



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-01984	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	STEVEN M WAGNER, KATHERINE WAGNER		
PROPERTY ADDRESS:	2213 W THOMAS LN S, WINAMAC, IN 46996		
CITY, STATE AND COUNTY:	WINAMAC, INDIANA (IN) , PULASKI		

SEARCH INFORMATION

SEARCH DATE:	04/22/2025	EFFECTIVE DATE:	04/17/2025
NAME(S) SEARCHED:	STEVEN M WAGNER, KATHERINE WAGNER		
ADDRESS/PARCEL SEARCHED:	2213 W THOMAS LN S, WINAMAC, IN 46996/ 66-10-04-421-006.000-007		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

STEVEN M. WAGNER AND KATHERINE WAGNER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	KATHERINE WAGNER
DATED DATE:	04/01/2022	GRANTEE:	STEVEN M. WAGNER AND KATHERINE WAGNER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	04/12/2022
INSTRUMENT NO:	20220727		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF WINAMAC
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ADDITIONAL NOTES

WARRANTY DEED RECORDED ON 05/06/2021 AS INSTRUMENT NO. 20211114.

WARRANTY DEED RECORDED ON 07/25/2014 AS INSTRUMENT NO. 20141256.

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE SITUATED IN PULASKI COUNTY IN THE STATE OF INDIANA, TO-WIT:

LOT NUMBERED 6 AS SHOWN UPON THE RECORDED PLAT OF NICE'S CAMP AS A PART OF RIVER LOT NUMBERED 2 IN SECTION 4, TOWNSHIP 29 NORTH, RANGE 2 WEST, PULASKI COUNTY, INDIANA AS SHOWN IN PLAT RECORD NO. 1, PAGE 51.

66-10-04-421-006.000-007

General Information

Parcel Number
66-10-04-421-006.000-007

Local Parcel Number
0070090300

Tax ID:

Routing Number
29N-R2W

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Pulaski

Township
INDIAN CREEK TOWNSHIP

District 007 (Local 007)
Indian Creek Township

School Corp 6620
EASTERN PULASKI COMMUNITY

Neighborhood 907003-007
Nices Camp;River Crest (007)

Section/Plat

Location Address (1)
2213 W THOMAS
WINAMAC, IN 46996

Zoning

Subdivision

Lot

Market Model
907004-007 - Walsh & Lamb Subs;

Characteristics

Topography
High

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Unpaved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, October 10, 2024

Review Group 2023

WAGNER, STEVEN M. & KATHE

Ownership

WAGNER, STEVEN M. & KATHERINE
1853 N 400 W
ROCHESTER, IN 46975

Legal

007-00903-00 NICES CAMP LOT 6



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

2024	Assessment Year	2024	2024	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA	AA
04/01/2024	As Of Date	06/25/2024	01/01/2024	04/04/2023	03/18/2022	03/12/2021	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
\$8,000	Land	\$8,000	\$8,000	\$7,700	\$7,100	\$7,000	
\$8,000	Land Res (1)	\$8,000	\$8,000	\$7,700	\$7,100	\$7,000	
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$23,600	Improvement	\$23,600	\$23,600	\$22,900	\$23,000	\$22,400	
\$23,600	Imp Res (1)	\$23,600	\$23,600	\$18,200	\$18,100	\$17,700	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (3)	\$0	\$0	\$4,700	\$4,900	\$4,700	
\$31,600	Total	\$31,600	\$31,600	\$30,600	\$30,100	\$29,400	
\$31,600	Total Res (1)	\$31,600	\$31,600	\$25,900	\$25,200	\$24,700	
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Total Non Res (3)	\$0	\$0	\$4,700	\$4,900	\$4,700	

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
F	F		100	100x125	1.02	\$78	\$80	\$8,000	0%	1.0000	100.00	0.00	0.00	\$8,000

2213 W THOMAS

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/12/2022	WAGNER, STEVEN M	20220727	QC	/		I
05/06/2021	WAGNER, KATHERIN	20211114	WD	/		I
07/25/2014	WAGNER, STEVEN M	20141256	WD	/	\$15,000	I
04/13/2011	HARRINGTON, JERE	20110643	CO	/	\$12,500	I
08/07/2009	SOTE-ENTERPRISES	20091446	WD	2009/1446		I
01/01/1900	PELLOM, JOHN D. &		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Nices Camp;River Crest (0

1/2

Notes

7/5/2050 001: PACKET 17/#6

8/18/2022 23/24 CR: 8/12/22 MR - 23p24
REMOVED LAND FACTOR OVERRIDE.

4/28/2022 2022 TRANSFERS (23/24): 4/12/2022
TRANSFER INCLUDES 1 PARCEL FOR \$0
REC#20220727 QUIT CLAIM DEED/ NO
CONSIDERATION/ NOT A VALID SALE FOR
TRENDING

7/19/2021 2021 TRANSFER (22P23): 5/6/2021
TRANSFER INCLUDES 1 PARCEL FOR \$0
REC#20211114 WARRANTY DEED/ NO
CONSIDERATION/ NOT A VALID SALE FOR
TRENDING

10/20/2020 21/22 I&R: 10/14/20 I&R MR -
REMOVED CONCP. ADDED CABIN W/ OFP AND
LOFT. HAS ELECTRIC AND WINDOW A/C. ADDED
10x16 UTSHD.

1/11/2019 003: 19 Pay 20 Land Rate Adjusted to
\$12,000 for all homesite land types and \$3,200 for
excess land types.

6/12/2018 19PAY20 CR: 19p20 - 6/11/18 MR -
COND WAS CHANGED FROM F TO VP ON
CONCP AND NV'D. 12 X12 WDDK WAS ADDED.

3/9/2016 002: 15P16 REASS MT/PT 4/13/15 NO
CHANGE

7/25/2014 TRANSFER INCLUDES 1 PARCEL FOR
\$15,000 REC#20141256
SDF#6620143800609 WARRANTY DEED/RIVER
PR/VALID SALE FOR TRENDING

Land Computations

Calculated Acreage	0.29
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.29
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$8,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,000

Data Source N/A

Collector 08/12/2022 Field Rep

Appraiser 12/09/2022 Field Rep

66-10-04-421-006.000-007

WAGNER, STEVEN M. & KATHE

2213 W THOMAS

510, 1 Family Dwell - Platted Lot

Nices Camp;River Crest (0

2/2

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

1 story (ranch)

Finished Area

192 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☐ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Open Frame

96

\$4,900

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

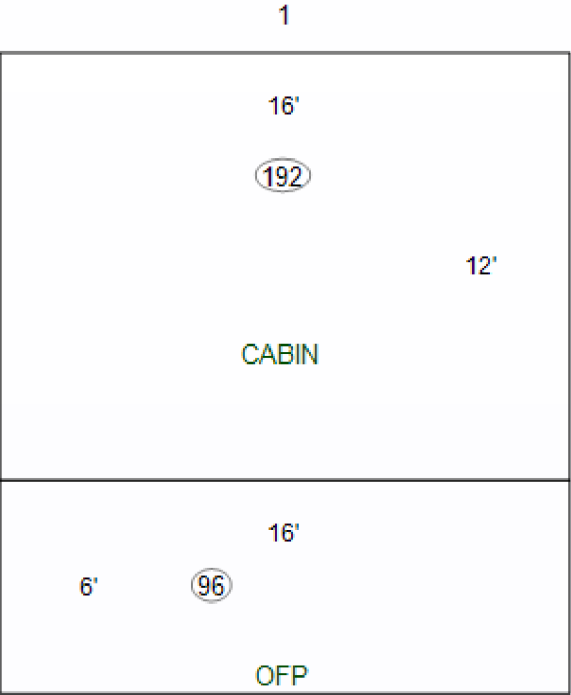
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	192	192	\$32,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
				Total Base	\$32,100
Adjustments				1 Row Type Adj. x 1.00	\$32,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)				192	\$8,600
Fireplace (+)					\$0
No Heating (-)				1:192	(\$900)
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$39,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$4,900	\$44,700
Garages (+) 0 sqft				\$0	\$44,700
				Quality and Design Factor (Grade)	0.40
				Location Multiplier	0.90
				Replacement Cost	\$16,092

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	1	Wood Fr	E	2020	2020	4 A		0.90		192 sqft	\$16,092	6%	\$15,130	0%	100%	1.240	1.000	100.00	0.00	0.00	\$18,800
2: Utility Shed	1		C	2020	2020	4 A	\$21.43	0.90	\$19.29	10'x16'	\$3,086	15%	\$2,620	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,600
3: Wood Deck (free standing	1		D	2010	2010	14 A		0.90		12'x12'	\$2,088	16%	\$1,750	0%	100%	1.240	1.000	100.00	0.00	0.00	\$2,200

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 12 2022

20220727 QC \$25.00
04/12/2022 02:31:32P 2 PGS
SUSAN J. FOX
PULASKI County Recorder IN
Recorded as Presented


AUDITOR PULASKI COUNTY INDIANA

QUITCLAIM DEED

Parcel No. 66-10-04-421-006.000-007

This Indenture witness that **Katherine Wagner** of **Fulton** County in the State of **Indiana** Convey(s) and Quit Claims to **Steven M. Wagner and Katherine Wagner, husband and wife** of **Fulton** County in the State of **Indiana** for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate situated in **Pulaski** County in the State of Indiana, to-wit:

Lot Numbered 6 as shown upon the recorded plat of Nice's Camp as a part of River Lot Numbered 2 in Section 4, Township 29 North, Range 2 West, Pulaski County, Indiana as shown in Plat Record No. 1, page 51.

Subject to easements and restrictions of record

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

Dated this 1st day of April, 2022.

In Witness Whereof, the said grantor, aforesaid, has hereto set their hands and seal this 1st day of April, 2022.

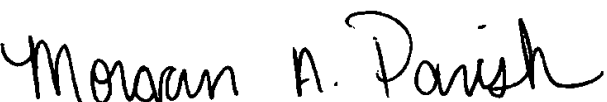

Katherine Wagner

State of **Indiana**; County of **Pulaski**; ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of April, 2022, **Katherine Wagner**, personally appeared and acknowledged the execution of the foregoing deed. In witness, whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:




Morgan A. Parish, Notary Public
Resident of Pulaski Co., IN

Grantee's street or 911 address: 325 W. 10th Street, Rochester, IN 46975.

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 **Steven M. Wagner**.

This Instrument Prepared by **Steven M. Wagner**
325 W. 10th Street
Rochester, IN 46975

Mail Tax Statements To: **Steven M. Wagner and Katherine Wagner**
325 W. 10th Street
Rochester, IN 46975

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 06 2021

Laura Wheeler
AUDITOR PULASKI COUNTY INDIANA

20211114 WAR \$25.00
05/06/2021 02:55:45P 2 PGS
SUSAN J. FOX
PULASKI County Recorder IN
Recorded as Presented



WARRANTY DEED

Parcel No. **66-10-04-421-006.000-007**

This Indenture witness that **Steven M. Wagner** of **Fulton** County in the State of **Indiana** Convey(s) and Warrant(s) to **Katherine Wagner** of **Fulton** County in the State of **Indiana** for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate situated in **Pulaski** County in the State of Indiana, to-wit:

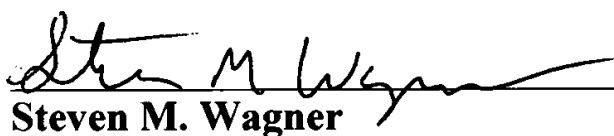
Lot Numbered 6 as shown upon the recorded plat of Nice's Camp as a part of River Lot Numbered 2 in Section 4, Township 29 North, Range 2 West, Pulaski County, Indiana as shown in Plat Record No. 1, page 51.

THIE DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

Subject to easements and restrictions of record.

Dated this 6th day of May, 2021.

In Witness Whereof, the said grantor, aforesaid, has hereto set their hand and seal this **6th** day of **May, 2021**.

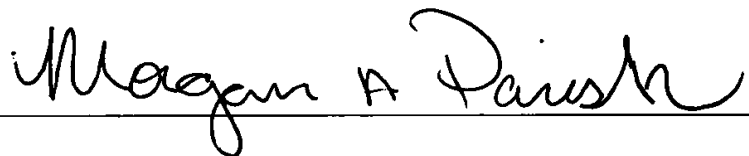

Steven M. Wagner

State of **Indiana**; County of **Pulaski**; ss:

Before me, the undersigned, a Notary Public in and for said County and State, this **6th** day of **May, 2021**, **Steven M. Wagner** personally appeared and acknowledged the execution of the foregoing deed. In witness, whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:





Morgan A. Parish, Notary Public
Resident of: Pulaski Co., IN

Grantee's street or rural address: **325 W 10th Street, Rochester, IN 46975.**

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 **Steven M. Wagner**.

This Instrument Prepared by **Steven M. Wagner**
325 W 10th Street
Rochester, IN 46975

Mail Tax Statements To: **Katherine Wagner**
325 W 10th Street
Rochester, IN 46975

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

20141256 WAR \$18.00
07/25/2014 01:18:36P 2 PGS
CHRISTINA L. HOFFA
PULASKI County Recorder IN
Recorded as Presented



JUL 25 2014

Shari K. Boring
AUDITOR PULASKI COUNTY INDIANA

WARRANTY DEED

Parcel No. **66-10-04-421-006.000-007**

This Indenture witness that **Jeremiah Harrington and Jennifer Harrington, husband and wife** of **Porter** County in the State of **Indiana** Convey(s) and Warrant(s) to **Steven M. Wagner** of **Pulaski** County in the State of **Indiana** for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate situated in Pulaski County in the State of Indiana, to-wit:

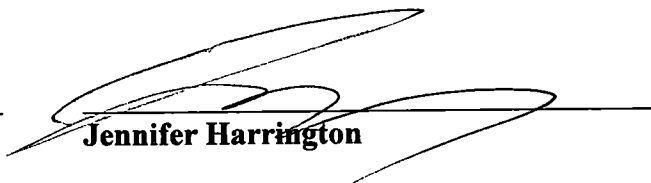
Lot Numbered 6 as shown upon the recorded plat of Nice's Camp as a part of River Lot Numbered 2 in Section 4, Township 29 North, Range 2 West, Pulaski County, Indiana as shown in Plat Record No. 1, page 51.

Subject to easements and restrictions of record.

Dated this 24th day of July, 2014.

In Witness Whereof, the said grantor, aforesaid, has hereto set their hand and seal this 24th
day of July, 2014.


Jeremiah Harrington



Jennifer Harrington

State of Indiana; County of Pulaski; ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 24th
day of July, 2014, **Jeremiah Harrington and Jennifer Harrington, husband
and wife** personally appeared and acknowledged the execution of the foregoing deed. In
witness, whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

KYLE DEAN SOMMERS
NOTARY PUBLIC
RESIDENT HAMILTON COUNTY, IN
MY COMMISSION EXPIRES 2/25/2021
Grantee's street or 911 address: 719 S. Huddleston


Kyle Dean Sommers
Resident of: Hamilton

Notary Public
Co. IN

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 Timothy Murray.

This Instrument Prepared by Timothy Murray, Attorney at Law,
107 E. Main Street., Winamac, IN 46996

Mail Tax Statements To: **Steven M. Wagner**
719 S Huddleston
Winamac, IN. 46996

Search Results for:

NAME: WAGNER, KATHERINE
REGION: Pulaski County, IN
DOCUMENTS VALIDATED THROUGH: 04/17/2025 11:12 AM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
20211114	Pulaski	05/06/2021	DEED : WARRANTY DEED	WAGNER, KATHERINE Search Search WAGNER, STEVEN M	Search Lot 6 NICE'S CAMP
20220727	Pulaski	04/12/2022	DEED : QUIT CLAIM DEED	WAGNER, KATHERINE Search Search WAGNER, KATHERINE Search WAGNER, STEVEN M	Search Lot 6 NICE'S CAMP

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Search Results for:

NAME: WAGNER, STEVEN M
REGION: Pulaski County, IN
DOCUMENTS VALIDATED THROUGH: 04/17/2025 11:12 AM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
20141256	Pulaski	07/25/2014	DEED : WARRANTY DEED	WAGNER, STEVEN M Search Search HARRINGTON, JENNIFER Search HARRINGTON, JEREMIAH	Search Lot 6 NICE'S CAMP Search 4-29-2
20211114	Pulaski	05/06/2021	DEED : WARRANTY DEED	WAGNER, STEVEN M Search Search WAGNER, KATHERINE	Search Lot 6 NICE'S CAMP
20220727	Pulaski	04/12/2022	DEED : QUIT CLAIM DEED	WAGNER, STEVEN M Search Search WAGNER, KATHERINE Search WAGNER, KATHERINE	Search Lot 6 NICE'S CAMP

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