



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02020	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	MICHAEL R KIVETT		
PROPERTY ADDRESS:	6359 ROMEO DRIVE, AVON, IN 46123/32-10-03-184-006.000-031		
CITY, STATE AND COUNTY:	AVON, INDIANA (IN) , HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	04/25/2025	EFFECTIVE DATE:	04/24/2025
NAME(S) SEARCHED:	KIVETT, MICHAEL R KIVETT, HAROLD L KIVETT, JUANITA S		
ADDRESS/PARCEL SEARCHED:	6359 ROMEO DRIVE, AVON, IN 46123/32-10-03-184-006.000-031		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MICHAEL R. KIVETT, AN ADULT	
COMMENTS:	

VESTING DEED

DEED TYPE:	PERSONAL REPRESENTATIVE'S DEED	GRANTOR:	MICHAEL R. KIVETT, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF HAROLD L. KIVETT, DECEASED
DATED DATE:	10/05/2023	GRANTEE:	MICHAEL R. KIVETT, AN ADULT
BOOK/PAGE:	N/A	RECORDED DATE:	10/05/2023
INSTRUMENT NO:	202317710		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF WASHINGTON
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ADDITIONAL NOTES

QUIT CLAIM DEED RECORDED ON 09/12/2005 AS INSTRUMENT NO. 200527882.

WARRANTY DEED RECORDED ON 10/02/1995 AS INSTRUMENT NO. 199516837.

LEGAL DESCRIPTION

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

LOT NUMBERED ONE HUNDRED FIFTY-TWO (152) IN STRATFORD OF AVON, PHASE II SECTION SEVEN (7) A SUBDIVISION IN WASHINGTON TOWNSHIP, PER PLAT THEREOF RECORDED IN PLAT CABINET 3, SIDE 22, PAGE 1 AND 2 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Hendricks County, IN

Property Record Card

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

Form 11

[32-10-03-184-006.000-031 \(PDF\)](#)

Summary

Parcel ID

32-10-03-184-006.000-031

Bill ID

023-103511-184006

Reference #

SEE LEGAL

Property Address

6359 Romeo Dr
Avon, IN, 46123

Brief Legal Description

LOT 152 Stratford Of Avon Phase 2 Sec 7 Conservancy
(Note: Not to be used on legal documents)

Class

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Tax District

Town Of Avon

Tax Rate Code

88 - Advertised Tax Rate

Property Type

82 - Residential

Mortgage Co

N/A

Last Change Date



Owner

Deeded Owner

KIVETT MICHAEL R
6359 Romeo Dr
Avon, IN 46123

Taxing District

County:

Hendricks

Township:

WASHINGTON TOWNSHIP

State District

031 AVON

Local District:

023

School Corp:

AVON COMMUNITY

Neighborhood:

2350306 STRATFORD OF AVON

Site Description

Topography:

Public Utilities:

Street or Road:

Area Quality:

Static

Parcel Acreage:

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		0	149	100x149	\$506.00	\$506.00	\$50,600.00	0%	\$50,600.00

Residential Dwellings

Description	SINGLE-FAMILY RESIDENCE
Story Height	1
Style	
Finished Area	1619
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1619
Bedrooms	3
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Brick	1619	1619
C		1619	0

Features	Area
Porch, Open Frame	144
Porch, Open Frame	80
Wood Deck	120

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	B-1	1996	1998	A	1.01	1619	1.52	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
10/5/2023	KIVETT, MICHAEL R	PRD		\$0.00
9/12/2005	HAROLD & JUANITA KIVETT JOINT REV TRUST		0/0	\$0.00
1/1/1995	KIVETT HAROLD L JUANITA S			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
10/5/2023	KIVETT HAROLD L & JUANITA S JOINT REV TRUST				PRD
9/12/2005	Kivett Harold L & Juanita S				QCD
10/2/1995	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	\$50,600	\$46,000	\$45,000	\$43,000	\$43,000
Land Res (1)	\$50,600	\$46,000	\$45,000	\$43,000	\$43,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$225,100	\$212,500	\$207,900	\$182,400	\$168,300
Imp Res (1)	\$225,100	\$212,500	\$207,900	\$182,400	\$168,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$275,700	\$258,500	\$252,900	\$225,400	\$211,300
Total Res (1)	\$275,700	\$258,500	\$252,900	\$225,400	\$211,300
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](#)

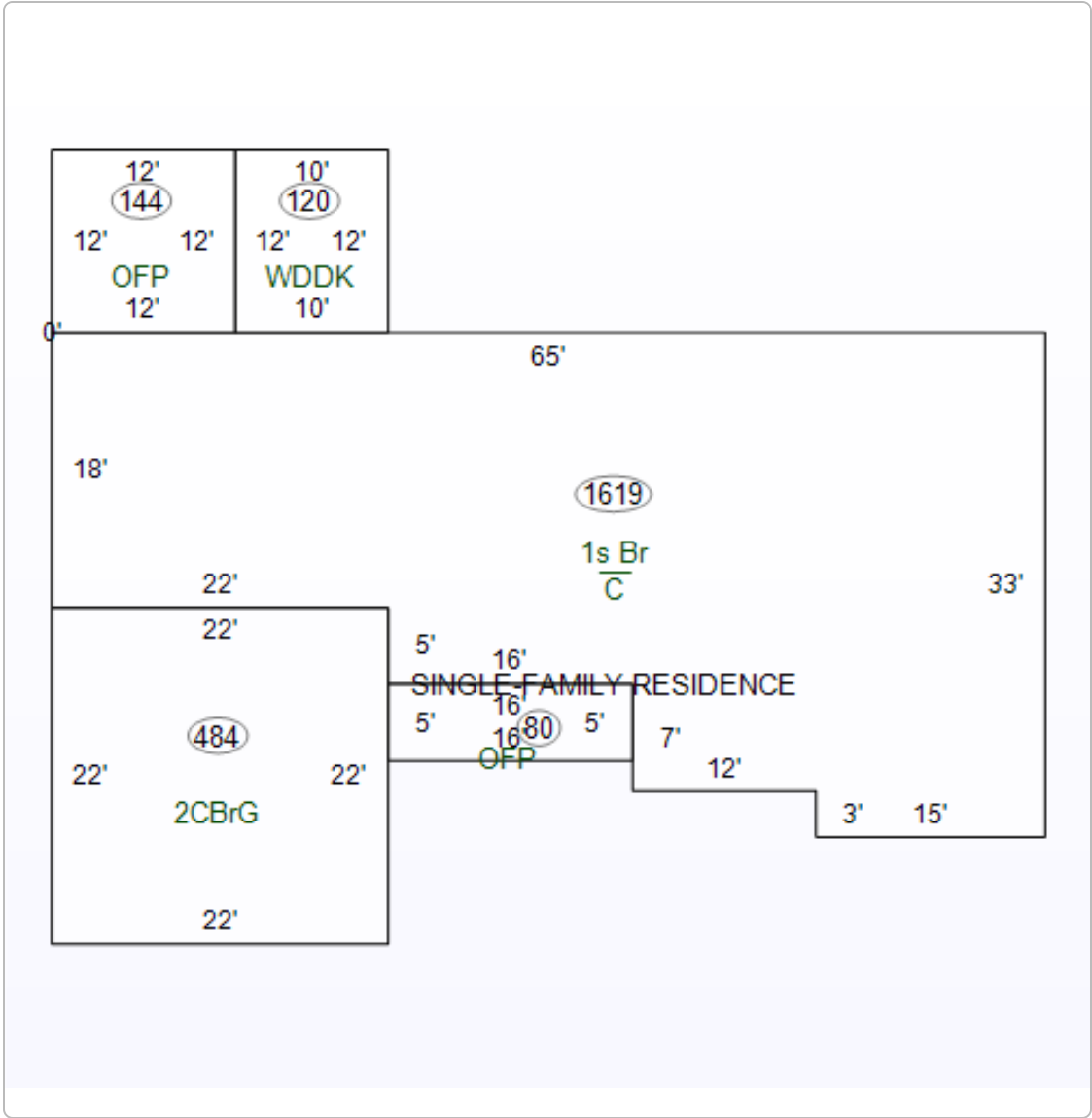
Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$1,426.66	\$1,273.58	\$1,202.43	\$1,207.19
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,426.66	\$1,273.58	\$1,202.43	\$1,207.19
+ 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	\$1,203.14
+ 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	\$0.00	\$0.00	\$0.00	\$0.00
+ 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	\$625.08	\$653.40	\$588.32	\$547.47
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,853.32	\$2,547.16	\$2,404.86	\$3,617.52
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,853.32)	(\$2,547.16)	(\$2,404.86)	(\$3,617.52)
= 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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Developed by
 **SCHNEIDER**
GEOSPATIAL

DULY ENTERED
FOR TAXATION

OCT 5 2023 MC

Nancy L. Marsh

AUDITOR HENDRICKS COUNTY



PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH that Michael R. Kivett, as Personal Representative for the Estate of Harold L. Kivett, Deceased ("Grantor"), which estate is pending in Hendricks County Court under Cause No. 32D01-2308-EU-000189, by virtue of the power and authority given a Personal Representative under Indiana law proceeding under Unsupervised Administration, distributes to Michael R. Kivett, an adult, ("Grantee"), the following described real estate in Hendricks County, State of Indiana, to-wit:

Lot Numbered One Hundred Fifty-Two (152) in Stratford of Avon, Phase II Section Seven (7) a subdivision in Washington Township, per plat thereof Recorded in Plat Cabinet 3, Side 22, Page 1 and 2 in the office of the recorder of Hendricks County, Indiana.

More Commonly known as: 6359 Romeo Drive, Avon, Indiana 46123
Tax ID: 32-10-03-184-006.000-031

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

RECITAL: The Undersigned affirms, under the penalties for perjury, that Harold L. Kivett and Juanita S. Kivett, were husband and wife when they acquired title to the described real estate by a Deed dated October 2, 1995 and recorded as Instrument 16837, Book 344 Page 511 in the Office of the Recorder of Hendricks County, Indiana. Their marriage relationship remained unbroken until the death of Juanita S. Kivett who died on July 9, 2022, at which time Harold L. Kivett acquired title as surviving tenant by the entireties.

10/5/2023

No Sales Disclosure Required

By: *Nicole Lawson*

ESTATE DISTRIBUTION

GRANTOR:

MICHAEL R. KIVETT

Commission No: NP0654992

The undersigned affirms, under the penalties for perjury, that she has taken reasonable care to redact each Social Security number in this document, unless required by law:

JAMIE E. HARRELL

This Instrument Prepared By:

Jamie E. Harrell #29946-32, HARRELL LAW LLC
7376 Business Center Drive, Suite B, Avon, Indiana
46123, Phone: (317) 417-8638, Email:
jamie@avonlaw.us

*Send Tax Statements To/
Grantee's Address:*

Michael R. Kivett, 6359 Romeo Drive, Avon, Indiana
46123

DULY ENTERED
FOR TAXATION

SEP 12 2005

Nancy D. Marsh
AUDITOR HENDRICKS COUNTY

200500027882
Filed for Record in
HENDRICKS COUNTY IN
THERESA D LYNCH
09-12-2005 At 11:19 am.
DEED 14.00

Parcel No. 023-103511-184006

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Harold L. Kivett and Juanita S. Kivett (Grantors) of Hendricks County, in the State of Indiana QUITCLAIM to *Harold L. Kivett and Juanita S. Kivett as Trustees of the Harold L. Kivett and Juanita S. Kivett Joint Revocable Trust* of Hendricks County, in the State of Indiana, for the sum of One Dollar (\$1) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Hendricks County, State of Indiana:

**STRATFORD OF AVON PHASE 2 SEC 7
LOT 152
CONSERVANCY**

The address of such real estate is commonly known as: 6359 Romeo Drive Avon, IN 46123

IN WITNESS WHEREOF, Grantors have executed this deed this 16th day of August, 2005.

Grantor: Harold L. Kivett

Signature

Harold L. Kivett

Grantor: Juanita S. Kivett

Signature

Juanita S. Kivett

STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

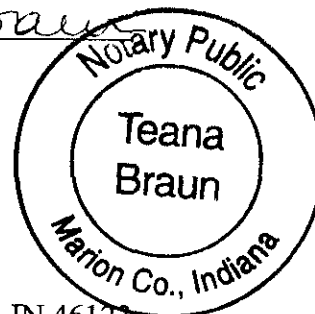
Before me, a Notary Public in and for the State of Indiana, personally appeared Harold L. Kivett and Juanita S. Kivett, who acknowledged the execution of the foregoing Transfer of Real Estate.

WITNESS my hand and Notarial seal, this 16th day of August, 2005.

Teana S. Braun
Notary Public

My Commission Expires: 11-4-2012

My County of Residence: Marion



Return deed to: Harold L. and Juanita S. Kivett, 6359 Romeo Drive Avon, IN 46123

Send tax bills to: Harold L. and Juanita S. Kivett, 6359 Romeo Drive Avon, IN 46123

This Instrument Prepared By: Edward C. Judson, Attorney at Law, 4212 W. 71st St. Ste. C, Indianapolis, IN 46268

16837 12-2-03-51E 184-006

CORPORATE

Warranty Deed

This Indenture Witnesseth, That J.R. LAZARO BUILDERS, INC., a corporation
DULY ENTERED FOR RECORD under the laws of the State of Indiana

OCT 2 1995

May Ann Russell
AUDITOR HENDRICKS COUNTY

of Hendricks County, in the State of Indiana
Convey and Warrant to Harold L. Kivett and Juanita S. Kivett,
husband and wife

of Hendricks County, in the State of Indiana, for and in consideration
of ONE.....(1.00) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in
Hendricks County in the State of Indiana, to-wit:

Lot Numbered One Hundred Fifty-Two (152) in Stratford of Avon,
Phase II Section Seven (7) a subdivision in Washington Township,
per plat thereof Recorded in Plat Cabinet 3, Slide 22, Pages
1 and 2 in the office of the recorder of Hendricks County, Indiana.

Subject to all real estate taxes now or hereafter due.

Subject to all easements, restrictions, zoning, assessments and
encumbrances of record.

Grantor certifies, under oath that no Indiana Gross Income Tax is due
or payable in respect to the transfer made by this deed.

The undersigned person executing this deed on behalf of said grantor
corporation represents and certifies that he is a duly elected officer
of said corporation and has been fully empowered by proper resolution
of the Board of Directors of said corporation to execute and deliver
this deed; that the grantor corporation has full corporate capacity
to convey the real estate described herein and that all necessary
corporate action for the making of sauch conveyance has been taken
and done.

ENTERED FOR RECORD

OCT 2 1995 At 1:05
344 *Jay R. Rasmussen* Page 510-11
HENDRICKS COUNTY RECORDER

In Witness Whereof, The said J.R. LAZARO BUILDERS, INC.

has hereunto set its hand and seal, this 25th day of September 19 95
J.R. Lazaro (Seal) (Seal)
J.R. Lazaro, President (Seal) (Seal)
(Seal) (Seal)
This instrument prepared by: J.R. Lazaro

6359 Remco Dr. Pld 46168

STATE OF INDIANA, Hendricks COUNTY, SS:
Before me, the undersigned, a Notary Public, in and for said County and State, this 25th
day of September, A.D., 1995, personally appeared the within named
J.R. Lazaro, president of
J.R. LAZARO BUILDERS, INC.

Grantor in the above conveyance, and acknowledged
the execution of the same to be voluntary act and deed, for the uses and purposes herein mentioned.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
My Commission expires April 3, 1998 Sherry A. Burnett Notary Public.
Sherry A Burnett- Hendricks County

STATE OF INDIANA, _____ COUNTY, SS:
Before me, the undersigned, a Notary Public, in and for said County and State, this _____
day of _____, A.D., 19____, personally appeared the within named _____

Grantor in the above conveyance, and acknowledged
the execution of the same to be voluntary act and deed, for the uses and purposes herein mentioned
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____ Notary Public.

BOOK 344 PAGE 511

WARRANTY DEED

FROM _____ TO _____

Received for record this _____ day of _____, 19____ at _____ o'clock _____ M., and
Recorded in Book No. _____ page _____

Recorder _____ County _____

Duly entered for taxation this _____ day of _____, 19____

Auditor's fee \$ _____

Auditor _____ County _____

CERTIFIED LOCAL FORUM INC. PO BOX 18 FORTINO BEACH FL 33434

Form No. 101

Search Results for:

NAME: KIVETT, MICHAEL (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 04/25/2025 3:28 PM

Showing 1 results

Filter:

Document Details	County	Date	Type	Name	Legal
202317710	Hendricks	10/05/2023	DEED : DEED	KIVETT, MICHAEL R Search Search KIVETT, HAROLD L Search KIVETT, JUANITA S	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2

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Search Results for:

LOT: 152
SUBDIVISION: STRATFORD OF AVON SECTION 7 PH2
REGION: All Indiana Doxpop Counties

Showing 7 results

Filter:

Document Details	County	Date	Type	Name	Legal
199502556	Hendricks	02/17/1995	DEED : DEED	Search STRATFORD GROUP INC Search J R LAZARO BUILDERS INC	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
199502562	Hendricks	02/17/1995	REL : MORTGAGE PARTIAL RELEASE	Search STRATFORD GROUP INC Search LINCOLN FEDERAL SAVINGS BANK	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
199516837	Hendricks	10/02/1995	DEED : DEED	Search J R LAZARO BUILDERS INC Search KIVETT, HAROLD L Search KIVETT, JUANITA S	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
200527882	Hendricks	09/12/2005	DEED : DEED	Search KIVETT, HAROLD L Search KIVETT, JUANITA S Search KIVETT TRUST, HAROLD L Search KIVETT TRUST, JUANITA S	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
201113513	Hendricks	06/23/2011	MORT : MORTGAGE	Search KIVETT TRUST, HAROLD L Search KIVETT TRUST, JUANITA S Search PNC BANK	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
201327753	Hendricks	10/07/2013	MORT : MORTGAGE	Search KIVETT TRUST, HAROLD L Search KIVETT TRUST, JUANITA S Search PNC BANK	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
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Search Results for:

NAME: KIVETT, HAROLD (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 04/25/2025 3:28 PM

Showing 15 results

Filter:

Document Details	County	Date	Type	Name	Legal
198007252	Hendricks	10/28/1980	DEED : DEED	KIVETT, HAROLD L Search Search BROWN, MARY ANN Search BROWN, STEVEN M Search KIVETT, JUANITA S	Search Lot 92 WALL STREET HEIGHTS SECTION 5
198007253	Hendricks	10/28/1980	MORT : MORTGAGE	KIVETT, HAROLD L Search Search KIVETT, JUANITA S Search INDIANA NATIONAL BANK	Search Lot 92 WALL STREET HEIGHTS SECTION 5
198509549	Hendricks	07/03/1985	ASGN : MORTGAGE ASSIGNMENT	KIVETT, HAROLD L Search Search BOWMAN, HARRY E Search FERGUSON, ALLEN R Search VILLANUEVA, OSCAR O see details for more	
198605811	Hendricks	09/11/1986	REL : MORTGAGE RELEASE	KIVETT, HAROLD L Search Search KIVETT, JUANITA S Search SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKE COUNTY	
198606644	Hendricks	09/25/1986	MORT : MORTGAGE	KIVETT, HAROLD L Search Search KIVETT, JUANITA S Search RAILROADMENS FEDERAL SAVINGS AND LOAN ASSOCIATION	Search Lot 92 WALL STREET HEIGHTS SECTION 5
199100892	Hendricks	05/10/1991	ASGN : MORTGAGE ASSIGNMENT	KIVETT, HAROLD L Search Search KIVETT, JUANITA S Search FEDERAL HOME LOAN MORTGA	
199419088	Hendricks	09/26/1994	DEED : DEED	KIVETT, HAROLD L Search Search KIVETT, JUANITA S Search AVON DEVELOPMENT CORPORATION	Search Lot 92 WALL STREET HEIGHTS SECTION 5

Document Details	County	Date	Type	Name	Legal
199419993	Hendricks	10/11/1994	REL : MORTGAGE RELEASE	KIVETT, HAROLD L Search Search KIVETT, JUANITA S Search HUNTINGTON NATIONAL BANK	
199516837	Hendricks	10/02/1995	DEED : DEED	KIVETT, HAROLD L Search Search J R LAZARO BUILDERS INC Search KIVETT, JUANITA S	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
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201329165	Hendricks	10/23/2013	REL : MORTGAGE RELEASE	KIVETT TRUST, HAROLD L Search Search KIVETT TRUST, JUANITA S Search PNC BANK	
202221782	Hendricks	09/14/2022	REL : MORTGAGE RELEASE	KIVETT TRUST, HAROLD L Search Search KIVETT TRUST, JUANITA S Search PNC BANK	
202317710	Hendricks	10/05/2023	DEED : DEED	KIVETT, HAROLD L Search Search KIVETT, JUANITA S Search KIVETT, MICHAEL R	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2

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Search Results for:

NAME: KIVETT, JUANITA (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 04/25/2025 3:28 PM

Showing 14 results

Filter:

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Document Details	County	Date	Type	Name	Legal
199516837	Hendricks	10/02/1995	DEED : DEED	KIVETT, JUANITA S Search Search J R LAZARO BUILDERS INC Search KIVETT, HAROLD L	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
200527882	Hendricks	09/12/2005	DEED : DEED	KIVETT TRUST, JUANITA S Search Search KIVETT, HAROLD L Search KIVETT, JUANITA S Search KIVETT TRUST, HAROLD L	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
201113513	Hendricks	06/23/2011	MORT : MORTGAGE	KIVETT TRUST, JUANITA S Search Search KIVETT TRUST, HAROLD L Search PNC BANK	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
201327753	Hendricks	10/07/2013	MORT : MORTGAGE	KIVETT TRUST, JUANITA S Search Search KIVETT TRUST, HAROLD L Search PNC BANK	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2
201329165	Hendricks	10/23/2013	REL : MORTGAGE RELEASE	KIVETT TRUST, JUANITA S Search Search KIVETT TRUST, HAROLD L Search PNC BANK	
202221782	Hendricks	09/14/2022	REL : MORTGAGE RELEASE	KIVETT TRUST, JUANITA S Search Search KIVETT TRUST, HAROLD L Search PNC BANK	
202317710	Hendricks	10/05/2023	DEED : DEED	KIVETT, JUANITA S Search Search KIVETT, HAROLD L Search KIVETT, MICHAEL R	Search Lot 152 STRATFORD OF AVON SECTION 7 PH2

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