



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02759	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	SUSAN L JAEGER		
PROPERTY ADDRESS:	708 SHAGBARK CT		
CITY, STATE AND COUNTY:	PLAINFIELD, INDIANA (IN), HENDRICKS		

### SEARCH INFORMATION

SEARCH DATE:	08/12/2025	EFFECTIVE DATE:	08/11/2025
NAME(S) SEARCHED:	JAEGER, SUSAN L		
ADDRESS/PARCEL SEARCHED:	708 SHAGBARK CT, PLAINFIELD, IN 46168 / HENDRICKS		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

SUSAN L. JAEGER
COMMENTS:

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	METRO REAL ESTATE SERVICES, LLC
DATED DATE:	08/12/2011	GRANTEE:	SUSAN L. JAEGER
BOOK/PAGE:	N/A	RECORDED DATE:	04/18/2011
INSTRUMENT NO:	201108766		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

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

UNIT G IN BUILDING 3 IN BLACKTHORNE CONDOMINIUM HORIZONTAL PROPERTY REGIME IN THE CITY OF PLAINFIELD IN HENDRICKS COUNTY, INDIANA AS ESTABLISHED BY DECLARATION RECORDED OCTOBER 14, 2004 AS INSTRUMENT NO. 200400032262 AND LAST AMENDED BY AMENDMENT RECORDED MAY 15, 2007 AS INSTRUMENT NO. 200700012372 AND AS-BUILT PLANS RECORDED MAY 15, 2007 IN PLAT CABINET 6 SLIDE 200, PAGES 2 A, B, C AND D AS INSTRUMENT NO. 200700012371 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON AREAS AND FACILITIES AS CONTAINED IN SAID DECLARATION AND ANY SUBSEQUENT AMENDMENTS THERETO.

# Hendricks County, IN

## Property Record Card

[2024 Property Record Card \(PDF\)](#)  
[2025 Property Record Card \(PDF\)](#)

## Form 11

[32-10-26-505-007.000-012 \(PDF\)](#)

## Summary

Parcel ID 32-10-26-505-007.000-012  
Bill ID 021-126511-505007  
Reference # .  
Property Address 708 Shagbark Ln  
Plainfield, IN, 46168  
Brief Legal Description UNIT G BLACKTHORNE CONDOS BUILDING 3 .03 AC CAME FROM 21-1-26-51E 226-003  
(Note: Not to be used on legal documents)  
Class RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON A PLATTED LOT  
Tax District Town Of Plainfield  
Tax Rate Code 86 - Advertised Tax Rate  
Property Type 82 - Residential  
Mortgage Co N/A  
Last Change Date

## Owner

Deeded Owner  
JAEGER SUSAN L  
708 Shagbark Ln  
Plainfield, IN 46168

## Taxing District

County: Hendricks  
Township: GUILFORD TOWNSHIP  
State District 012 PLAINFIELD TOWN  
Local District: 021  
School Corp: PLAINFIELD COMMUNITY  
Neighborhood: 2152630 BLACKTHORNE CONDOS & TOWNHOUSES

## Site Description

Topography:  
Public Utilities:  
Street or Road:  
Area Quality: Improving  
Parcel Acreage: 0.03

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9 - HOMESITE		0	0	0.030	\$26,680.00	\$26,680.00	\$26,680.00	0%	\$26,680.00

## Residential Dwellings

Description	708 SHAGBARK CT, UNIT G (1545sqft)
Story Height	2
Style	
Finished Area	1545
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1545
Bedrooms	3
Living Rooms:	0
Dining Rooms:	1
Family Rooms:	1
Finished Rooms:	8
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	2

Floor	Construction	Base	Finish
1	5/6 Masonry	77	77
2	1/6 Masonry	1468	1468
S		77	0

Features	Area
Balcony	116
Canopy, Roof Extension	6
Patio, Concrete	24

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
708 SHAGBARK CT, UNIT G (1545sqft)	100	C	2006	2006	A	1.01	1545	1.34	0

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
4/18/2011	JAEGER, SUSAN L			\$82,938.00
11/9/2010	METRO REAL ESTATE SERVICES LLC			\$100,000.00
11/9/2010	RBS CITIZENS NA			\$0.00
11/9/2010	CHARTER ONE BANK			\$37,300.00
7/13/2006	BRUCE GUNSTRA BUILDERS INC		0/0	\$0.00
7/12/2006	G&L DEVELOPMENT CO INC			\$0.00

Transfer History

Date	Transfer From	Instrument	Book	Page	Doc Nbr
4/18/2011	METRO REAL ESTATE SERVICES LLC				WD
11/9/2010	RBS CITIZENS NA				WD
11/9/2010	BRUCE GUNSTRA BUILDERS INC				SHD
11/9/2010	CHARTER ONE BANK NA AKA CCO MORTGAGE CORP				C QCD
5/15/2007					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	\$26,700	\$25,400	\$24,200	\$24,200	\$24,200
Land Res (1)	\$26,700	\$25,400	\$24,200	\$24,200	\$24,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$136,500	\$131,200	\$126,900	\$110,300	\$96,800
Imp Res (1)	\$136,500	\$131,200	\$126,900	\$110,300	\$96,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$163,200	\$156,600	\$151,100	\$134,500	\$121,000
Total Res (1)	\$163,200	\$156,600	\$151,100	\$134,500	\$121,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2024	2023	2022	2021	2020
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

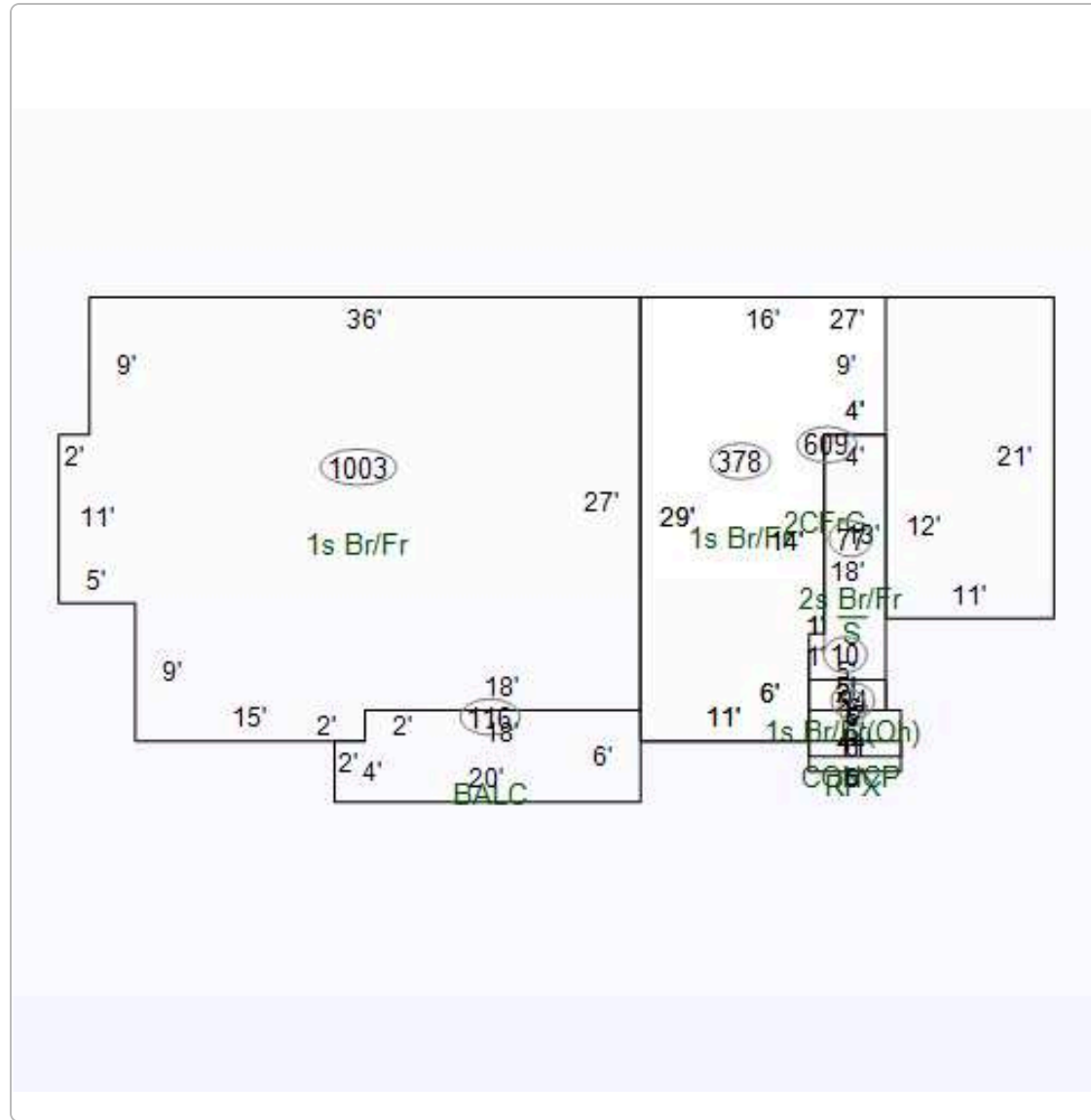
## Taxes

[Click here to view Hendricks County tax data](#)

## Tax History

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020
+ Spring Tax	\$652.96	\$563.43	\$479.58	\$416.00
+ Spring Penalty	\$65.30	\$0.00	\$47.96	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$652.96	\$563.43	\$479.58	\$416.00
+ Fall Penalty	\$0.00	\$0.00	\$47.96	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$479.58	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$47.96	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$479.58	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$47.96	\$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	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Charges</b>	<b>\$1,371.22</b>	<b>\$2,181.94</b>	<b>\$1,055.08</b>	<b>\$832.00</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,371.22)	(\$2,181.94)		(\$832.00)
<b>= Total Due</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,055.08</b>	<b>\$0.00</b>

## Sketches



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

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 GEOSPATIAL

DULY ENTERED  
FOR TAXATION

APR 18 2011

*Cinda Kattan*  
AUDITOR HENDRICKS COUNTY



\* 201108766 2 \*

201108766

PAUL T. HARDIN  
HENDRICKS COUNTY RECORDER  
04/18/2011 12:43:26PM

8915

021-126511-50500? **WARRANTY DEED**

THIS INDENTURE WITNESSETH, That **Metro Real Estate Services, LLC**, a limited liability company organized and existing under the laws of the State of Indiana ("Grantor") **CONVEYS AND WARRANTS** to **Susan L. Jaeger** ("Grantee") of Hendricks County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Hendricks County, in the State of Indiana:

*Unit G in Building 3 in Blackthorne Condominium Horizontal Property Regime in the City of Plainfield in Hendricks County, Indiana as established by Declaration recorded October 14, 2004 as Instrument No. 200400032262 and last amended by Amendment recorded May 15, 2007 as Instrument No. 200700012372 and as-built plans recorded May 15, 2007 in Plat Cabinet 6, slide 200, pages 2 A, B, C and D as Instrument No. 200700012371 in the Office of the Recorder of Hendricks County, Indiana. Together with an undivided percentage interest in common areas and facilities as contained in said Declaration and any subsequent amendments thereto.*

*This conveyance is subject to all rights-of-way, easements, agreements, restrictions and limitations of record; and all real estate taxes due and payable after the date of this instrument.*

The undersigned person executing this deed on behalf of the Grantor represents and certifies that he is the managing member or other duly elected officer of Grantor, authorized to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed on behalf of Grantor this 12<sup>th</sup> day of April, 2011.

**METRO REAL ESTATE SERVICES, LLC**

*Paul Aaron Starr, Manager*  
By: Paul Aaron Starr, Manager

18-2

STATE OF Alabama )  
 )SS:  
 COUNTY OF Mobile )

Before me, a Notary Public in and for said County and State, personally appeared Paul Aaron Starr, Manager of Metro Real Estate Services, LLC, who acknowledged the execution of the foregoing Warranty Deed, and who, being duly sworn, stated that any representations therein contained are true. Witness my hand and Notarial Seal this 12 day of April, 2011

My Commission Expires:

County of Residence:  
Mobile

Signature  
 Printed

Notary Public

ROBIN L. LANN  
 Notary Public, State of Alabama  
 County of Mobile  
 My Commission Expires  
 September 16, 2014. ALABAMA STATE AT LARGE

Parcel No.: 021-126511-505007 (State # 32-10-26-505-007.000-012)

- ☒ Send tax statements to Grantee's address (Common Address of Property): 708 Shagbark Lane, Plainfield, IN 46168  
☐ Send tax statements to Grantee's Address: \_\_\_\_\_

This instrument was prepared by: David A. Schmitz, Attorney at Law  
 9201 N. Meridian Street, Suite 100, Indianapolis, IN 46260 (317) 571-6969

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 Terisa m Thorpe

Search Results for:

NAME: JAEGER SUSAN (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 08/11/2025 3:37 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">199222261</a>	Hendricks	11/24/1992	MISC : POWER OF ATTORNEY	JAEGER, SUSAN L <a href="#">Search</a> <a href="#">Search</a> RESOLUTION TRUST CORPORA <a href="#">Search</a> ABBOTT, FIONA L <a href="#">Search</a> ADAMS, DIANA C <a href="#">see details for more</a>	
<a href="#">199222262</a>	Hendricks	11/24/1992	MISC : POWER OF ATTORNEY	JAEGER, SUSAN L <a href="#">Search</a> <a href="#">Search</a> RESOLUTION TRUST CORPORA <a href="#">Search</a> ABBOTT, FIONA L <a href="#">Search</a> ADAMS, DIANA C <a href="#">see details for more</a>	
<a href="#">201108766</a>	Hendricks	04/18/2011	DEED : DEED	JAEGER, SUSAN L <a href="#">Search</a> <a href="#">Search</a> METRO REAL ESTATE SERVICES LLC	<a href="#">Search</a> Lot G BLACKTHORNE CONDO BLDG 3 HPR

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## Search Results for:

**LOT: G**  
**SUBDIVISION: BLACKTHORNE CONDO BLDG 3 HPR**  
**REGION: Hendricks County, IN**  
**DOCUMENTS VALIDATED THROUGH: 08/11/2025 3:37 PM**

Showing 4 results

Filter: 

Document Details	County	Date	Type	Name	Legal
<a href="#">201025605</a>	Hendricks	11/09/2010	DEED : DEED	<a href="#">Search</a> BRUCE GUNSTRA BUILDERS <a href="#">Search</a> GUNSTRA, BRUCE <a href="#">Search</a> CHARTER ONE BANK	<a href="#">Search</a> Lot G BLACKTHORNE CONDO BLDG 3 HPR <a href="#">Search</a> Lot D BLACKTHORNE CONDO BLDG 3 HPR <a href="#">Search</a> Lot E BLACKTHORNE CONDO BLDG 3 HPR
<a href="#">201025606</a>	Hendricks	11/09/2010	DEED : DEED	<a href="#">Search</a> CHARTER ONE BANK N A <a href="#">Search</a> RBS CITIZENS N A	<a href="#">Search</a> Lot G BLACKTHORNE CONDO BLDG 3 HPR <a href="#">Search</a> Lot D BLACKTHORNE CONDO BLDG 3 HPR <a href="#">Search</a> Lot E BLACKTHORNE CONDO BLDG 3 HPR
<a href="#">201025607</a>	Hendricks	11/09/2010	DEED : DEED	<a href="#">Search</a> RBS CITIZENS N A <a href="#">Search</a> METRO REAL ESTATE SERVICES LLC	<a href="#">Search</a> Lot G BLACKTHORNE CONDO BLDG 3 HPR <a href="#">Search</a> Lot E BLACKTHORNE CONDO BLDG 3 HPR <a href="#">Search</a> Lot D BLACKTHORNE CONDO BLDG 3 HPR
<a href="#">201108766</a>	Hendricks	04/18/2011	DEED : DEED	<a href="#">Search</a> METRO REAL ESTATE SERVICES LLC <a href="#">Search</a> JAEGER, SUSAN L	<a href="#">Search</a> Lot G BLACKTHORNE CONDO BLDG 3 HPR

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