Madalene Bergstrom utah
Printed County of Residence
707335 7/22/2023
Commission No. My Commission Expires

EXECUTED AND DELIVERED in my presence

Signature:

Heidi Price

Printed:

Heidi Price

Witness

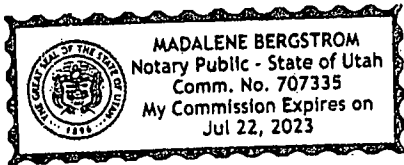
STATE OF ~~INDIANA~~ ^{Utah})

COUNTY OF Utah)

SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Heidi Price, being known to me to be the person whose name is subscribed as a Witness to the foregoing instrument, and who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Roger W. Turner and Terri L. Turner in the foregoing subscribing Witness's presence.

Witness my hand and Notarial Seal this 12 day of August, 2020.



[seal]

Madalene Bergstrom
Notary Public

Madalene Bergstrom Utah
Printed County of Residence

707335

Commission No.

7/22/2023

My Commission Expires

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., 500 North Meridian Street, Suite 400, Indianapolis, Indiana 46204.

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. Robert A. Hicks

Grantee's mailing address is: 7929 Southern Ridge Dr., Mooresville NC 28115

Tax mailing address is: same 46158

After recording, return to: FATCO

FA894126

Search Results for:

NAME: WEISS, CHRISTINA
REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 03/27/2025 3:48 PM

Showing 21 results

Filter:

Document Details	County	Date	Type	Name	Legal
199813826	Hendricks	06/02/1998	DEED : DEED	WEISS, CHRISTINA Search Search FORD, JUDY ANN Search FORD, WESLEY JAY Search WEISS, WADE	Search Lot 106 WALNUT HILL SECTION 5
199813827	Hendricks	06/02/1998	MORT : MORTGAGE	WEISS, CHRISTINA Search Search WEISS, WADE Search CENDANT MORTGAGE	Search Lot 106 WALNUT HILL SECTION 5
199910111	Hendricks	04/05/1999	ASGN : MORTGAGE ASSIGNMENT	WEISS, CHRISTINA Search Search WEISS, WADE Search CENDANT RESIDENTIAL MORTGAGE TRUST	
199910112	Hendricks	04/05/1999	ASGN : MORTGAGE ASSIGNMENT	WEISS, CHRISTINA Search Search WEISS, WADE Search CAPSTEAD Search CENDANT RESIDENTIAL MORTGAGE TRUST	
200000680	Hendricks	01/10/2000	ASGN : MORTGAGE ASSIGNMENT	WEISS, CHRISTINA Search Search WEISS, WADE Search MERS	
200521490	Hendricks	07/20/2005	MORT : MORTGAGE	WEISS, CHRISTINA Search Search WEISS, WADE Search STATE BANK OF LIZTON	Search Lot 106 WALNUT HILL SECTION 5
200614556	Hendricks	05/26/2006	REL : MORTGAGE RELEASE	WEISS, CHRISTINA Search Search WEISS, WADE Search CENDANT MORTGAGE Search MORTGAGE ELECTRONIC REGI	

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200617109	Hendricks	06/20/2006	MORT : MORTGAGE	WEISS, CHRISTINA Search Search WEISS, WADE Search WASHINGTON MUTUAL BANK	Search Lot 106 WALNUT HILL SECTION 5
200630642	Hendricks	10/26/2006	REL : MORTGAGE RELEASE	WEISS, CHRISTINA Search Search WEISS, WADE Search STATE BANK OF LIZTON	
200631876	Hendricks	11/08/2006	MORT : MORTGAGE	WEISS, CHRISTINA M Search Search WEISS, WADE Search HUNTINGTON NATIONAL BANK	Search Lot 106 WALNUT HILL SECTION 5
200922466	Hendricks	08/31/2009	REL : MORTGAGE RELEASE	WEISS, CHRISTINA Search Search WEISS, WADE Search JPMORGAN CHASE BANK Search WASHINGTON MUTUAL BANK	
200922776	Hendricks	09/03/2009	REL : MORTGAGE RELEASE	WEISS, CHRISTINA M Search Search WEISS, WADE Search HUNTINGTON NATIONAL BANK	
201610238	Hendricks	05/17/2016	DEED : DEED	WEISS, CHRISTINA Search Search WEISS, WADE Search LARKIN, AARON M	Search Lot 106 WALNUT HILL SECTION 5
201610800	Hendricks	05/25/2016	REL : MORTGAGE RELEASE	WEISS, CHRISTINA Search Search WEISS, WADE Search JPMORGAN CHASE BANK	
202024512	Hendricks	08/28/2020	DEED : DEED	WEISS, CHRISTINA M Search Search TURNER, ROGER W Search TURNER, TERRI L Search WEISS, WADE W	Search Lot 28 SOUTHERN RIDGE
202024513	Hendricks	08/28/2020	MORT : MORTGAGE	WEISS, CHRISTINA M Search Search WEISS, WADE W Search BAILEY & WOOD FINANCIAL GROUP Search MERS	Search Lot 28 SOUTHERN RIDGE

Document Details	County	Date	Type	Name	Legal
202124487	Hendricks	07/26/2021	MORT : MORTGAGE	WEISS, CHRISTINA M Search Search WEISS, WADE W Search BAILEY & WOOD FINANCIAL GROUP Search MERS	Search Lot 28 SOUTHERN RIDGE
202125642	Hendricks	08/03/2021	REL : MORTGAGE RELEASE	WEISS, CHRISTINA M Search Search WEISS, WADE W Search BAILEY & WOOD FINANCIAL GROUP Search MERS	
202127269	Hendricks	08/18/2021	MORT : MORTGAGE	WEISS, CHRISTINA M Search Search WEISS, WADE W Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 28 SOUTHERN RIDGE
202313169	Hendricks	07/28/2023	REL : MORTGAGE RELEASE	WEISS, CHRISTINA M Search Search WEISS, WADE W Search HENDRICKS COUNTY BANK AND TRUST	
202313453	Hendricks	08/02/2023	MORT : MORTGAGE	WEISS, CHRISTINA M Search Search WEISS, WADE W Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 28 SOUTHERN RIDGE

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