



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02719	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	JAY GARY FRALEY AND BONNIE C FRALEY		
PROPERTY ADDRESS:	743 ABBEY RD		
CITY, STATE AND COUNTY:	PITTSBORO, INDIANA(IN), HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	08/06/2025	EFFECTIVE DATE:	08/05/2025
NAME(S) SEARCHED:	FRALEY JAY GARY, FRALEY J GARY AND FRALEY BONNIE C		
ADDRESS/PARCEL SEARCHED:	743 ABBEY RD, PITTSBORO, IN 46167 / 32-02-31-102-004.000-019		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

J. GARY FRALEY AND BONNIE C. FRALEY, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	J. GARY FRALEY
DATED DATE:	02/15/2006	GRANTEE:	J. GARY FRALEY AND BONNIE C. FRALEY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/01/2006
INSTRUMENT NO:	200600005300		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF PITTSBORO
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ADDITIONAL NOTES

CORPORATE WARRANTY DEED RECORDED ON 03/01/2006, AS INSTRUMENT NO: 200600005297

LEGAL DESCRIPTION

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

LOT NUMBERED 18 IN NORTH PARK, SECTION ONE (1), A SUBDIVISION IN THE TOWN OF PITTSBORO, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED ON SEPTEMBER 8, 2004, IN PLAT CABINET 5, SLIDE 190, PAGE 2, AS INSTRUMENT NUMBER 20040002825, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED MAY 16, 2005, AS INSTRUMENT NUMBER 200500014049, 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 \(PDF\)](#)

Form 11

[32-02-31-102-004.000-019 \(PDF\)](#)

Summary

Parcel ID 32-02-31-102-004.000-019
Bill ID 020-131711-102004
Reference # .
Property Address 743 Abbey Rd
Pittsboro, IN, 46167
Brief Legal Description LOT 18 NORTH PARK SEC 1 0.48 AC FROM 100-008 05/06 SPLIT
(Note: Not to be used on legal documents)
Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
Tax District Town Of Pittsboro
Tax Rate Code 85 - Advertised Tax Rate
Property Type 82 - Residential
Mortgage Co 15631475 - CORELOGIC
Last Change Date 2/27/2024



Owner

Deeded Owner
FRALEY J GARY & BONNIE C H/W
743 Abbey Rd
Pittsboro, IN 46167

Taxing District

County: Hendricks
Township: MIDDLE TOWNSHIP
State District 019 PITTSBORO TOWN
Local District: 020
School Corp: NORTHWEST HENDRICKS
Neighborhood: 2053620 NORTH PARK

Site Description

Topography:
Public Utilities:
Street or Road:
Area Quality: Improving
Parcel Acreage: 0.48

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		80	214	99x214	\$492.00	\$571.00	\$56,529.00	(15%)	\$48,050.00

Residential Dwellings

Description	Single-Family Residence
Story Height	1
Style	
Finished Area	2060
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	2060
Bedrooms	0
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	0
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	2/6 Masonry	2060	2060
B		2060	0

Features	Area
Canopy, Roof Extension	16
Patio, Concrete	9
Stoop, Masonry	16
Wood Deck	224
Wood Deck	96

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family Residence	100	C+2	2005	2005	A	1.01	2060	1.27	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
3/1/2006	FRALEY, J GARY & BONNIE C		0/0	\$0.00
3/1/2006	FRALEY, J GARY		0/0	\$184,000.00
11/22/2005	KB HOME INDIANA INC		0/0	\$32,000.00
9/8/2004	WELDIN CORPORATION			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/1/2006	FRALEY J GARY				WD
3/1/2006	KB HOME INDIANA INC				CWD
11/22/2005	Weldin Corporation				CWD
9/8/2004					PLAT

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	\$48,100	\$46,200	\$43,900	\$43,900	\$43,900
Land Res (1)	\$48,100	\$46,200	\$43,900	\$43,900	\$43,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$261,600	\$255,400	\$223,100	\$198,300	\$182,900
Imp Res (1)	\$261,600	\$255,400	\$223,100	\$198,300	\$182,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$309,700	\$301,600	\$267,000	\$242,200	\$226,800
Total Res (1)	\$309,700	\$301,600	\$267,000	\$242,200	\$226,800
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](#)

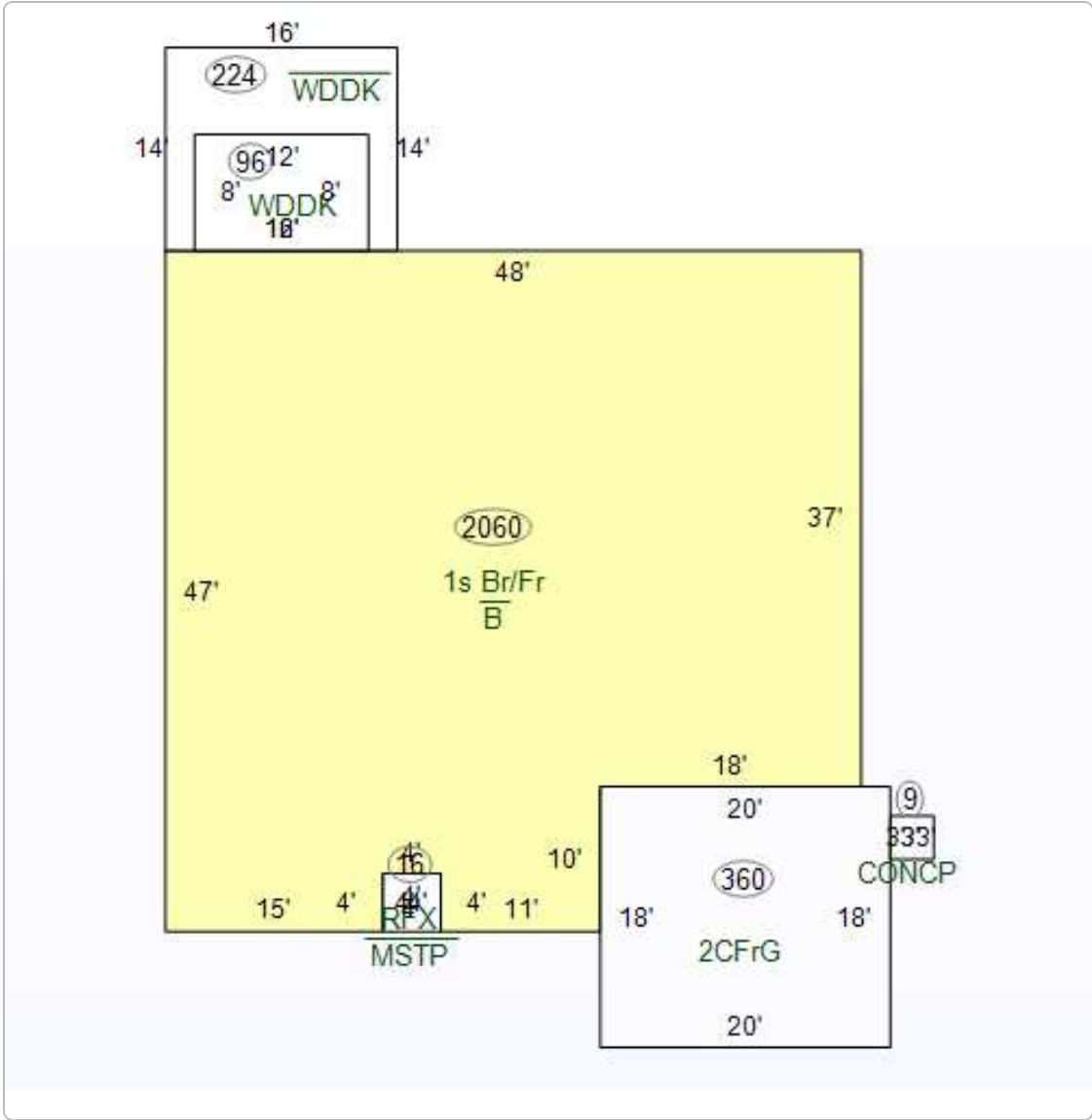
Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$1,335.00	\$1,211.00	\$1,134.00	\$1,064.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,335.00	\$1,211.00	\$1,134.00	\$1,064.00
+ 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	\$100.00	\$100.00	\$100.00	\$100.00
+ 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	\$831.07	\$592.51	\$711.65	\$677.30
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$2,770.00	\$2,522.00	\$2,368.00	\$2,228.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,770.00)	(\$2,522.00)	(\$2,368.00)	(\$2,228.00)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

Photos



Sketches



No data available for the following modules: Assessment Appeals Process, Commercial Buildings, Septic Permits.

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[Last Data Upload: 06/08/2025, 13:41:10](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

DULY ENTERED
FOR TAXATION

MAR 01 2006

Nancy A. Marsh
AUDITOR HENDRICKS COUNTY

200600005300
Filed for Record in
HENDRICKS COUNTY IN
THERESA D LYNCH
03-01-2006 At 02:03 PM
DEED 16.00

File Number: 610000591

WARRANTY DEED

020.131711-102004

THIS INDENTURE WITNESSETH, That J. Gary Fraley (Grantor) of Hendricks County, in the State of Indiana, CONVEY AND WARRANT(S) to J. Gary Fraley and Bonnie C. Fraley, husband and wife (Grantee) of Marion County, in the State of Indiana, 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 Hendricks County, State of Indiana:

Lot Numbered 18 in North Park, Section One (1), a subdivision in the Town of Pittsboro, Hendricks County, Indiana, as per plat thereof recorded on September 8, 2004, in Plat Cabinet 5, Slide 190, Page 2, as Instrument Number 20040002825, as amended by Certificate of Correction recorded May 16, 2005, as Instrument Number 200500014049, in the Office of the Recorder of Hendricks County, Indiana.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 743 Abbey Road, Pittsboro, Indiana 46167

IN WITNESS WHEREOF, Grantor has executed this deed this 15th day of February, 2006.

Signature: *J. Gary Fraley*

J. Gary Fraley

STATE OF INDIANA)

COUNTY OF MARION)

SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared J. Gary Fraley, 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 15th day of February, 2006.

My Commission Expires:



Signature *Deborah R. Fishback*

Deborah R. Fishback, Notary Public
Resident of Marion County, Indiana

This instrument prepared by Wendy L. Johnson, Attorney at Law 16726-53

Information from: Stewart Title

Send tax bills to: 743 Abbey Road Pittsboro IN 46167

2

Tracy
Lot 12

Prescribed by the
State Board of Accounts
(2005)

County Form 170

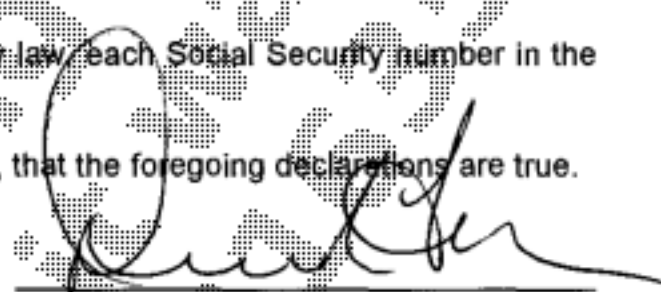
Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers.
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.


Signature of DeclarantDEBORAH K. FISHBACK
Printed Name of Declarant

DULY ENTERED
FOR TAXATION

MAR 01 2006

Nancy D. Marsh
AUDITOR HENDRICKS COUNTY

200600005297
Filed for Record in
HENDRICKS COUNTY IN
THERESA D LYNCH
03-01-2006 At 02:03 pm.
DEED 16.00

File Number: 610000591

CORPORATE WARRANTY DEED

020-131711-102004

THIS INDENTURE WITNESSETH, That Dura Builders, Inc d/b/a KB Home of Indiana Inc. (Grantor), a corporation organized and existing under the laws of the State of Indiana **CONVEYS AND WARRANTS** to J. Gary Fraley

(Grantee) of Marion County, in the State of Indiana, for the sum of One and 00/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hendricks County, in the State of Indiana:

Lot Numbered 18 in North Park, Section One (1), a subdivision in the Town of Pittsboro, Hendricks County, Indiana, as per plat thereof recorded on September 8, 2004, in Plat Cabinet 5, Slide 190, Page 2, as Instrument Number 20040002825, as amended by Certificate of Correction recorded May 16, 2005, as Instrument Number 200500014049, in the Office of the Recorder of Hendricks County, Indiana.

Subject to any and all easements, agreements and restrictions of record. The Address of such real estate is commonly known as 743 Abbey Road Pittsboro, Indiana 46167

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 15th day of February, 2006.

Dura Builders, Inc d/b/a KB Home of Indiana Inc.
(Name of Corporation)

(SEAL) ATTEST:

By: _____

Printed Name and Office

By: J. Michael McClure

J. Michael McClure VP of Fin

Printed Name and Office

STATE OF Indiana)

COUNTY OF Marion)

SS:)

Before me, a Notary Public in and for said County and State, personally appeared and J. Michael McClure, the and VP of Fin, respectively of Dura Builders, Inc d/b/a KB Home of Indiana Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 2/15/06

My commission expires

Resident of _____ County, _____



Signature _____

Notary Public

Send tax statements to: 743 Abbey Road Pittsboro IN 46167

Return Deed to: Stewart Title Services of Indiana, Inc., 9190 Priority Way West Drive, Suite 110, Indianapolis, IN 46240

This instrument prepared by Wendy S. Gibbons, Attorney at Law 16726-53

2

Prescribed by the
State Board of Accounts
(2005)

County Form 170

Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.


Signature of Declarant

Deborah R. Fishback

Printed Name of Declarant

Search Results for:

LOT: 18
SUBDIVISION: NORTH PARK SECTION 1
REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 08/6/2025 3:41 PM

Showing 8 results

Filter:

Document Details	County	Date	Type	Name	Legal
200514049	Hendricks	05/16/2005	MISC : CERTIFICATE OF CORRECTION	Search BENCHMARK SURVEYING INC Search NORTH PARK #1	Search Lot 15 NORTH PARK SECTION 1 Search Lot 16 NORTH PARK SECTION 1 Search Lot 17 NORTH PARK SECTION 1 Search Lot 18 NORTH PARK SECTION 1 see details for more
200536003	Hendricks	11/22/2005	DEED : DEED	Search WELDIN CORPORATION Search KB HOME INDIANA INC	Search Lot 18 NORTH PARK SECTION 1
200605297	Hendricks	03/01/2006	DEED : DEED	Search DURA BUILDERS INC Search KB HOME OF INDIANA INC Search FRALEY, J GARY	Search Lot 18 NORTH PARK SECTION 1
200605298	Hendricks	03/01/2006	MORT : MORTGAGE	Search FRALEY, J GARY Search COUNTRYWIDE HOME LOANS Search MERS	Search Lot 18 NORTH PARK SECTION 1
200605299	Hendricks	03/01/2006	MORT : MORTGAGE	Search FRALEY, J GARY Search COUNTRYWIDE HOME LOANS	Search Lot 18 NORTH PARK SECTION 1
200605300	Hendricks	03/01/2006	DEED : DEED	Search FRALEY, J GARY Search FRALEY, BONNIE C Search FRALEY, J GARY	Search Lot 18 NORTH PARK SECTION 1
201211653	Hendricks	05/15/2012	MORT : MORTGAGE	Search FRALEY, BONNIE C Search FRALEY, J GARY Search FIRST REPUBLIC MORTGAGE Search MERS	Search Lot 18 NORTH PARK SECTION 1
202127747	Hendricks	08/23/2021	MORT : MORTGAGE	Search FRALEY, BONNIE C Search FRALEY, J GARY Search INDIANA MEMBERS CREDIT UNION	Search Lot 18 NORTH PARK SECTION 1

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Search Results for:

NAME: FRALEY BONNIE (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 08/6/2025 3:41 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
200605300	Hendricks	03/01/2006	DEED : DEED	FRALEY, BONNIE C Search Search FRALEY, J GARY Search FRALEY, J GARY	Search Lot 18 NORTH PARK SECTION 1
201211653	Hendricks	05/15/2012	MORT : MORTGAGE	FRALEY, BONNIE C Search Search FRALEY, J GARY Search FIRST REPUBLIC MORTGAGE Search MERS	Search Lot 18 NORTH PARK SECTION 1
202127747	Hendricks	08/23/2021	MORT : MORTGAGE	FRALEY, BONNIE C Search Search FRALEY, J GARY Search INDIANA MEMBERS CREDIT UNION	Search Lot 18 NORTH PARK SECTION 1

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Search Results for:

NAME: FRALEY, J GARY
REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 08/6/2025 3:41 PM

Showing 14 results

Filter:

Document Details	County	Date	Type	Name	Legal
199706241	Hendricks	04/03/1997	DEED : DEED	FRALEY, J GARY Search Search RUNYON, KIMBERLY Search RUNYON, MICHAEL J	Search Lot 17 Block 6 EAGLE PARK 2 SECTION 2
199706242	Hendricks	04/03/1997	MORT : MORTGAGE	FRALEY, J GARY Search Search LINCOLN FEDERAL SAVINGS BANK	Search Lot 17 EAGLE PARK 2 SECTION 2
200022739	Hendricks	10/03/2000	MORT : MORTGAGE	FRALEY, J GARY Search Search KEYBANK NATIONAL ASSOCIATION	Search Lot 17 EAGLE PARK 2 SECTION 2
200600780	Hendricks	01/17/2006	REL : MORTGAGE RELEASE	FRALEY, J GARY Search Search LINCOLN BANK Search LINCOLN FEDERAL SAVINGS	
200601012	Hendricks	01/18/2006	REL : MORTGAGE RELEASE	FRALEY, J GARY Search Search KEYBANK NATIONAL ASSOCIA	
200602664	Hendricks	02/03/2006	DEED : DEED	FRALEY, J GARY Search Search SCHIATTAREGGIA, JULLI	Search Lot 17 EAGLE PARK 2 SECTION 2
200605297	Hendricks	03/01/2006	DEED : DEED	FRALEY, J GARY Search Search DURA BUILDERS INC Search KB HOME OF INDIANA INC	Search Lot 18 NORTH PARK SECTION 1
200605298	Hendricks	03/01/2006	MORT : MORTGAGE	FRALEY, J GARY Search Search COUNTRYWIDE HOME LOANS Search MERS	Search Lot 18 NORTH PARK SECTION 1
200605299	Hendricks	03/01/2006	MORT : MORTGAGE	FRALEY, J GARY Search Search COUNTRYWIDE HOME LOANS	Search Lot 18 NORTH PARK SECTION 1
200605300	Hendricks	03/01/2006	DEED : DEED	FRALEY, J GARY Search Search FRALEY, J GARY Search FRALEY, BONNIE C	Search Lot 18 NORTH PARK SECTION 1

Document Details	County	Date	Type	Name	Legal
201211653	Hendricks	05/15/2012	MORT : MORTGAGE	FRALEY, J GARY Search Search FRALEY, BONNIE C Search FIRST REPUBLIC MORTGAGE Search MERS	Search Lot 18 NORTH PARK SECTION 1
201212192	Hendricks	05/21/2012	REL : MORTGAGE RELEASE	FRALEY, J GARY Search Search MERS	
201212256	Hendricks	05/22/2012	REL : MORTGAGE RELEASE	FRALEY, J GARY Search Search COUNTRYWIDE FUNDING Search COUNTRYWIDE HOME LOANS	
201212747	Hendricks	08/23/2021	MORT : MORTGAGE	FRALEY, J GARY Search Search FRALEY, BONNIE C Search INDIANA MEMBERS CREDIT UNION	Search Lot 18 NORTH PARK SECTION 1

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