



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02359	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	MARK A SUTTON, ROBIN P SUTTON		
PROPERTY ADDRESS:	8248 N 75 W MONON, IN 47959		
CITY, STATE AND COUNTY:	MONON, INDIANA (IN) , WHITE		

### SEARCH INFORMATION

SEARCH DATE:	06/13/2025	EFFECTIVE DATE:	06/11/2025
NAME(S) SEARCHED:	MARK A SUTTON, ROBIN P SUTTON		
ADDRESS/PARCEL SEARCHED:	8248 N 75 W MONON, IN 47959/ 91-84-16-000-004.202-013		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

MARK A. SUTTON AND ROBIN P. SUTTON, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MELISSA A. HUBBARD
DATED DATE:	08/31/2017	GRANTEE:	MARK A. SUTTON AND ROBIN P. SUTTON, HUSBAND AND WIFE
BOOK/PAGE:		RECORDED DATE:	08/31/2017
INSTRUMENT NO:	170805902		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF MONON
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### ADDITIONAL NOTES

COMBINE PARCELS APPLICATION RECORDED ON 05/02/2022 IN INSTRUMENT NO. 2022R2454.

### LEGAL DESCRIPTION

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

TRACT I:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN IN MONON TOWNSHIP, WHITE COUNTY, INDIANA DESCRIBED BY:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 88 DEGREES 55 MINUTES 30 SECONDS EAST 6.00 FEET TO A CAPPED WITH RLH I.D. 1½ INCH IRON PIPE (I.P.); THENCE SOUTH 01 DEGREE 26 MINUTES 00 SECONDS EAST 220.02 FEET TO A 1½ INCH IRON PIPE; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS WEST 293.54 FEET TO AN I.P.; THENCE NORTH 00 DEGREES 48 MINUTES 28 SECONDS EAST 225.47 FEET TO AN I.P.; THENCE SOUTH 88 DEGREES 19 MINUTES 43 SECONDS EAST 278.96 FEET TO THE POINT OF BEGINNING, CONTAINING 1.478 ACRES, MORE OR LESS.

TRACT II:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPLE MERIDIAN IN MONON TOWNSHIP, WHITE COUNTY, INDIANA DESCRIBED BY: COMMENCING AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 02 DEGREES 14 MINUTES 30 SECONDS EAST ALONG CR75W AND THE QUARTER SECTION LINE 929.31 FEET TO RAILROAD SPIKE AT THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 14 MINUTES AND 30 SECONDS EAST ALONG SAID LINE 443.03 FEET TO A CORNER POST; THENCE NORTH 88 DEGREES 19 MINUTES 43 SECONDS WEST 278.96 FEET TO A CAPPED WITH RLH I.D. 1½ INCH IRON PIPE (I.P.) THENCE 00 DEGREES 48 MINUTES 28 SECONDS WEST 225.47 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS WEST 349.12 FEET TO AN I.P.; THENCE NORTH 00 DEGREES 58 MINUTES 30 SECONDS WEST 660.92 FEET TO AN I.P.; THENCE SOUTH 89 DEGREES 37 MINUTES 41 SECONDS EAST 625.04. FEET TO THE POINT OF BEGINNING, PASSING THROUGH AN I.P. AT 605.04 FEET, CONTAINING 8.149 ACRES, MORE OR LESS.

White County, IN

Summary

Parcel Number	91-84-16-000-004.202-013
Alt Parcel Number	010-36110-02
Property Address	8248 N 75 W
	MONON IN 47959
Property Class Code	511
Property Class	Res 1 fam unplatted 0-9.99 ac
Neighborhood	MONON TWP, 130103
Brief Legal Description	16-28-04 PT SW 1.478 & PT W SW 8.149 610 628
	(Note: Not to be used on legal documents)
Township	MONON TOWNSHIP
Taxing District	013 - MONON TOWNSHIP



[View Map](#)

Owners

Sutton Mark A & Robin P  
8248 N 75 W  
Monon, IN 47959

Land

Land Type	Acreage	Dimensions
9 - HOMESITE	1.00	
91 - RESIDENTIAL EXCESS ACREAGE	8.62	

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
8/31/2017	SUTTON MARK A & ROBIN P	170805902	Wa	\$240,000
9/23/2013	HUBBARD MELISSA A	130906958	Tr	\$199,000
10/13/2009	STARR, HAROLD J	091005876	WD	\$150,000

Valuation Record

Assessed Year	2024	2023 (2)	2023	2022	2021 (2)
Assessment Date	01/01/2024	01/01/2023	01/01/2023	01/01/2022	01/01/2021
Reason for Change	TRENDING	02- Combination	TRENDING	TRENDING	17- Miscellaneous
Land	\$43,600.00	\$43,600.00	\$43,600.00	\$18,500.00	\$18,500.00
Improvements	\$220,200.00	\$194,900.00	\$221,400.00	\$180,400.00	\$133,400.00
Total Valuation	\$263,800.00	\$238,500.00	\$265,000.00	\$198,900.00	\$151,900.00

Sales

Sale Date	Buyer Name	Seller Name	Sale Price
5/2/2022	SUTTON MARK A & ROBIN P	SUTTON MARK A & ROBIN P	\$0
8/31/2017	SUTTON MARK A & ROBIN P	HUBBARD MELISSA A	\$240,000
9/23/2013	HUBBARD MELISSA A	HAROLD J STARR REV LIV TR AGMT DTD 4	\$199,000
4/15/2010	HAROLD J STARR REV LIV TRST AGMT	STARR, HAROLD J	\$0
10/13/2009	STARR, HAROLD J	HITES, CARL E JR & LISA SPLIT 1.478A	\$150,000

Recent Sales in Area

Sale date range:

From:

06/13/2022

To:

06/13/2025

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

Exterior Features

Exterior Feature	Size/Area
Open Frame Porch	396
Open Frame Porch	704
Enclosed Frame Porch	160

Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Attached Garage		AV	0	0	576
UTILITY SHED	45	AV	2010	2010	120
CAR SHED OPEN	25	F	2010	2010	150
DWELLING	45	AV	1996	1996	0
	45	AV	2000	2000	1080
LEAN-TO	45	AV	2000	2000	72
	45	AV	2012	2012	600
UTILITY SHED	45	AV	2019	2019	120

Residential Dwellings

Bed Rooms	3	Total Bath Fixtures	8
Finished Rooms	6	Heat Type	Central Warm Air
Full Baths	2	Fireplaces	
Half Baths	0	Garage Sqft	576
Floor	Construction	Base Area	Finished Area
1.0	WOOD FRAME	1848	1848

Tax Deductions

Year	Type	Amount
2024 Pay 2025	Standard Hmst	\$48,000
2024 Pay 2025	Supplemental HSC	\$66,075
2023 Pay 2024	Standard Hmst	\$48,000
2023 Pay 2024	Supplemental HSC	\$69,400
2022 Pay 2023	Standard Hmst	\$45,000
2022 Pay 2023	Supplemental HSC	\$52,500
2021 Pay 2022	Standard Hmst	\$45,000
2021 Pay 2022	Supplemental HSC	\$36,085
2020 Pay 2021	Standard Hmst	\$45,000
2020 Pay 2021	Supplemental HSC	\$36,680
2019 Pay 2020	Standard Hmst	\$45,000
2019 Pay 2020	Supplemental HSC	\$36,680

Tax History

Tax Year	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$662.76	\$694.19	\$512.94	\$369.85	\$429.80
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$662.76	\$694.19	\$512.94	\$369.85	\$429.80
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$415.57
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$41.56
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$15.50	\$15.50	\$10.00	\$10.00	\$5.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,341.02	\$1,403.88	\$1,035.88	\$749.70	\$1,321.73
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$678.26)	(\$1,403.88)	(\$1,035.88)	(\$749.70)	(\$1,321.73)
= Total Due	\$662.76				

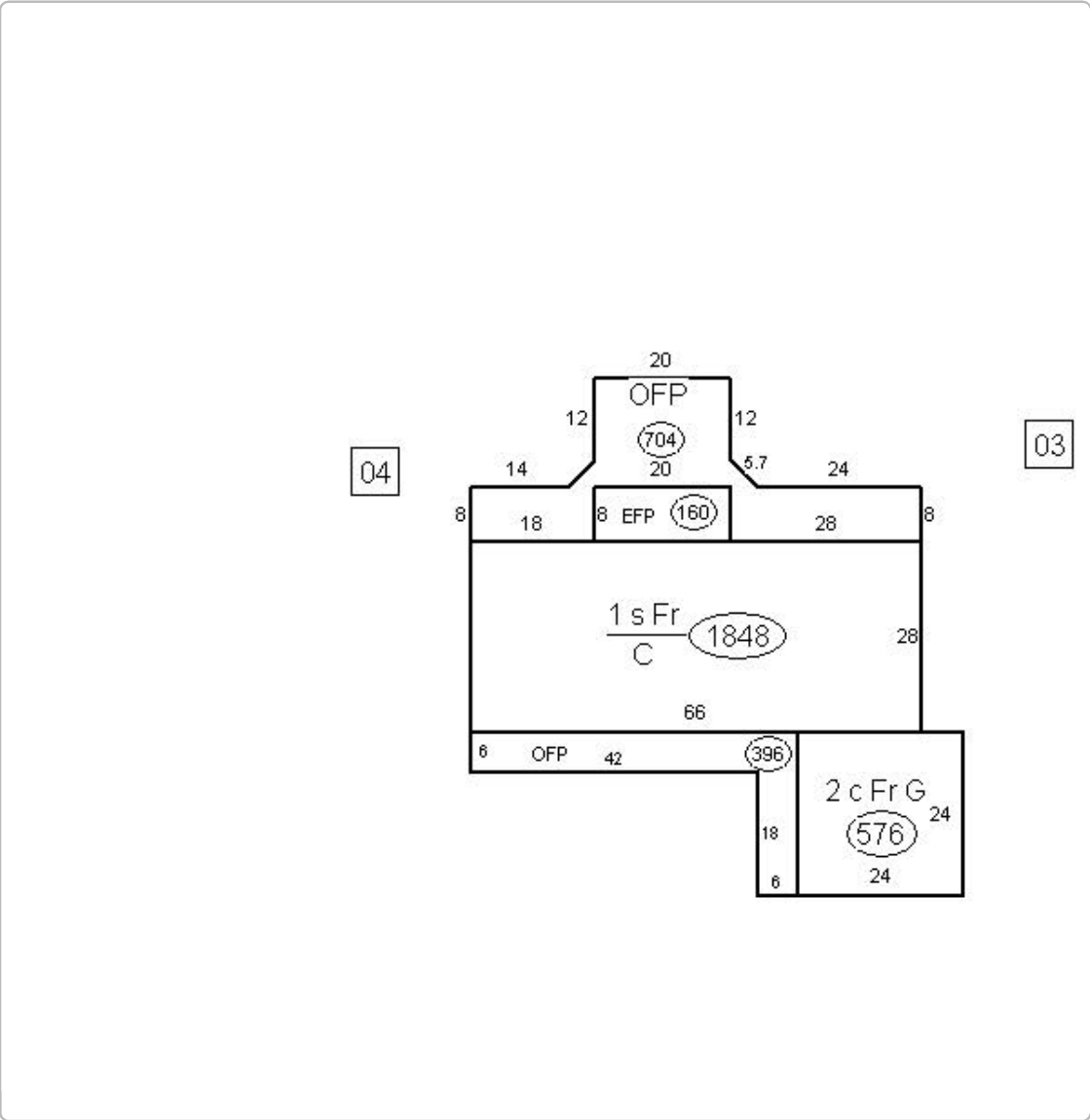
Scanned PRC

2025 Property Record Card (PDF)

Photos



Sketches



Map



No data available for the following modules: Special Features, Commercial Buildings, LOMA.

All the data represented within this application is for public information services only. The data is updated as provided by the county.  
The data contained within this application should not be used for legal purposes.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 13/06/2025, 16:52:35](#)

[Contact Us](#)



8 0 0 1 0 9 7  
Tx:4000642**170805902**

RECORDED AS PRESENTED ON

08/31/2017 11:47 AM

FEE: 25.00

PAGES: 2

**BRUCE A. LAMBERT**  
**WHITE COUNTY RECORDER**  
THIS DOCUMENT WAS  
ELECTRONICALLY RECORDEDCounty Parcel No.: 010-36110-02 and 010-36110-00  
State Parcel No.: 91-84-16-000-004.202-013 and 91-84-16-000-004.200-013

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Melissa A. Hubbard, (Grantor) of White County, in the State of Indiana, CONVEY AND WARRANT(S) to Mark A. Sutton and Robin P. Sutton, husband and wife, (Grantee) of Fayette County, in the State of Georgia for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in White County, State of Indiana:

### TRACT I:

That part of the Southwest Quarter of Section 16, Township 28 North, Range 4 West of the Second Principal Meridian in Monon Township, White County, Indiana described by:  
Beginning at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 16; thence South 88 degrees 55 minutes 30 seconds East 6.00 feet to a capped with RLH I.D. ½ inch iron pipe (I.P.); thence South 01 degree 26 minutes 00 seconds East 220.02 feet to a ½ inch iron pipe; thence North 89 degrees 27 minutes 46 seconds West 293.54 feet to an I.P.; thence North 00 degrees 48 minutes 28 seconds East 225.47 feet to an I.P.; thence South 88 degrees 19 minutes 43 seconds East 278.96 feet to the point of beginning, containing 1.478 Acres, more or less.

### TRACT II:

That part of the West Half of the Southwest Quarter of Section 16, Township 28 North, Range 4 West of the Second Principle Meridian in Monon Township, White County, Indiana described by:  
Commencing at a railroad spike at the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 16; thence South 02 degrees 14 minutes 30 seconds East along CR75W and the quarter section line 929.31 feet to railroad spike at the point of beginning; thence continuing South 02 degrees 14 minutes and 30 seconds East along said line 443.03 feet to a corner post; thence North 88 degrees 19 minutes 43 seconds west 278.96 feet to a capped with RLH I.D. ½ inch iron pipe (I.P.) thence 00 degrees 48 minutes 28 seconds West 225.47 feet; thence North 89 degrees 27 minutes 46 seconds West 349.12 feet to an I.P.; thence North 00 degrees 58 minutes 30 seconds West 660.92 feet to an I.P.; thence South 89 degrees 37 minutes 41 seconds East 625.04 feet to the point of beginning, passing through an I.P. at 605.04 feet, containing 8.149 Acres, more or less.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 8248 N 75 W, Monon, IN 47959.

IN WITNESS WHEREOF, Grantor has executed this deed this 31 day of AUGUST, 2017.

Melissa A. Hubbard  
Melissa A. Hubbard

State of Indiana

ss: ACKNOWLEDGEMENT

County of White

Before me, a Notary Public in and for the said County and State, personally appeared Melissa A. Hubbard, 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 31 day of AUGUST, 2017.

My commission expires:  
3-12-2023

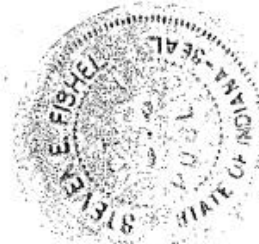
Signature: [Signature]  
Printed: STEVEN E. FISHEL, Notary Public  
Residing in WHITE County, INDIANA

This instrument prepared by: Terry L. Smith, Atty #392-91, 111 W. Broadway St., Monticello, IN 47960

Send Tax Bills/Grantee's Address to: 8248 N 75th, MARIAN, IN 47959

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.

Printed: STEVEN E. FISHEL



ENTERED FOR TAXATION

AUG 31 2017

Gayle E. Rogers  
AUDITOR WHITE COUNTY



White County Area Plan Commission  
**Combine Parcels Application**  
 Effective: 4/15/13 Rev: 07/12/16



DocId:6041963  
 Tx:4024778

**2022R2454**

RECORDED AS PRESENTED ON  
 05/02/2022 10:22:08 AM  
 FEE: 0.00

PAGES: 1  
 LORI L. AUSTIN  
 WHITE COUNTY RECORDER

TPO:        Yes   X   No

Date of Request: 5-2-22

Property Owner (Each parcel must be deeded exactly the same to combine):  
Sutton Mark A & Robin P

Property Address: 8248 N 75 W Monon, IN 47959

Parcel Numbers & Legal Description to be combined:

**DELETE:** 91-84-16-000-004.200.013 (010-36110-00) PT W SW 16-28-4; 8.149

**ADD TO:** 91-84-16-000-004.202-013 (010-36110-02) PT SW 16-28-4; 1.478

By signing below, I signify that I am authorized to request this parcel combine, and furthermore, that I understand the above combined parcels may or may not be eligible to be re-split at a future date depending upon compliance with county developmental standards and White County Zoning and Subdivision Control Ordinances in effect at the time.

State of Indiana }  
 } SS:  
 County of White }

Printed Name: Mark A. Sutton

Signature: Mark A. Sutton

Owner/Agent/Assessor\* (circle one)

\*In instances of Assessor authorization, Signature Notarization is not required.

Subscribed and sworn to before me this 2 day of May, 2022.

Notary Public Signature: Christopher Williams

Notary Printed Name: Christopher Williams

My Commission expires: 02-15-2030

**Tax Delinquency on Deleted Parcel:** Yes        No   X   **Tax Delinquency on Maintained Parcel:** Yes        No   X  

**Area Plan Review:**   X   Approved        Denied (reason for denial):        Initial/Date CW 5-2-22

**Auditor Mortgage Review:**        Approved        Denied (Return to Area Plan) Initial/Date       

"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." Christopher Williams

Prepared By: Christopher Williams

For Office Use Only:        Combined in GIS        Lot Line created in ArcMap        Update in GIS Map Changes

       Update in GIS Spreadsheet        Update in Combine Parcel Spreadsheet Notes:



10

Criteria: Party Name = SUTTON ROBIN

Last Indexed: 06/12/2025

**LastVerified: 06/11/2025**

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/02/2022	05/02/2022	2022R2454	WC AREA ...	SUTTON ROBIN P		GRANTEE
08/31/2017	08/31/2017	170805902	WARRANTY...	SUTTON ROBIN P		GRANTEE