



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02126	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	BRIAN DIERS		
PROPERTY ADDRESS:	1667 BELLEFLOWER CT, AVON, IN 46123		
CITY, STATE AND COUNTY:	AVON, INDIANA (IN), HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	05/09/2025	EFFECTIVE DATE:	05/08/2025
NAME(S) SEARCHED:	BRIAN DIERS		
ADDRESS/PARCEL SEARCHED:	1667 BELLEFLOWER CT, AVON, IN 46123/32-07-35-138-003.000-022		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRIAN DIERS
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	GREGORY J. MONNIN AND MARCIA K. MONNIN, HUSBAND AND WIFE
DATED DATE:	08/28/2015	GRANTEE:	BRIAN DIERS
BOOK/PAGE:	N/A	RECORDED DATE:	09/03/2015
INSTRUMENT NO:	201520598		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF AVON
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBERED ONE HUNDRED EIGHTY-FIVE (185) IN FOREST COMMONS, SECTION SEVEN (7), A SUBDIVISION IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED OCTOBER 14, 1997 IN PLAT CABINET 4, SLIDE 141, PAGE(S) 1 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Hendricks County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)
[2025 Property Record Card \(PDF\)](#)

Summary

Parcel ID 32-07-35-138-003.000-022
Bill ID 012-135611-138003
Reference # .
Property Address 1667 Belleflower CT
Avon, IN, 46123
Brief Legal Description Lot 185 Forest Commons Sec 7 .38ac Came From 100-005 Conservancy Assess 98-99
(Note: Not to be used on legal documents)
Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District Washington Township
Tax Rate Code 77 - Advertised Tax Rate
Property Type 82 - Residential
Mortgage Co 15631475 - CORELOGIC
Last Change Date 2/23/2022



Owner

Deeded Owner
DIERS BRIAN
1667 Belleflower CT
Avon, IN 46123

Taxing District

County: Hendricks
Township: WASHINGTON TOWNSHIP
State District 022 WASHINGTON TOWNSHIP
Local District: 012
School Corp: AVON COMMUNITY
Neighborhood: 1253501 FOREST COMMONS SEC 1-9

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	150	110x150	\$545.00	\$523.00	\$57,530.00	0%	\$57,530.00

Residential Dwellings

Description Single-Family Residence1
Story Height 1
Style
Finished Area 3090
Fireplaces 0
Heat Type Central Warm Air
Air Cond 4249
Bedrooms 3
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 13
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	3090	3090
A		1159	0
C		3090	0

Features	Area
Porch, Open Masonry	60
Stoop, Masonry	16
Wood Deck	243

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family Residence1	100	B+2	2002	2002	A	1.01	3090	1.12	0
Pool, In Ground	100	C	2020	2020	A	1.01	392	1.12	0
Wood Deck (W/POOL)	100	C	2020	2020	A	1.01	575	1.12	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
9/3/2015	DIERS, BRIAN	WD		\$368,500.00
12/13/2001	MONNIN, GREGORY J & MARCIA K			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
9/3/2015	Monnin Gregory J & Marcia K				WD
12/13/2001	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	\$57,500	\$52,300	\$51,700	\$54,900	\$54,900
Land Res (1)	\$57,500	\$52,300	\$51,700	\$54,900	\$54,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$473,100	\$433,200	\$441,300	\$404,500	\$352,500
Imp Res (1)	\$473,100	\$398,800	\$405,400	\$369,200	\$352,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$34,400	\$35,900	\$35,300	\$0

DULY ENTERED
FOR TAXATION

SEP 03 2015

Cinda Katten
AUDITOR HENDRICKS COUNTY

201520598 DEED \$20.00
09/03/2015 03:35:50P 2 PGS
Theresa D. Lynch
Hendricks County Recorder IN
Recorded as Presented



Fidelity National Title
File# 121503082

WARRANTY DEED

THIS INDENTURE WITNESSETH, That [✓]Gregory J. Monnin and [✓]Marcia K. Monnin, Husband and Wife (Grantor) of Hendricks County, in the State of Indiana *CONVEYS AND WARRANTS* to [✓]Brian Diers (Grantee) of Hendricks County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Hendricks County, State of Indiana:

[✓]LOT NUMBERED ONE HUNDRED EIGHTY-FIVE (185) IN FOREST COMMONS, SECTION SEVEN (7), A SUBDIVISION IN WASHINGTON TOWNSHIP, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED OCTOBER 14, 1997 IN PLAT CABINET 4, SLIDE 141, PAGE(S) 1 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Property Address: 1667 Belleflower Ct., Avon, IN 46123

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed as of the 28th day of August, 2015.

GRANTOR

Signature *Gregory J. Monnin*
Gregory J. Monnin

Signature *Marcia K. Monnin*
Marcia K. Monnin

20-250

ACKNOWLEDGEMENT

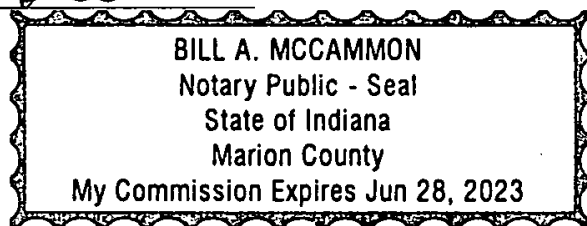
STATE OF Indiana)
)SS:
COUNTY OF Hendricks)

Before me, a Notary Public in and for said County and State, personally appeared Gregory J. Monnin and Marcia K. Monnin, Husband and Wife, 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 28th day of August, 2015.

My Commission expires:

23
6-28-23



Signature: _____

Printed: _____

Resident of Marion County

State of Indiana

* Send Tax Bills to: 1667 Belle Flower Ct., Avon, IN 46123

Grantee's Mailing Address: Same

This instrument was prepared by JEFFREY R. LADE, Attorney at Law, 135 N. Pennsylvania Street, Suite 710, Indianapolis, Indiana 46204.

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Linda S. Cline

File 121503082.

Search Results for:

NAME: DIERS, BRIAN (Super Search)



REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 05/9/2025 3:29 PM

Showing 22 results

Filter:

Document Details	County	Date	Type	Name	Legal
200827062	Hendricks	12/03/2008	DEED : DEED	DIERS, BRIAN Search Search FANNIE MAE Search FEDERAL NATIONAL MORTGAGE ASSOCIATION	Search Lot 134 STRATFORD OF AVON SECTION 6 PH2
200923785	Hendricks	09/18/2009	MORT : MORTGAGE	DIERS, BRIAN Search Search BANK OF AMERICA Search MERS	Search Lot 134 STRATFORD OF AVON SECTION 6 PH2
201121651	Hendricks	10/03/2011	REL : MORTGAGE RELEASE	DIERS, BRIAN Search Search MERS	
201122963	Hendricks	10/18/2011	MORT : MORTGAGE	DIERS, BRIAN Search Search MAIN STREET FINANCIAL Search MERS	Search Lot 134 STRATFORD OF AVON SECTION 6 PH2
201328403	Hendricks	10/15/2013	MISC : ASSUMED BUSINESS NAME	DIERS, BRIAN Search Search 3BS LAWN CARE	
201520236	Hendricks	08/31/2015	DEED : DEED	DIERS, BRIAN Search Search WOODARD, BRIAN Search WOODARD, BRITTANY	Search Lot 134 STRATFORD OF AVON SECTION 6 PH2
201520598	Hendricks	09/03/2015	DEED : DEED	DIERS, BRIAN Search Search MONNIN, GREGORY J Search MONNIN, MARCIA K	Search Lot 185 FOREST COMMONS SECTION 7
201520599	Hendricks	09/03/2015	MORT : MORTGAGE	DIERS, BRIAN Search Search JPMORGAN CHASE BANK	Search Lot 185 FOREST COMMONS SECTION 7
201520907	Hendricks	09/09/2015	REL : MORTGAGE RELEASE	DIERS, BRIAN Search Search MAIN STREET FINANCIAL Search MERS	

Document Details	County	Date	Type	Name	Legal
202012674	Hendricks	05/20/2020	REL : MORTGAGE RELEASE	DIERS, BRIAN Search Search JPMORGAN CHASE BANK	
202013814	Hendricks	06/01/2020	MORT : MORTGAGE	DIERS, BRIAN Search Search JPMORGAN CHASE BANK	Search Lot 185 FOREST COMMONS SECTION 7
202104935	Hendricks	02/10/2021	MORT : MORTGAGE	DIERS, BRIAN Search Search HENDRICKS COUNTY BANK AND TRUST Search MERS	Search Lot 185 FOREST COMMONS SECTION 7
202106718	Hendricks	02/26/2021	REL : MORTGAGE RELEASE	DIERS, BRIAN Search Search JPMORGAN CHASE BANK	
202130714	Hendricks	09/16/2021	MORT : MORTGAGE	DIERS, BRIAN Search Search HENDRICKS COUNTY BANK AND TRUST Search MERS	Search Lot 185 FOREST COMMONS SECTION 7
200414390	Hendricks	05/07/2004	DEED : DEED	DIERS, BRIAN N Search Search RESSIER, KRISTEN R Search DIERS, APRIL N	Search Lot 75 CRYSTAL SPRINGS SECTION 3
200414391	Hendricks	05/07/2004	MORT : MORTGAGE	DIERS, BRIAN N Search Search DIERS, APRIL N Search WELLS FARGO HOME MORTGAG	Search Lot 75 CRYSTAL SPRINGS SECTION 3
200820980	Hendricks	09/05/2008	DEED : DEED	DIERS, BRIAN N Search Search DIERS, APRIL N Search DIERS, APRIL N	Search Lot 75 CRYSTAL SPRINGS SECTION 3
200821244	Hendricks	09/09/2008	REL : MORTGAGE RELEASE	DIERS, BRIAN N Search Search DIERS, APRIL N Search WELLS FARGO BANK Search WELLS FARGO HOME MORTGAGE	
200827063	Hendricks	12/03/2008	MORT : MORTGAGE	DIERS, BRIAN N Search Search WELLS FARGO BANK	Search Lot 134 STRATFORD OF AVON SECTION 6 PH2

Document Details	County	Date	Type	Name	Legal
200924485	Hendricks	09/25/2009	REL : MORTGAGE RELEASE	DIERS, BRIAN N Search Search WELLS FARGO BANK	
202017823	Hendricks	07/06/2020	MORT : MORTGAGE	DIERS, BRIAN N Search Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 185 FOREST COMMONS SECTION 7
202105166	Hendricks	02/12/2021	REL : MORTGAGE RELEASE	DIERS, BRIAN N Search Search HENDRICKS COUNTY BANK AND TRUST	

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