



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02195	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	J. BRIAN HERSHEY AND DANA R HERSHEY		
PROPERTY ADDRESS:	2098 ASPEN, AVON, IN 46123		
CITY, STATE AND COUNTY:	AVON, INDIANA (IN) , HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	05/22/2025	EFFECTIVE DATE:	05/21/2025
NAME(S) SEARCHED:	J. BRIAN HERSHEY, DANA R HERSHEY		
ADDRESS/PARCEL SEARCHED:	2098 ASPEN, AVON, IN 46123/ 32-10-22-106-003.000-031		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

J. BRIAN HERSHEY AND DANA R. HERSHEY, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	BRIAN E. MOENCH
DATED DATE:	05/05/2016	GRANTEE:	J. BRIAN HERSHEY AND DANA R. HERSHEY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/06/2016
INSTRUMENT NO:	201609419		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF AVON
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN HENDRICKS COUNTY, INDIANA:

LOT NUMBERED ONE HUNDRED FIFTY (150) IN TIMBER BEND, SECTION 5, AN ADDITION TO THE TOWN OF AVON, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED AUGUST 14, 1995 IN PLAT CABINET 3, SLIDE 75, PAGE 2, SLIDE 76, PAGES 1 AND 2, SLIDE 77, PAGES 1 AND 2, AND IN SLIDE 78, PAGE 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 32-10-22-106-003.000-031
Bill ID 023-222511-106003
Reference # .
Property Address 2098 Aspen Dr
Avon, IN, 46123
Brief Legal Description Lot 150 Timber Bend Sec 5 0.54 AC AG ABATE 2012-1 13/14 ANNEXED PER ORD 2012-01 TO 023-222511-106003
(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
HERSHEY J BRIAN & DANA R H/W
2098 Aspen Dr
Avon, IN 46123

Taxing District

County: Hendricks
Township: WASHINGTON TOWNSHIP
State District 031 AVON
Local District: 023
School Corp: AVON COMMUNITY
Neighborhood: 2351515 TIMBER BEND (23)

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Static
Parcel Acreage: 0.54

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		0	184	120x184	\$596.00	\$572.00	\$68,640.00	0%	\$68,640.00

Residential Dwellings

Description Single-Family Residence2
Story Height 1
Style
Finished Area 2987
Fireplaces 1
Heat Type Central Warm Air
Air Cond 2987
Bedrooms 3
Living Rooms: 0
Dining Rooms: 0
Family Rooms: 0
Finished Rooms: 9
Full Baths 2
Full Bath Fixtures 6
Half Baths 1
Half Bath Fixtures 2
Kitchen Sinks 1
Water Heaters 1
Add Fixtures 0

Floor	Construction	Base	Finish
1	Brick	2201	2201
A		786	786
C		2201	0

Features	Area
Canopy, Roof Extension	24
Patio, Concrete	272
Patio, Concrete	435
Porch, Open Masonry	262
Stoop, Masonry	24

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family Residence2	100	B+2	1997	1998	A	1.01	2987	1.14	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
5/6/2016	HERSHEY, J BRIAN & DANA R	WD		\$297,450.00
6/7/2001	MOENCH, BRIAN E			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
5/6/2016	Moench Brian E				WD
7/16/2012					

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	\$68,600	\$64,800	\$62,200	\$62,200	\$62,200
Land Res (1)	\$68,600	\$64,800	\$62,200	\$62,200	\$62,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$329,500	\$322,900	\$310,200	\$229,400	\$221,900
Imp Res (1)	\$329,500	\$322,900	\$310,200	\$229,400	\$221,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2024	2023	2022	2021	2020
Total	\$398,100	\$387,700	\$372,400	\$291,600	\$284,100
Total Res (1)	\$398,100	\$387,700	\$372,400	\$291,600	\$284,100
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](#)

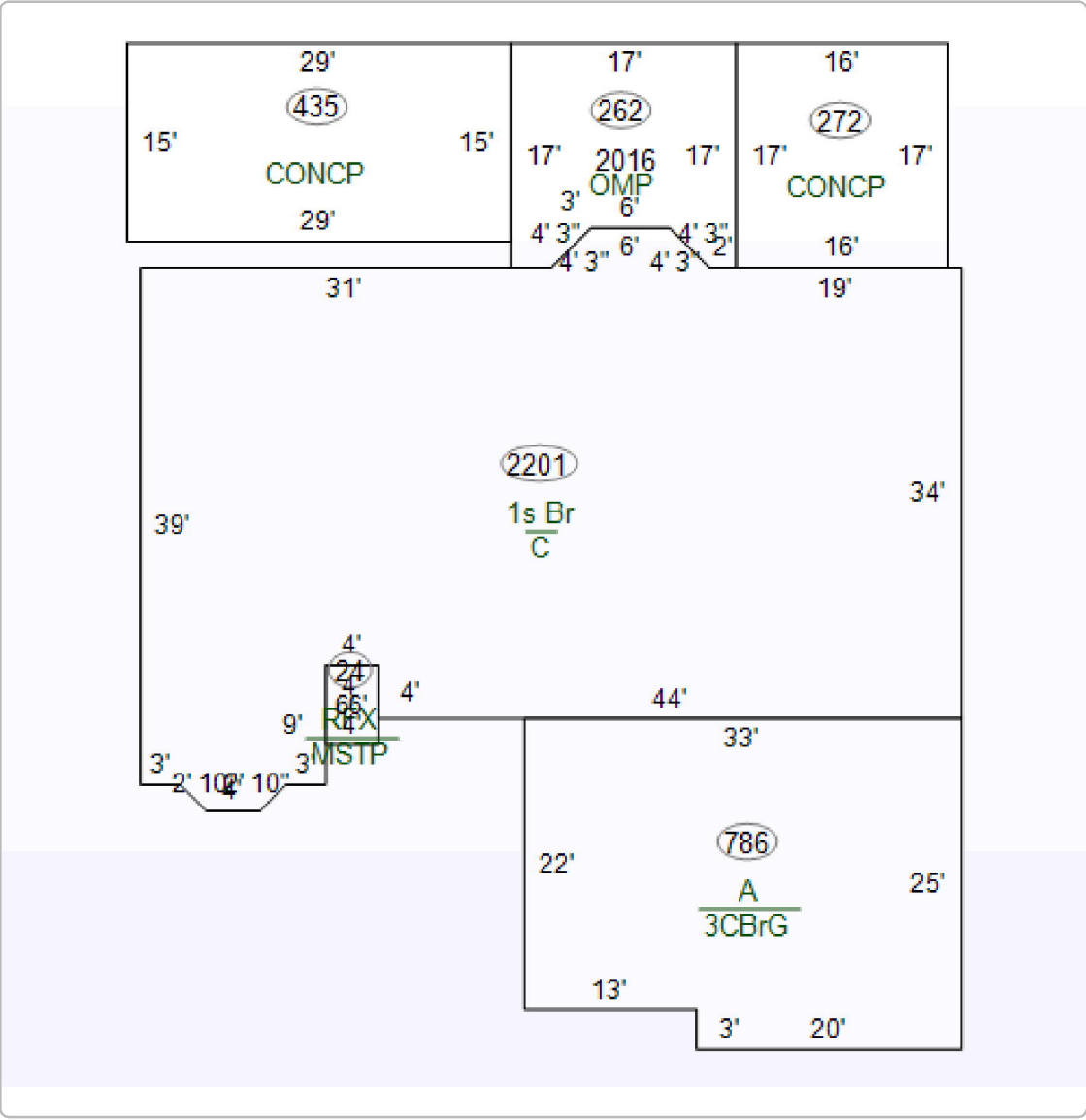
Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$2,113.77	\$1,654.61	\$1,626.26	\$1,619.70
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2,113.77	\$1,654.61	\$1,626.26	\$1,619.70
+ 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	\$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	\$1,173.01	\$983.93	\$967.89	\$896.82
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$4,227.54	\$3,309.22	\$3,252.52	\$3,239.40
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$4,227.54)	(\$3,309.22)	(\$3,252.52)	(\$3,239.40)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

Photos



Sketches



No data available for the following modules: Form 11, Commercial Buildings, Septic Permits.

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****IMPORTANT**** Spring Taxes were due May 12th 2025. Penalties are now due for any parcel that has not been paid. Please call 317-745-9220 for pay off as penalties may not be relected in the balance due.

2098 Aspen Dr
Avon, IN 46123

HERSHEY J BRIAN & DANA R H/W
2098 ASPEN DR
Avon, IN 46123

Spring Due by 05/12/2025: \$0.00
Fall Due by 11/10/2025: \$2,253.07

\$2,253.07
Total Due ⓘ

Property Information

Tax Year/Pay Year	Homestead Credit Filed?
2024 / 2025	Yes
Parcel Number	Over 65 Circuit Breaker?
32-10-22-106-003.000-031	No
Duplicate Number	Legal Description
26475120	Note: Not to be used on legal documents
Property Type	Lot 150 Timber Bend Sec 5 0.54 ACAG ABATE 2012-113/14 ANNEXED PER ORD 2012-01 TO 023-222511-106003
Real	
Tax Unit / Description	Section-Township-Range
23 - Town Of Avon	0022, 0015, 1e
Property Class	Parcel Acres
RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT	0.54
Mortgage Company	Lot Number
None	150
TIF	Block/Subdivision
None	TIMBER BEND

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$2,253.07	\$0.00	\$2,253.07
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$2,253.07	\$0.00	\$2,253.07
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00

	Tax Bill	Adjustments	Balance
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$360.09	\$0.00	\$360.09
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$982.39	\$0.00	\$982.39
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$4,506.14
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$4,506.14
Receipts:			\$2,253.07
Total Due:			\$2,253.07
Surplus Transfer:			\$0.00
Account Balance:			\$2,253.07

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/13/2025	S	\$2,253.07	Lock Box Payment 5/12/2025 Check Nbr 1622	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$2,253.07	\$2,253.07	\$0.00	\$4,506.14	\$2,253.07
2024	\$2,183.08	\$2,183.08	\$0.00	\$4,366.16	\$4,366.16
2023	\$2,113.77	\$2,113.77	\$0.00	\$4,227.54	\$4,227.54
2022	\$1,654.61	\$1,654.61	\$0.00	\$3,309.22	\$3,309.22
2021	\$1,626.26	\$1,626.26	\$0.00	\$3,252.52	\$3,252.52
2020	\$1,619.70	\$1,619.70	\$0.00	\$3,239.40	\$3,239.40
2019	\$1,615.91	\$1,615.91	\$0.00	\$3,231.82	\$3,231.82
2018	\$1,371.00	\$1,371.00	\$0.00	\$2,742.00	\$2,742.00

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$387,700	\$398,100
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$387,700	\$398,100
2a. Minus deductions	(\$183,880)	(\$179,288)
3. Equals subtotal of net assessed value of property	\$203,820	\$218,812
3a. Multiplied by your local tax rate	2.7882	2.6729
4. Equals gross tax liability	\$5,682.90	\$5,848.62
4a. Minus local property tax credits	(\$359.82)	(\$360.09)
4b. Minus savings due to property tax cap	(\$956.92)	(\$982.39)
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$4,366.16	\$4,506.14

Assessed Values as of 04/10/2024

Land Value	\$68,600
Improvements	\$329,500

Exemptions / Deductions

Description	Amount
Homestead	\$48,000.00
Supp Standard HS	\$131,288.00
Count: 2	\$179,288.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
736 Timber Bend Drain	\$0.00	\$0.00	\$0.00
Conservancy - West Central	\$0.00	\$0.00	\$0.00

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
New by Annexation	04/03/2013	07/16/2012	2014	32-10-22-106-003.000-022	No Info	No Info	No Info

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Moench Brian E	05/06/2016	201609419	WD		



DULY ENTERED
FOR TAXATION

MAY 06 2016

Cinda Katten
AUDITOR HENDRICKS COUNTY

023-222511-106003

WARRANTY DEED

THIS INDENTURE WITNESSETH, that BRIAN E. MOENCH (Grantor), conveys and warrants to J. BRIAN HERSHEY AND DANA R. HERSHEY, HUSBAND AND WIFE (Grantee) for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hendricks County, Indiana:

✓ Lot Numbered One Hundred Fifty (150) in Timber Bend, Section 5, an addition to the Town of Avon, Hendricks County, Indiana, as per plat thereof recorded August 14, 1995 in Plat Cabinet 3, Slide 75, page 2, Slide 76, pages 1 and 2, Slide 77, pages 1 and 2, and in Slide 78, page 1, in the office of the Recorder of Hendricks County, Indiana.

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

Subject to all taxes now a lien and to become a lien thereon.

IN WITNESS WHEREOF, Grantor has executed this Deed this 5 day of May 2016

Brian E. Moench
Brian E. Moench

STATE OF INDIANA)

) SS.

COUNTY OF HENDRICKS)

Before me, a Notary Public in and for said County and State, personally appeared BRIAN E. MOENCH, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 5 day of May, 2016

My Commission Expires:

10/14/21

County of Residence

Hamilton

Rachel M. Parks
Signature of Notary Public

Rachel M. Parks
Printed Name of Notary Public

Commitment Number: 16-03199

RACHEL M. PARKS
NOTARY PUBLIC - OFFICIAL SEAL
State of Indiana, Hamilton County
My Commission Expires Oct. 14, 2021

{ Tax mailing address

2098 Aspen Dr., Avon, IN 46123

Grantee mailing address

2098 Aspen Dr., Avon, IN 46123

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, Ben Comer.

This instrument was prepared by Ben Comer, 71 West Marion Street, P.O. Box 207, Danville, IN 46122, telephone: (317) 745-4300.

Search Results for:

NAME: HERSHEY, DANA (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 05/22/2025 3:42 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
201609419	Hendricks	05/06/2016	DEED : DEED	HERSHEY, DANA R Search Search MOENCH, BRIAN E Search HERSHEY, J BRIAN	Search Lot 150 TIMBER BEND SECTION 5
201609420	Hendricks	05/06/2016	MORT : MORTGAGE	HERSHEY, DANA R Search Search HERSHEY, J BRIAN Search ALLIANCE BANK	Search Lot 150 TIMBER BEND SECTION 5

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Search Results for:

NAME: HERSHEY, BRIAN (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 05/22/2025 3:42 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
201609419	Hendricks	05/06/2016	DEED : DEED	HERSHEY, J BRIAN Search Search MOENCH, BRIAN E Search HERSHEY, DANA R	Search Lot 150 TIMBER BEND SECTION 5
201609420	Hendricks	05/06/2016	MORT : MORTGAGE	HERSHEY, J BRIAN Search Search HERSHEY, DANA R Search ALLIANCE BANK	Search Lot 150 TIMBER BEND SECTION 5

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