



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02269	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JERROD ALMA, HEATHER ALMA		
PROPERTY ADDRESS:	1664 S 400 E, FRANCESVILLE, IN 47946		
CITY, STATE AND COUNTY:	FRANCESVILLE, INDIANA (IN) , JASPER		

SEARCH INFORMATION

SEARCH DATE:	06/03/2025	EFFECTIVE DATE:	05/30/2025
NAME(S) SEARCHED:	JERROD ALMA, HEATHER ALMA		
ADDRESS/PARCEL SEARCHED:	1664 S 400 E, FRANCESVILLE, IN 47946/003-00462-00		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JERROD ALMA

COMMENTS:	
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VESTING DEED

DEED TYPE:	PERSONAL REPRESENTATIVE'S DEED	GRANTOR:	DONALD L. TILLET, DECEASED
DATED DATE:	12/12/2002	GRANTEE:	JERROD ALMA
BOOK/PAGE:	252/347	RECORDED DATE:	12/23/2002
INSTRUMENT NO:	F58230		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF FRANCESVILLE
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ADDITIONAL NOTES

AUTHORIZATION OF COMBINATION RECORDED ON 10/03/2018 AS INSTUMENT NO. F165600.

LEGAL DESCRIPTION

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

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 5 WEST IN GILLAM TOWNSHIP, JASPER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEING A PART OF THE MARY L. AND KEITH, SR. LUNGREN LAND AS CONVEYED BY DEED 162, PAGE 539 IN THE OFFICE OF THE RECORDER OF JASPER COUNTY, INDIANA; (BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, BEING NORTH, AN ASSUMED BEARING)

COMMENCING AT A RAILROAD SPIKE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, A DISTANCE OF 1513.80 FEET TO A RAILROAD SPIKE AT THE POINT OF BEGINNING; THENCE NORTH 87 DEGREES 38 MINUTES 50 SECONDS WEST, A DISTANCE OF 359.58 FEET TO A 5/8 INCH IRON RE-ROD; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 235.25 FEET TO A 5/8 INCH IRON RE-ROD; THENCE EAST, A DISTANCE OF 359.08 FEET TO A RAILROAD SPIKE ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3: THENCE SOUTH ON SAID EAST LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

Jasper County, IN

Summary - Auditor's Office

Parcel Number	003-00462-00
Alternate ID	37-08-03-000-011.000-020
Map #	37-08-03-000-011.000-020
Property Address	1664 S 400 E FRANCESVILLE
Sec/Twp/Rng	03 / T29N / R05W
Tax Set	GILLAM TOWNSHIP
Subdivision	n/a
Brief Tax Description	PT NE SE 3 29 5, 2A; PT NE SE 3 29 5, 2.421A (Note: Not to be used on legal documents)
Book/Page	252/347&157851
Acres	4.4210
Class	511 RES ONE FAMILY UNPLAT 0-9.99-511

Owners - Auditor's Office

Deeded Owner
ALMA, JERROD
1199 S 400 E
FRANCESVILLE, IN 47946

Transfers - Auditor's Office

Transfer Date	Buyer Name	Seller Name	Type	Sale Price
12/23/2002	ALMA, JERROD	TILLET, DONALD L		0
10/02/2018	ALMA, JERROD	ALMA, JERROD	Combine From	0

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/15/2025	4/12/2024	4/12/2023	4/12/2022	4/12/2021
Land	\$38,500	\$38,500	\$38,500	\$38,500	\$33,600
Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$16,500
Land Non Res (2)	\$20,500	\$20,500	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$20,500	\$20,500	\$17,100
Improvement	\$149,200	\$113,100	\$103,500	\$101,000	\$96,400
Imp Res (1)	\$149,200	\$113,100	\$96,800	\$94,300	\$90,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$6,700	\$6,700	\$6,000
Total	\$187,700	\$151,600	\$142,000	\$139,500	\$130,000
Total Res (1)	\$167,200	\$131,100	\$114,800	\$112,300	\$106,900
Total Non Res (2)	\$20,500	\$20,500	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$27,200	\$27,200	\$23,100

Tax History - Treasurer's Office

Detail:					
Tax Year	Type	Category	Description	Amount	Balance Due
2024 PAYABLE 2025	Spring Tax	Tax	24/25 Spring Tax	\$517.96	\$0.00
2024 PAYABLE 2025	Spring Ditch	SA	24/25 Spring Ditch: RYAN-LOWER END	\$12.50	\$0.00
2024 PAYABLE 2025	Fall Tax	Tax	24/25 Fall Tax	\$517.96	\$517.96
2024 PAYABLE 2025	Fall Ditch	SA	24/25 Fall Ditch: RYAN-LOWER END	\$12.50	\$12.50
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax	\$480.92	
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: RYAN-LOWER END	\$12.50	
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax	\$480.92	
2023 PAYABLE 2024	Fall Ditch	SA	23/24 Fall Ditch: RYAN-LOWER END	\$12.50	
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$522.75	
2022 PAYABLE 2023	Spring Ditch	SA	22/23 Spring Ditch: RYAN-LOWER END	\$12.50	
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$522.75	
2022 PAYABLE 2023	Fall Ditch	SA	22/23 Fall Ditch: RYAN-LOWER END	\$12.50	
2021 PAYABLE 2022	Spring Tax	Tax	21/22 Spring Tax	\$526.89	
2021 PAYABLE 2022	Spring Ditch	SA	21/22 Spring Ditch: RYAN-LOWER END	\$12.50	
2021 PAYABLE 2022	Fall Tax	Tax	21/22 Fall Tax	\$526.89	
2021 PAYABLE 2022	Fall Ditch	SA	21/22 Fall Ditch: RYAN-LOWER END	\$12.50	

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	\$1,060.92	\$530.46
2023 PAYABLE 2024	\$986.84	
2022 PAYABLE 2023	\$1,070.50	
2021 PAYABLE 2022	\$1,078.78	

Tax Payments - Treasurer's Office

Detail:		
Tax Year	Payment Date	Amount
2024 PAYABLE 2025	05/05/2025	\$530.46
2023 PAYABLE 2024	11/01/2024	\$493.42
2023 PAYABLE 2024	05/09/2024	\$493.42
2022 PAYABLE 2023	11/06/2023	\$535.25
2022 PAYABLE 2023	04/24/2023	\$535.25
2021 PAYABLE 2022	11/04/2022	\$539.39
2021 PAYABLE 2022	05/04/2022	\$539.39

Total:	
Tax Year	Amount
2024 PAYABLE 2025	\$530.46
2023 PAYABLE 2024	\$986.84
2022 PAYABLE 2023	\$1,070.50
2021 PAYABLE 2022	\$1,078.78

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

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Duly Entered For Taxation
Subject To Final
Acceptance For Transfer

DEC 23 2002

Thos J. Staver
Auditor, Jasper County
003-004162-00

58230 347
RECEIVED FOR RECORD
At 4:00 O'clock P. M. and Recorded in
Deed Record 252 Page 347
DEC 23 2002

Carol A. Staley
Recorder, Jasper Co., IN

PERSONAL REPRESENTATIVE'S DEED

TERRY TILLET, as personal representative of the estate of Donald L. Tillett, deceased, which estate is under the supervision of the Superior Court of Jasper County, under Cause Number 37D01-0110-ES-375 in the Office of the Clerk of the Superior Court of Jasper County, Indiana, pursuant to an order of the Superior Court of Jasper County, Indiana, dated the 16 day of December, 2002, for good and sufficient consideration, conveys to: JARROD ALMA, the following described real estate in Jasper County, State of Indiana, to-wit:

A part of the Southeast Quarter of Section 3, Township 29 North, Range 5 West in Gillam Township, Jasper County, Indiana, described as follows:

Being a part of the Mary L. and Keith, Sr. Lungren land as conveyed by Deed 162, page 539 in the office of the Recorder of Jasper County, Indiana; (Basis of Bearings: The East line of the Southeast Quarter of said Section 3, being North, an assumed bearing)

Commencing at a Railroad Spike at the Southeast corner of the Southeast Quarter of said Section 3; thence North on the East line of said Southeast Quarter of Section 3, a distance of 1513.80 feet to a railroad spike at the point of beginning; thence North 87 degrees 38 minutes 50 seconds West, a distance of 359.58 feet to a 5/8 inch iron re-rod; thence North on a line parallel with the East line of said Southeast Quarter, a distance of 235.25 feet to a 5/8 inch iron re-rod; thence East, a distance of 359.08 feet to a railroad spike on the East line of said Southeast Quarter of Section 3; thence South on said East line, a distance of 250.00 feet to the point of beginning.

Subject to easements of roads, highways, ditches, drains and public utilities; subject to the zoning ordinances of the County of Jasper, Indiana; and subject to all easements and restrictions of record.

IN WITNESS WHEREOF, the said Terry Tillett, as personal representative of the estate of Donald L. Tillett, has hereunto set his hand and seals this 12 day of December, 2002.

Terry Tillett
Terry Tillett, Personal Representative of
the Estate of Donald L. Tillett, Deceased

STATE OF INDIANA)
) SS:
COUNTY OF HANCOCK)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Terry Tillett, as personal representative of the estate of Donald L. Tillett, and acknowledged the execution of said deed to be his voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL this 12th day of December, 2002.

My Commission Expires: 1-31-2008
Resident of HANCOCK County

Examined and approved in open court this 16 day of December, 2002.

Julie C. Staver
Julie C. Staver
NOTARY PUBLIC
SEAL
INDIANA
[Signature]
JUDGE, JASPER SUPERIOR COURT

This instrument prepared by: Edward P. Dumas, Dumas, Weist & Mahnesmith, Rensselaer, Indiana

AUTHORIZATION OF COMBINATION – JASPER COUNTY

Per I.C. 6-1.1-5-16

I, Terrod Alma, authorize the Auditor of Jasper County to combine the following:

List the parcel numbers below:

003-00462-00 3a003-00214-02 2.421aOwner Signature: *Terrod Alma*Phone: [REDACTED] Date: 9-15-18

BETH A. WARREN PGS:1
RECORDER, JASPER COUNTY INDIANA
10/03/2018 02:03:46PM

***SUBJECT TO FINAL APPROVAL**

Please return to: Jasper County Assessor
115 W. Washington St, Ste 104
Rensselaer, IN 47978

ASSESSOR OFFICE USE ONLY

Reason for combination:

- ☐ Improvement falls across property line
☐ 1% Cap Eligibility (Homestead)
☒ Administrative Combine
☐ Other _____

Duly Entered For Taxation
Subject To Final
Acceptance For Transfer

SEP 26 2018

Himbury K. Shaw
Auditor, Jasper County

Assessor Signature: *[Signature]***AUDITOR OFFICE USE ONLY**

I have verified the following:

Taxes Payable Year 19/20 Initials: SK

- ☒ All taxes are current on all properties to be combined
☒ All properties are titled the same
☒ All properties are in the same state taxing district
☒ All properties are adjacent (touching)

Newly Combined Into Parcel Number 003-00462-00 New Acreage: 4.421

New Combined Legal Description:

P+NESE 3-29-5, 2a; P+NESE 3-29-5, 2.421a

Criteria: Party Name = ALMA JERROD			DataSource: Jasper, IN		Last Indexed Date: 06/02/2025	
					Last Verified Date: 05/30/2025	
RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/03/2018	09/15/2018	F165600	PARCEL C...	ALMA JERROD		OWNERS
05/24/2017	05/24/2017	F157851	WARRANTY...	ALMA JERROD		GRANTEE
03/24/2017	03/22/2017	F156947	MORTGAGE...	ALMA JERROD		MORTGAGOR
03/24/2017	03/22/2017	F156946	MORTGAGE...	ALMA JERROD		MORTGAGOR
03/24/2017	03/17/2017	F156945	MORTGAGE	ALMA JERROD		MORTGAGOR
02/02/2010	01/11/2010	F114097	RERECORD...	ALMA JERROD		MORTGAGOR
01/19/2010	01/15/2010	F113854	MORTGAGE...	ALMA JERROD		MORTGAGOR
01/19/2010	01/15/2010	F113853	MORTGAGE...	ALMA JERROD		MORTGAGOR
01/19/2010	01/15/2010	F113852	MORTGAGE...	ALMA JERROD		MORTGAGOR
01/19/2010	01/11/2010	F113851	MORTGAGE	ALMA JERROD		MORTGAGOR
12/03/2009	11/30/2009	F113210	EXTENSIO...	ALMA JERROD		MORTGAGOR
10/01/2009	09/29/2009	F112058	EXTENSIO...	ALMA JERROD		MORTGAGOR
07/21/2009	07/13/2009	F110744	EXTENSIO...	ALMA JERROD		MORTGAGOR
04/01/2009	03/30/2009	F108695	EXTENSIO...	ALMA JERROD		MORTGAGOR
09/19/2008	09/17/2008	F105643	MORTGAGE	ALMA JERROD		MORTGAGOR

DataSource: Jasper, IN

Criteria: Party Name = ALMA JERROD

Last Indexed Date: 06/02/2025

Last Verified Date: 05/30/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/17/2005	03/11/2005	F78942	MORTGAGE	ALMA JERROD		MORTGAGOR
01/24/2005	12/01/2004	F77942	MORTGAGE...	ALMA JERROD		MORTGAGOR
11/29/2004	11/22/2004	F76820	MORTGAGE	ALMA JERROD		MORTGAGOR
12/23/2002	12/20/2002	F58231	MORTGAGE	ALMA JERROD		MORTGAGOR
12/23/2002	12/12/2002	F58230	PERSONAL...	ALMA JERROD		GRANTEE