



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-01875	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JOHN CLAPP		
PROPERTY ADDRESS:	434 E ANGELICA ST, RENSSELAER, IN 47978		
CITY, STATE AND COUNTY:	RENSSELAER, INDIANA (IN) , JASPER		

SEARCH INFORMATION

SEARCH DATE:	04/24/2025	EFFECTIVE DATE:	04/22/2025
NAME(S) SEARCHED:	JOHN CLAPP		
ADDRESS/PARCEL SEARCHED:	434 E ANGELICA ST, RENSSELAER, IN 47978/018-01017-00		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JOHN W CLAPP
COMMENTS:

VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	JAMES KAMOS, AS TRUSTEE FOR THE JAMES KAMOS LIVING TRUST, DATED AUGUST 19, 2011
DATED DATE:	12/02/2019	GRANTEE:	JOHN W CLAPP
BOOK/PAGE:	N/A	RECORDED DATE:	12/03/2019
INSTRUMENT NO:	F172391		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF RENSSELAER
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE LOCATED IN JASPER COUNTY IN THE STATE OF INDIANA, TO WIT:

LOT 9 IN BLOCK 40 IN WESTON'S SECOND ADDITION TO THE CITY OF RENSSELAER SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

THE UNDERSIGNED PERSON(S) EXECUTING THIS DEED REPRESENTS AND CERTIFIES ON BEHALF OF THE TRUSTEE, THAT THE UNDERSIGNED HAS BEEN FULLY EMPOWERED TO EXECUTE AND DELIVER THIS DEED; AND THAT THIS DEED IS EXECUTED PURSUANT TO, AND IN THE EXERCISE OF, THE POWER AND AUTHORITY GRANTED TO AND VESTED IN THE SAID TRUSTEE BY THE TERMS OF SAID DEED OR DEEDS IN TRUST DELIVERED TO SAID TRUSTEE IN PURSUANCE OF THE AFORESAID TRUST AGREEMENT, AND SUBJECT TO ALL RESTRICTIONS OF RECORD.

THIS CONVEYANCE BY THE TRUSTEE IS A WARRANTY ONLY AS AGAINST THE TRUSTEE'S ACTS AS TRUSTEE AND THE ACTS OF THOSE ACTING UNDER IT AND THROUGH IT AS TRUSTEE. ANY RECOURSE UNDER THIS DEED SHALL BE AGAINST THE TRUST ESTATE ONLY, AND NOT AGAINST THE TRUSTEE INDIVIDUALLY.

Jasper County, IN

Summary - Auditor's Office

Parcel Number	018-01017-00
Alternate ID	37-07-30-040-024.068-027
Map #	37-07-30-040-024.068-027
Property Address	434 E ANGELICA ST RENSSELAER
Sec/Twp/Rng	30 / T29N / R06W
Tax Set	RENSSELAER CORP.
Subdivision	WESTON'S SECOND ADD
Brief Tax Description	WESTONS 2 ND ADD LOT 9 BLK 40 (Note: Not to be used on legal documents)
Book/Page	172391
Acres	0.3100
Class	510 RES ONE FAMILY PLATTED LOT-510

Owners - Auditor's Office

Deeded Owner
CLAPP, JOHN W
434 E ANGELICA ST
RENSSELAER, IN 47978

Deductions - Auditor's Office

Year	Deduction Type	Amount
2024 PAYABLE 2025	Mortgage	0
2024 PAYABLE 2025	Standard Deduction \ Homestead	48,000
2024 PAYABLE 2025	Supplemental	29,325
2023 PAYABLE 2024	Mortgage	0
2023 PAYABLE 2024	Standard Deduction \ Homestead	48,000
2023 PAYABLE 2024	Supplemental	27,800
2022 PAYABLE 2023	Mortgage	3,000
2022 PAYABLE 2023	Standard Deduction \ Homestead	45,000
2022 PAYABLE 2023	Supplemental	21,175
2021 PAYABLE 2022	Mortgage	3,000
2021 PAYABLE 2022	Standard Deduction \ Homestead	45,000
2021 PAYABLE 2022	Supplemental	16,100
2020 PAYABLE 2021	Mortgage	3,000
2020 PAYABLE 2021	Standard Deduction \ Homestead	45,000
2020 PAYABLE 2021	Supplemental	15,295

Transfers - Auditor's Office

Transfer Date	Buyer Name	Seller Name	Type	Sale Price
09/12/2011	KAMOS, JAMES	KAMOS, JAMES & BARBARA	Straight	0
09/12/2011	KAMOS, JAMES LIV TR	KAMOS, JAMES	Straight	0
12/03/2019	CLAPP, JOHN W	KAMOS, JAMES LIV TR	Straight	85,000

Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	4/12/2023	4/12/2022	4/12/2021	4/8/2020
Land	\$24,300	\$24,300	\$21,100	\$21,100	\$21,100
Land Res (1)	\$24,300	\$24,300	\$21,100	\$21,100	\$21,100
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$101,900	\$93,900	\$85,100	\$70,600	\$68,300
Imp Res (1)	\$101,900	\$93,200	\$84,400	\$69,900	\$67,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$700	\$700	\$700	\$700
Total	\$126,200	\$118,200	\$106,200	\$91,700	\$89,400
Total Res (1)	\$126,200	\$117,500	\$105,500	\$91,000	\$88,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$700	\$700	\$700	\$700

Tax History - Treasurer's Office

Detail:					
Tax Year	Type	Category	Description	Amount	Balance Due
2024 PAYABLE 2025	Spring Tax	Tax	24/25 Spring Tax	\$296.71	\$296.71
2024 PAYABLE 2025	Fall Tax	Tax	24/25 Fall Tax	\$296.71	\$296.71
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax	\$258.94	
2023 PAYABLE 2024	Spring Penalty	Tax	Penalty - 23/24 Spring Tax	\$0.43	
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax	\$258.94	
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$237.61	
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$237.61	
2021 PAYABLE 2022	Spring Tax	Tax	21/22 Spring Tax	\$192.60	
2021 PAYABLE 2022	Fall Tax	Tax	21/22 Fall Tax	\$192.60	
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$178.20	
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$178.20	

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Total:		
Tax Year	Amount	Balance Due
2024 PAYABLE 2025	\$593.42	\$593.42
2023 PAYABLE 2024	\$518.31	
2022 PAYABLE 2023	\$475.22	
2021 PAYABLE 2022	\$385.20	
2020 PAYABLE 2021	\$356.40	

Tax Payments - Treasurer's Office

Detail:		
Tax Year	Payment Date	Amount
2023 PAYABLE 2024	11/08/2024	\$258.94
2023 PAYABLE 2024	06/07/2024	\$8.99
2023 PAYABLE 2024	05/06/2024	\$250.38
2022 PAYABLE 2023	10/30/2023	\$237.61
2022 PAYABLE 2023	05/01/2023	\$237.61
2021 PAYABLE 2022	11/02/2022	\$192.60
2021 PAYABLE 2022	05/02/2022	\$192.60
2020 PAYABLE 2021	10/27/2021	\$178.20
2020 PAYABLE 2021	05/06/2021	\$178.20

Total:		
Tax Year	Amount	
2023 PAYABLE 2024	\$518.31	

Tax Year	Amount
2022 PAYABLE 2023	\$475.22
2021 PAYABLE 2022	\$385.20
2020 PAYABLE 2021	\$356.40

No data available for the following modules: Improvements - Auditor's Office, Sketches - Assessor's Office.

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Contact Us



Duly Entered For Taxation
Subject To Final
Acceptance For Transfer

DEC 03 2019

Kimberly K. Shaw
Auditor, Jasper County

MAIL TAX BILLS TO:
GRANTEE ADDRESS:
434 E Angelica St.
Rensselaer, IN 47978

F172391

BETH A. WARREN, RECORDER
JASPER COUNTY INDIANA
12/03/2019 09:57:50 AM
PGS: 1

Parcel No. 018-01017-00

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH THAT: James Kamos, as Trustee for the James Kamos Living Trust, dated August 19, 2011, TRANSFERS AND CONVEYS TO: John W. Clapp, for and in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in the following Real Estate located in Jasper County in the State of Indiana, to wit:

Lot 9 in Block 40 in Weston's Second Addition to the City of Rensselaer

Subject to all easements, rights-of-way and restrictions of record.

The undersigned person(s) executing this deed represents and certifies on behalf of the Trustee, that the undersigned has been fully empowered to execute and deliver this deed; and that this deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the aforesaid Trust Agreement, and subject to all restrictions of record.

This conveyance by the Trustee is a warranty only as against the Trustee's acts as Trustee and the acts of those acting under it and through it as Trustee. Any recourse under this deed shall be against the trust estate only, and not against the Trustee individually.

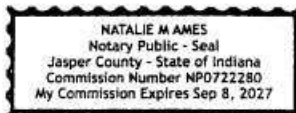
DATED this 2 day of December, 2019.

James Kamos
James Kamos, as Trustee for
The James Kamos Living Trust, dated August 19, 2011

STATE OF INDIANA)
) SS:
COUNTY OF JASPER)

Before me, the undersigned, a Notary Public in and for said County and State, this 2 day of December, 2019 personally appeared James Kamos, as Trustee for the James Kamos Living Trust, dated August 19, 2011, who acknowledged the execution of the foregoing Trustee's Deed to be his voluntary act and deed for the use and purposes therein.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



Natalie M. Ames
Notary Public

This Instrument Prepared by: William T. Sammons, LAW OFFICES OF WILLIAM T. SAMMONS, P.C.,
205 West Washington Street, Rensselaer, Indiana 47978, 219-866-8810

No legal opinion given or rendered.

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. William T. Sammons



Criteria: Party Name = CLAPP JOHN

Last Indexed Date: 04/23/2025

Last Verified Date: 04/22/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/13/2023	01/12/2023	F193883	WARRANTY...	CLAPP JOHN		GRANTEE
12/03/2019	12/02/2019	F172392	MORTGAGE	CLAPP JOHN W		MORTGAGOR
12/03/2019	12/02/2019	F172391	TRUSTEE'...	CLAPP JOHN W		GRANTEE
04/15/1959	04/14/1959	A001P406A	AFFIDAVI...	CLAPP JOHN		GRANTOR
01/02/1923	12/07/1922	D106P462	WARRANTY...	CLAPP JOHN (DECEASED...		GRANTOR
07/08/1914		D096P486	AFFIDAVI...	CLAPP JOHN		GRANTOR
11/11/1909	11/11/1909	MI051P346	MECHANIC...	CLAPP JOHN		LIEN
04/13/1903	04/06/1903	D075P442	WARRANTY...	CLAPP JOHN		GRANTEE
09/22/1898	09/03/1898	D067P341	WARRANTY...	CLAPP JOHN		GRANTEE

Results found: 9

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SEARCHPRINT
RESULTS