

23-15-25-341-001.000-021

General Information

Parcel Number
23-15-25-341-001.000-021

Local Parcel Number
0060010700

Tax ID:

Routing Number
F14-25-341-00100

Property Class 511
1 Family Dwell - Unplatted (0 to 9,9

Year: 2025

Location Information

County
Fountain

Township
MILLCREEK TOWNSHIP

District 021 (Local 021)
KINGMAN TOWN

School Corp 2455
SOUTHEAST FOUNTAIN

Neighborhood 2321501-021
KINGMAN

Section/Plat
25

Location Address (1)
604 E STATE St
KINGMAN, IN 47952

Zoning
KINGMAN INCORP-TOWN

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard
Level ☐

Public Utilities
Electricity ☐

Streets or Roads
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, April 25, 2025
Review Group 4

HOLLEY DEREK S

Ownership

HOLLEY DEREK S
604 E State St
Kingman, IN 47952

Legal

006-00107-00 PT SE SE SW 25-18-8 .50A K
HTS H



604 E STATE St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/12/2021	HOLLEY DEREK S	202103131	WD	/	\$191,000	I
05/24/2017	PITHOUD JONATHAN	201701078	WD	/	\$60,000	I
08/10/2012	NEW WINCHESTER P	201201900	WD	/	\$72,000	I
06/21/2012	HARRISON JOE L		QC	/		I
01/01/1900	HARRISON RUTH E		WD	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

KINGMAN

/23

1/2

Notes

12/9/2021 22F11: ADDED POOL AND WOOD
DECK FOR 2022 PAY 2023 BY DATA COLLECTOR

1/1/1900 15F1: 2015 FORM 11
ADDED WOOD DECK AND CHANGED GARAGE
SIZE - BY TYLER DATA COLLECTOR
FOR 2015 PAY 16.

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

2025	Assessment Year	2025	2024	2024	2023	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
03/23/2025	As Of Date	03/24/2025	04/02/2024	03/27/2024	06/30/2023	04/06/2023
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	☐	☐	☒	☒	☐
\$16,200	Land	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
\$16,200	Land Res (1)	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$155,100	Improvement	\$155,100	\$131,700	\$131,700	\$133,600	\$133,600
\$155,100	Imp Res (1)	\$155,100	\$131,700	\$131,700	\$122,000	\$122,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$11,600	\$11,600
\$171,300	Total	\$171,300	\$147,900	\$147,900	\$149,800	\$149,800
\$171,300	Total Res (1)	\$171,300	\$147,900	\$147,900	\$138,200	\$138,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$11,600	\$11,600

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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
9	A		95	0.6000	1.42	\$19,000	\$26,980	\$16,188	0%	1.0000	100.00	0.00	0.00	\$16,190

Land Computations

Calculated Acreage	0.60
Actual Frontage	95
Developer Discount	☐
Parcel Acreage	0.60
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.60
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$16,200
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,200

Data Source External Only

Collector 09/25/2014 TT

Appraiser 09/25/2014 TT

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WARRANTY DEED

This Indenture Witnesseth that Jonathan Pithoud and Karmen Pithoud, husband and wife (Grantors), of Fountain County, State of Indiana, ***Convey and Warrant to*** Derek S. Holley (Grantee) of Fountain County, State of Indiana, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Fountain County, in the State of Indiana.

A part of the Southeast Quarter of the Southwest Quarter of Section twenty-five (25), in Township eighteen (18) North, Range eight (8) West, containing one-half (1/2) acre, and bounded and described as follows:

Commencing at a point seventeen (17) rods four (4) feet, seven and five eighths (7 5/8) inches West and twenty (20) feet North of the Southeast corner of the Southwest Quarter of said Section twenty-five (25), running thence North thirteen (13) rods and thirteen (13) feet, thence West five (5) rods twelve (12) feet and six (6) inches, thence South thirteen (13) rods and thirteen (13) feet, thence five (5) rods twelve (12) feet and six (6) inches, to the place of beginning.

ALSO:

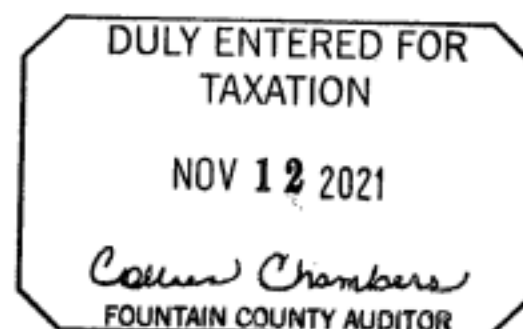
Commencing at a point twenty-three (23) rods, seven and five eighths (7 5/8) inches West and twenty (20) feet North of the Southeast corner of the Southwest Quarter of Section twenty-five (25) in Township eighteen (18) North, Range eight (8) West, and running thence North to the South line of East Street in the Town of Kingman, Indiana; thence West along and parallel with said South line of said East Street five (5) rods, twelve (12) feet and six (6) inches, thence South to a point due West of the place of beginning, containing hereby all of a certain tract of land conveyed to Miles J. Lindley and Edith D. Lindley, his wife, on April 24, 1944, by Merritt C. Johnson and Dorothy Johnson, his wife, by their deed of that date now recorded in Deed Record 112 page 310.

ALSO:

All that part of Lot "H" in Kingman Heights, an Addition to the Town of Kingman, Indiana, that lies between said first described tract and East Street in said Town of Kingman, in Fountain County, Indiana.

Subject to all rights-of-way, easements, covenants and restrictions of record.

Prior Deed Reference: Instrument No. 201701078
Parcel Numbers: 23-15-25-341-001.000-021 and 23-15-25-342-001.000-021
Property Address: 604 E. State Street, Kingman, IN 47952
Grantee's Address: 604 E. State Street, Kingman, IN 47952,
to which tax statements should be mailed.



In Witness Whereof, Grantors have executed this deed this 22nd day of October, 2021.

 (Seal)
Jonathan Pithoud

 (Seal)
Karmen Pithoud

ACKNOWLEDGMENT NOTARIAL CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF MONTGOMERY)

Before me, a Notary Public in and for the said County and State, personally appeared Jonathan Pithoud and Karmen Pithoud, husband and wife, 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 22nd day of October, 2021.

My commission expires:

Signature 
Printed:
Residing in Montgomery County, Indiana
Commission No.

Return to:
Partners' Title Group, Inc.
206 E. Market Street
Crawfordsville, IN 47933
21-10721



This instrument prepared by Kurt R. Homann, Attorney at Law, PO Box 838, Crawfordsville, Indiana.

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: Kurt R. Homann

Search Results for:

NAME: Holley Derek (Super Search)



REGION: Fountain County, IN
DOCUMENTS VALIDATED THROUGH: 08/26/2025 3:52 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
202103131	Fountain	11/12/2021	DEED : WARRANTY DEED	HOLLEY, DEREK S Search Search PITHOUD, JONATHAN Search PITHOUD, KARMEN	Search Lot H KINGMAN HEIGHTS ADDITION Search 25-18N-8W SE SW Search 25-18N-8W SW
202103132	Fountain	11/12/2021	MORT : MORTGAGE	HOLLEY, DEREK S Search Search OLD NATIONAL BANK	Search Lot H KINGMAN HEIGHTS ADDITION Search 25-18N-8W SE SW Search 25-18N-8W SW

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Search Results for:

NAME: Holley Lauren (Super Search)



REGION: Fountain County, IN
DOCUMENTS VALIDATED THROUGH: 08/26/2025 3:52 PM

Showing 0 results

Filter:

Document Details	County	Date	Type	Party
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