



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02404	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	MICHAEL JAMES EUGENE LEGRAND		
PROPERTY ADDRESS:	2112 W 200 N, WINAMAC, IN 46996		
CITY, STATE AND COUNTY:	WINAMAC, INDIANA (IN) , PULASKI		

SEARCH INFORMATION

SEARCH DATE:	07/14/2025	EFFECTIVE DATE:	07/11/2025
NAME(S) SEARCHED:	MICHAEL JAMES EUGENE LEGRAND		
ADDRESS/PARCEL SEARCHED:	2112 W 200 N, WINAMAC, IN 46996/66-02-33-400-026.001-005		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MICHAEL J. LEGRAND
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ZACHARY M. KEY AND EDNA A. KEY
DATED DATE:	12/22/2023	GRANTEE:	MICHAEL J. LEGRAND
BOOK/PAGE:	N/A	RECORDED DATE:	12/22/2023
INSTRUMENT NO:	20232208		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF WINAMAC
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE SITUATED IN PULASKI COUNTY IN THE STATE OF INDIANA, TO-WIT:

A FRACTIONAL PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 2 WEST, PULASKI COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A R.R. SPIKE SECTION MONUMENT MARKING THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, SAID SPIKE LYING IN THE INTERSECTION OF COUNTY ROADS 200 NORTH AND 200 WEST, SAID SPIKE ALSO MARKING THE SOUTHEAST CORNER OF AN EXISTING 63.28 ACRES TRACT AS REFERRED TO IN DEED RECORD NO. 142, PAGE 25 AS FOUND IN THE OFFICE OF THE PULASKI COUNTY RECORDER; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 272.85 FEET ALONG THE SOUTH LINE OF SAID SOUTH HALF OF SAID SOUTHEAST QUARTER, BEING THE SOUTH LINE OF SAID DEED RECORD AND ALONG SAID COUNTY ROAD 200 NORTH TO A P.K. NAIL SET LYING IN THE EXTENSION OF THE CENTERLINE OF AN OPEN DITCH, BEING THE PLACE OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 446.87 FEET CONTINUING ALONG SAID SOUTH HALF OF SAID SOUTHEAST QUARTER, BEING THE SOUTH LINE OF SAID DEED RECORD AND ALONG SAID COUNTY ROAD; THENCE NORTH 00 DEGREE 00 MINUTES 00 SECONDS EAST 596.69 FEET TO THE AFORESAID CENTERLINE OF SAID OPEN DITCH; THENCE SOUTH 36 DEGREES 49 MINUTES 49 SECONDS EAST 745.47 FEET ALONG SAID CENTERLINE OF SAID OPEN DITCH, AND THE EXTENSION THEREOF, TO THE PLACE OF BEGINNING, CONTAINING 3.061 ACRES, MORE OR LESS.

66-02-33-400-026.001-005

General Information

Parcel Number
66-02-33-400-026.001-005

Local Parcel Number
0050098500

Tax ID:

Routing Number
31N-R2W

Property Class 101
Cash Grain/General Farm

Year: 2024

Location Information

County
Pulaski

Township
FRANKLIN TOWNSHIP

District 005 (Local 005)
Franklin Township

School Corp 6620
EASTERN PULASKI COMMUNITY

Neighborhood 905002-005
Ag/Res (005)

Section/Plat
33

Location Address (1)
2112 W 200N
WINAMAC, IN 46996

Zoning

Subdivision

Lot

Market Model
905002-005 - Ag/Res

Characteristics

Topography
☐

Public Utilities
☐

Streets or Roads
☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, October 10, 2024
Review Group 2024

LEGRAND, MICHAEL J.

Ownership

LEGRAND, MICHAEL J.
2112 W 200 N
WINAMAC, IN 46996

Legal

005-00985-00 PT S,2 SE SEC. 33 3,061A
ROBERTS (625)



Valuation Records (Work In Progress values are not certified values and are subject to change)

2024	Assessment Year	2024	2024	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA	AA
03/27/2024	As Of Date	06/25/2024	01/01/2024	04/04/2023	03/18/2022	03/12/2021	
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
\$29,100	Land	\$29,100	\$29,100	\$18,500	\$16,900	\$15,500	
\$25,500	Land Res (1)	\$25,500	\$25,500	\$15,500	\$14,500	\$13,500	
\$3,600	Land Non Res (2)	\$3,600	\$3,600	\$3,000	\$2,400	\$2,000	
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$156,300	Improvement	\$156,300	\$156,300	\$158,500	\$152,100	\$145,700	
\$133,500	Imp Res (1)	\$133,500	\$133,500	\$119,000	\$114,900	\$110,100	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$22,800	Imp Non Res (3)	\$22,800	\$22,800	\$39,500	\$37,200	\$35,600	
\$185,400	Total	\$185,400	\$185,400	\$177,000	\$169,000	\$161,200	
\$159,000	Total Res (1)	\$159,000	\$159,000	\$134,500	\$129,400	\$123,600	
\$3,600	Total Non Res (2)	\$3,600	\$3,600	\$3,000	\$2,400	\$2,000	
\$22,800	Total Non Res (3)	\$22,800	\$22,800	\$39,500	\$37,200	\$35,600	

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9ag	A		0	1.0000	1.00	\$25,500	\$25,500	\$25,500	0%	1.0000	100.00	0.00	0.00	\$25,500
4	A	GF	0	1.0830	1.02	\$2,280	\$2,326	\$2,519	0%	1.0000	0.00	100.00	0.00	\$2,520
4	A	MR	0	0.1056	0.68	\$2,280	\$1,550	\$164	0%	1.0000	0.00	100.00	0.00	\$160
71	A	GF	0	0.5769	1.02	\$2,280	\$2,326	\$1,342	-40%	1.0000	0.00	100.00	0.00	\$810
71	A	MR	0	0.0823	0.68	\$2,280	\$1,550	\$128	-40%	1.0000	0.00	100.00	0.00	\$80
82	A	GF	0	0.2132	1.02	\$2,280	\$2,326	\$496	-100%	1.0000	0.00	100.00	0.00	\$00

2112 W 200N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/22/2023	LEGRAND, MICHAEL	20232208	WD	/	\$175,000	I
01/07/2019	KEY, ZACHARY M. &	20190042	WD	/	\$126,000	I
06/03/2011	RAUSCH, GEORGE J.	20110958	QC	/		I
01/01/1900	RAUSCH, GEORGE J.		WD	/		I

101, Cash Grain/General Farm

Ag/Res (005)

/905002-0

1/4

Notes

7/9/2050 001: PACKET 40/#12A

1/5/2024 2023 TRANSFERS (24/25): TRANSFER OF ONE PARCEL ON 12/22/2023 FOR \$175,000/ WARRANTY DEED #20232208/ SDF# 6620239243/ AG/ NOT VALID FOR TRENDING

7/7/2023 24/25 CR: 6/29/23 MR- ADDED DECK.

12/16/2022 23/24 MISC: Turned on the under 1 acre adjustment factor for NBHD 905002 and removed any land factor overrides.

9/25/2019 20/21 CR: 20/21 CR 9/5/19 MR - CHNGD WDDK/OFP. ADDED 1/6 Br TO HSE. ADJ SIZE OF LEAN-TO. CHNGD COND F/P ON T2,

4/11/2019 2019 TRANSFERS (20P21): 1/7/2019 TRANSFER INCLUDES 1 PARCEL FOR \$126,000 REC#20190042 SDF#6620195746 AG LAND/ NOT A VALID SALE FOR TRENDING/ WARRANTY DEED

1/15/2019 Land Rate Change: 19 pay 20 Res & Ag Homesite Rates changed to \$13,000 and Excess Rates changed to \$3200.

1/11/2019 19p 20 I&R: 19p20 - 1/4/19 I&R MR - ADDED 20x36 LEAN-TO, CHNGD 18x32 LEAN-TO/ T3AW AND 30x48 LEAN-TO/T31SO. CHNG GRADE D/C AND COND F/AV ON 14x40 LEAN-TO.

12/13/2018 19p 20: BEV KRASNER (FARM BUREAU INSURANCE) CALLED ABOUT THE OUTBUILDINGS HERE. CHNGD A T3 TO A T2 AS PER PHOTO.

1/1/2015 003: 15/16 THIS PARCEL WAS ON THE EXTRACT ERROR REPORT DUE TO THE WIND

Land Computations

Calculated Acreage	3.06
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.06
81 Legal Drain NV	0.00
82 Public Roads NV	0.21
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	1.85
Farmland Value	\$3,570
Measured Acreage	1.85
Avg Farmland Value/Acre	1932
Value of Farmland	\$3,570
Classified Total	\$0
Farm / Classified Value	\$3,600
Homesite(s) Value	\$25,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$25,500
CAP 2 Value	\$3,600
CAP 3 Value	\$0
Total Value	\$29,100

Data Source External Only

Collector 06/29/2023 Field Rep

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	1 story (ranch)
Finished Area	1588 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	84	\$4,100
Porch, Enclosed Frame	176	\$9,700
Porch, Open Frame	204	\$7,600
Wood Deck	168	\$3,200
Stoop, Masonry	16	\$1,500
Wood Deck	88	\$2,200

Plumbing

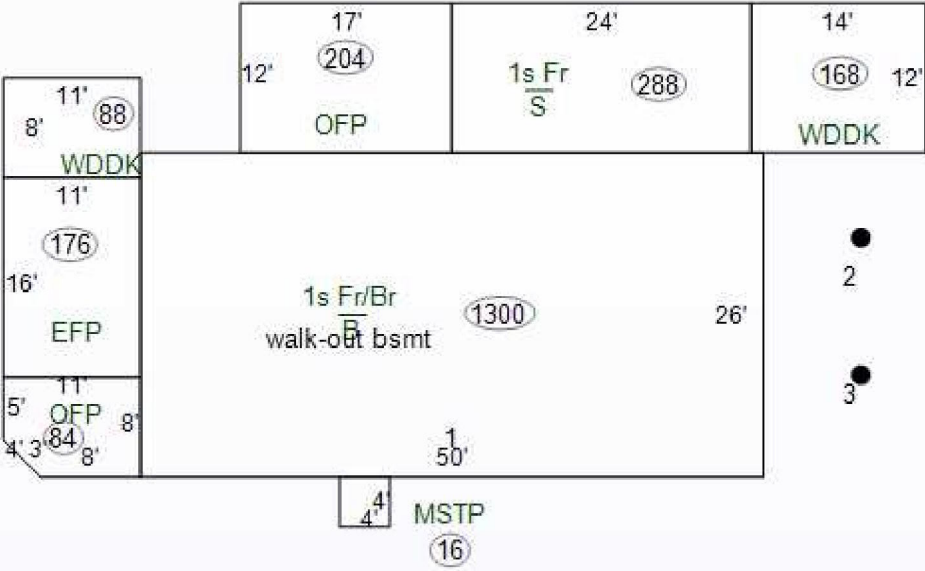
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1588	1588	\$107,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1300	0	\$31,500	
Crawl					
Slab		288	0	\$0	
				Total Base	\$139,400
				1 Row Type Adj. x 1.00	\$139,400
				Adjustments	
				Unfin Int (-)	\$0
				Ex Liv Units (+)	\$0
				Rec Room (+)	\$0
				Loft (+)	\$0
				Fireplace (+)	\$0
				No Heating (-)	\$0
				A/C (+)	\$0
				No Elec (-)	\$0
				Plumbing (+ / -)	10 - 5 = 5 x \$800
				Spec Plumb (+)	\$0
				Elevator (+)	\$0
				Sub-Total, One Unit	\$143,400
				Sub-Total, 1 Units	
				Exterior Features (+)	\$28,300
				Garages (+) 0 sqft	\$0
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.90
				Replacement Cost	\$146,804

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	1/6 Maso	C-1	1978	1978	46 A		0.90		2,888 sqft	\$146,804	35%	\$95,420	0%	100%	1.190	1.000	100.00	0.00	0.00	\$113,500
2: Geothermal R 01	1	SV	C	2001	2001	23 A		0.90				22%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,300
3: WIND TOWER	1	SV	D	2008	2008	16 A		0.90				45%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$16,700

General Information

OccupancyBarn, Bank & Flat (T2)

DescriptionBarn, Bank & Flat (T2)

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☐Carpet

☐Sub & Joist

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☐Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
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Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

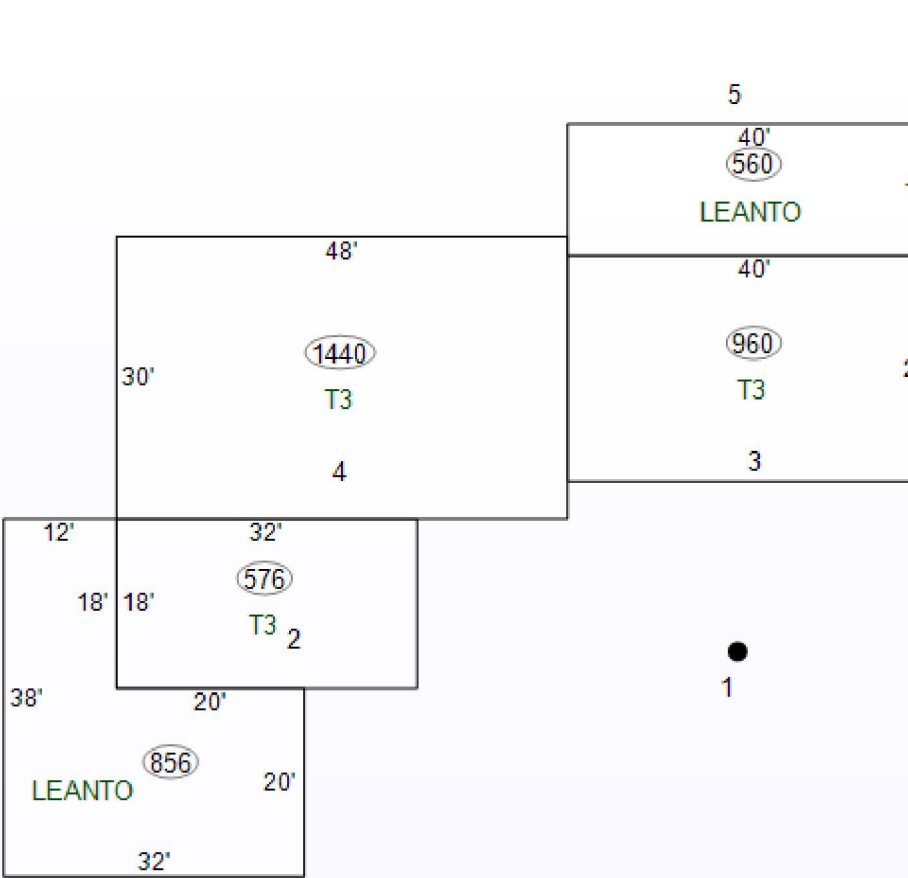
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder				
Floor	Constr	Base	Finish	Value
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments

Row Type Adj.

Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		

Sub-Total, One Unit	\$0
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Sub-Total, 1 Units	
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Exterior Features (+)	\$0	\$0
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Garages (+) 0 sqft	\$0	\$0
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Quality and Design Factor (Grade)		
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Location Multiplier	0.90
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Replacement Cost	\$18,213
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Barn, Bank & Flat (T2) 18			D	1900	1900	124 P	\$44.47	0.90		18' x 36' x 14'	\$18,213	80%	\$3,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,600
2: Barn, Pole (T3) 18x32	1	T3AW	C	1993	1993	31 A	\$23.27	0.90		18' x 32' x 10'	\$11,177	50%	\$5,590	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,600
3: Barn, Pole (T3) 24x40	1	T3AW	D	1976	1976	48 F	\$20.41	0.90		24' x 40' x 10'	\$10,895	70%	\$3,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300
4: Barn, Pole (T3) 48x30	1	T31SO	C	1993	1993	31 A	\$15.82	0.90		30' x 48' x 14'	\$16,136	50%	\$8,070	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,100
5: Lean-To 14x40	1	Earth Flo	C	1980	1980	44 A	\$5.58	0.90		560 sqft x 9'	\$2,812	60%	\$1,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100
6: Lean-To 20x36	1	Earth Flo	D	1993	1993	31 F	\$3.80	0.90		856 sqft x 6'	\$2,342	55%	\$1,050	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100

DEC 22 2023

Laura Wheeler

AUDITOR PULASKI COUNTY INDIANA

WARRANTY DEED

Parcel No.(s) **66-02-33-400-026.001-005**

This Indenture witnesseth that ZACHARY M. KEY AND EDNA A. KEY of Pulaski County in the State of Indiana, Convey(s) and Warrant(s) to MICHAEL J. LEGRAND of Pulaski County in the State of Indiana for and in consideration of Ten and 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate situated in Pulaski County in the State of Indiana, to-wit:

A fractional Part of the South Half of the Southeast Quarter of Section 33, Township 31 North, Range 2 West, Pulaski County, Indiana more particularly described as follows: Commencing at a R.R. spike Section Monument marking the Southeast Corner of the South Half of the Southeast Quarter of Section 33, said Spike lying in the intersection of County Roads 200 North and 200 West, said Spike also marking the Southeast Corner of an Existing 63.28 acres tract as referred to in Deed Record NO. 142, page 25 as found in the office of the Pulaski County Recorder; thence South 90 degrees 00 minutes 00 seconds West 272.85 feet along the South line of said South Half of said Southeast Quarter, being the South line of said Deed Record and along said County Road 200 North to a P.K. nail set lying in the extension of the Centerline of an Open Ditch, being the Place of Beginning; thence South 90 degrees 00 minutes 00 seconds West 446.87 feet continuing along said South Half of said Southeast Quarter, being the South Line of said Deed Record and along said County Road; thence North 00 degree 00 minutes 00 seconds East 596.69 feet to the aforesaid Centerline of said Open Ditch; thence South 36 degrees 49 minutes 49 seconds East 745.47 feet along said centerline of said open ditch, and the extension thereof, to the place of beginning, containing 3.061 acres, more or less.

Commonly known as 2112 W 200 N Winamac, IN 46996

Subject to easements and restrictions of record.

Dated this 22nd day of December, 2023.

In Witness Whereof, the said grantor, aforesaid, has hereto set their hand and seal this 22nd day of December, 2023.

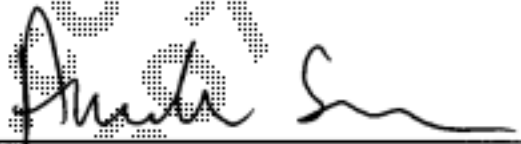

Zachary M. Key


Edna A. Key

State of Indiana; County of Pulaski; ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of December, 2023, ZACHARY M. KEY AND EDNA A. KEY personally appeared and acknowledged the execution of the foregoing deed. In witness, whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 09/17/27


Andrea Sanson, Notary Public
Resident of: Pulaski Co., Indiana

Grantee's street or 911 address: 2112 W 200 N, Winamac, IN 46996

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 Timothy Murray.

This Instrument Prepared by Timothy Murray, Attorney at Law,
107 E. Main Street, Winamac, IN 46996

Mail Tax Statements To: Michael J. LeGrand
2112 W 200 N, Winamac, IN 46996

Search Results for:

NAME: **LEGRAND, MICHAEL (Super Search)**



REGION: **Pulaski County, IN**

DOCUMENTS VALIDATED THROUGH: **07/11/2025 3:05 PM**

Showing 5 results

Filter:

Document Details	County	Date	Type	Name	Legal
20232208	Pulaski	12/22/2023	DEED : WARRANTY DEED	LEGRAND, MICHAEL J Search Search KEY, EDNA A Search KEY, ZACHARY M	Search 33-31- 2 S SE
20232209	Pulaski	12/22/2023	MORT : MORTGAGE	LEGRAND, MICHAEL J Search Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search RUOFF MORTGAGE COMPANY INC	Search 33-31- 2 S SE
20241899	Pulaski	10/15/2024	MORT : MORTGAGE	LEGRAND, MICHAEL J Search Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search RUOFF MORTGAGE COMPANY INC	Search 33-31- 2 S SE
20241957	Pulaski	10/25/2024	REL : RELEASE OF MORTGAGE	LEGRAND, MICHAEL J Search Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search RUOFF MORTGAGE COMPANY INC	
20242420	Pulaski	12/30/2024	MORT : MORTGAGE	LEGRAND, MICHAEL JAMES EUGENE Search Search ALLIANCE BANK	Search 33-31- 2 S SE

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