



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02939	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JEFFERY D WHITAKER AND CANDACE J WHITAKER		
PROPERTY ADDRESS:	9640 W 700 S, FRANCESVILLE, IN 47946		
CITY, STATE AND COUNTY:	FRANCESVILLE, INDIANA (IN) , PULASKI		

SEARCH INFORMATION

SEARCH DATE:	09/09/2025	EFFECTIVE DATE:	09/08/2025
NAME(S) SEARCHED:	JEFFERY D WHITAKER AND CANDACE J WHITAKER		
ADDRESS/PARCEL SEARCHED:	9640 W 700 S, FRANCESVILLE, IN 47946/66-11-17-300-021.001-002		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JEFFERY D. WHITAKER AND CANDACE J. WHITAKER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JAMES J. URQUIZA
DATED DATE:	11/03/2021	GRANTEE:	JEFFERY D. WHITAKER AND CANDACE J. WHITAKER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	11/04/2021
INSTRUMENT NO:	20212408		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF BEAVER
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 3 WEST OF THE SECOND PRINCIPAL MERIDIAN IN BEAVER TOWNSHIP, PULASKI COUNTY, INDIANA DESCRIBED BY: COMMENCING AT A RAILROAD SPIKE (RR) AT THE SOUTH QUARTER CORNER OF SAID SECTION 17; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST ALONG CR700S AND THE SECTION LINE 478.75 FEET TO A RR AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST ALONG SAID LINE 342.48 FEET TO A RR; THENCE NORTH 00 DEGREES 29 MINUTES 59 SECONDS EAST 505.09 FEET TO A CAPPED WITH RLH I.D. 1/2 INCH IRON PIPE (I.P.); THENCE CONTINUING NORTH 0 DEGREES 29 MINUTES 58 SECONDS EAST 157.11 FEET TO AN I.P.; THENCE SOUTH 85 DEGREES 50 MINUTES 20 SECONDS EAST 293.15 FEET TO AN LP.; THENCE SOUTH 0 DEGREES 35 MINUTES 13 SECONDS WEST 149.04 FEET TO AN I.P.; THENCE SOUTH 86 DEGREES 30 MINUTES 21 SECONDS EAST 51.23 FEET TO AN I.P.; THENCE SOUTH 00 DEGREES 36 MINUTES 58 SECONDS WEST 491.02 FEET TO THE POINT OF BEGINNING, PASSING THROUGH AN I.P. AT 468.42 FEET, CONTAINING 4.952 ACRES MORE OR LESS.

66-11-17-300-021.001-002

General Information

Parcel Number
66-11-17-300-021.001-002

Local Parcel Number
0020066600

Tax ID:

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
Pulaski

Township
BEAVER TOWNSHIP

District 002 (Local 002)
Beaver Township I

School Corp 6630
WEST CENTRAL

Neighborhood 902001-002
Ag/Res (002)

Section/Plat
17

Location Address (1)
9640 W 700S
FRANCESVILLE, IN 47946

Zoning

Subdivision

Lot

Market Model
902001-002 - Ag/Res

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Monday, August 18, 2025

Review Group 2024

WHITAKER, JEFFERY D. & CAN

Ownership

WHITAKER, JEFFERY D. & CANDAC
9640 W 700S
FRANCESVILLE, IN 47946

Legal

002-00666-00 PT SE SW SEC. 17 4.952A
(568) HARP-HELFRICK (596) LIGE HARP



Valuation Records

Assessment Year	2025	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2025	06/25/2024	04/04/2023	03/18/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$45,700	\$45,700	\$50,700	\$27,200	\$24,800
Land Res (1)	\$20,000	\$20,000	\$25,000	\$0	\$0
Land Non Res (2)	\$25,700	\$25,700	\$25,700	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$27,200	\$24,800
Improvement	\$135,100	\$135,100	\$122,300	\$11,900	\$12,000
Imp Res (1)	\$135,100	\$135,100	\$122,300	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$11,900	\$12,000
Total	\$180,800	\$180,800	\$173,000	\$39,100	\$36,800
Total Res (1)	\$155,100	\$155,100	\$147,300	\$0	\$0
Total Non Res (2)	\$25,700	\$25,700	\$25,700	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$39,100	\$36,800

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
9rr	A		0	1.000	1.00	\$20,000	\$20,000	\$20,000	0%	1.0000	100.00	0.00	0.00	\$20,000
91rr	A		0	3.952	1.00	\$6,500	\$6,500	\$25,688	0%	1.0000	0.00	100.00	0.00	\$25,690

9640 W 700S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/04/2021	WHITAKER, JEFFERY	20212408	WD	/	\$15,000	I
05/06/2010	URQUIZA, JAMES J.	20100671	WD	/	\$18,500	I
01/01/1900	ELLIOTT, JASON		WD	/		I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

Ag/Res (002) /902001-0 1/2

Notes

10/1/2050 001: PKT 17/#11A-1

5/6/2024 24/25 MISC: 24P25 MOVED 8X12
UTLSHD FROM ADJOINING PARCEL 66-11-17-
300-011.000-002 TO THIS PARCEL WHICH IS
OWNED BY J. WHITAKER/ CORRECTED FORM 11
MAILED

12/13/2023 24/25 I&R: 12/8/2023 MR - Adj grade on
house and changed percent complete from 60 to
100%.

4/26/2023 24/25 CR: 4/11/23 MR- CHANGED DET
GAR TO HSE. ADDED A 10X10 SHED/ ADDED
HOMESITE LAND

11/23/2021 2021 TRANSFER (22P23): 11/4/2021
TRANSFER INCLUDES 1 PARCEL FOR \$15,000
REC#20212408 WARRANTY DEED/ CLASS CODE
599/ ONLY MISC IMPS ON PARCE/ NOT A VALID
SALE FOR TRENDING

8/16/2019 20/21 CR: 7/17/2019 MR; NO CHANGE

1/15/2019 Land Rate Change: 19 pay 20 Res & Ag
Homesite Rates changed to \$13,000 and Excess
Rates changed to \$4000.

1/1/2015 004: 15P16 REASSESS MT/CS 4/23/14,
NO CHANGES, PIC 4516-17

1/1/2012 003: 12/13 REASSESS; NO CHANGE
MT/TR 9/19/11

5/19/2011 002: 11P12 SPLIT 4.952 W/IMP FROM
ELLIOTT, JASON ON PARCEL
#0020057500FOR 5/6/10 GARAGE HAS EF

Land Computations

Calculated Acreage	4.95
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.95
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	3.95
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	\$20,000
91/92 Value	\$25,700
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$25,700
CAP 3 Value	\$0
Total Value	\$45,700

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

1 story (ranch)

Finished Area

2048 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

4

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Central Warm Air

Diagram showing dimensions and room layout. The main area is 56' x 24'. A smaller section is 24' x 22'. A third section is 32' x 24'. A pole is located in the center. The total area is 2048 sqft. The diagram is labeled with dimensions and room counts.

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Pl	2048	2048	\$169,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		2048	0	\$0	
				Total Base	\$169,600
Adjustments				1 Row Type Adj. x 1.00	\$169,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PO:1	\$1,600
No Heating (-)					\$0
A/C (+)				1:2048	\$5,800
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$179,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$0	\$179,400
Garages (+) 0 sqft				\$0	\$179,400
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.92
				Replacement Cost	\$165,048

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	1	Pole	C	2023	2023	2	A		0.92		2,048 sqft	\$165,048	2%	\$161,750	0%	100%	0.830	1.000	100.00	0.00	0.00	\$134,300
2: Utility Shed	1		D	2006	2006	19	F	\$23.66	0.92		10'x10'	\$1,741	55%	\$780	0%	100%	1.000	1.000	100.00	0.00	0.00	\$800
3: Utility Shed 8X12	1		D	2021	2021	4	F	\$44.62	0.92			(\$33)	20%	(\$30)	0%	100%	1.000	1.000	100.00	0.00	0.00	\$0

Total all pages

\$135,100

Total this page

\$135,100

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

NOV 04 2021

Laura Wheeler
AUDITOR PULASKI COUNTY INDIANA

WARRANTY DEED

20212408 WAR \$25.00
11/04/2021 09:16:38A 2 PGS
SUSAN J. FOX
PULASKI County Recorder IN
Recorded as Presented



Parcel No.(s) 66-11-17-300-021.001-002

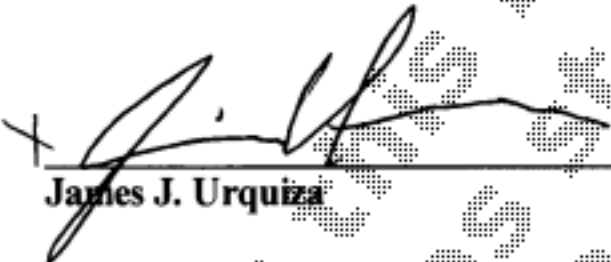
This Indenture witnesseth that JAMES J. URQUIZA of Will County in the State of Illinois, Convey(s) and Warrant(s) to JEFFERY D. WHITAKER AND CANDACE L. WHITAKER, HUSBAND AND WIFE of Pulaski County in the State of Indiana for and in consideration of Ten and 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate situated in Pulaski County in the State of Indiana, to-wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 17, Township 29 North, Range 3 West of the Second Principal Meridian in Beaver Township, Pulaski County, Indiana described by: Commencing at a railroad spike (RR) at the South Quarter corner of said Section 17; thence North 89 degrees 37 minutes 29 seconds West along CR700S and the section line 478.75 feet to a RR and the point of beginning; thence continuing North 89 degrees 37 minutes 29 seconds West along said line 342.48 feet to a RR; thence North 00 degrees 29 minutes 59 seconds East 505.09 feet to a capped with RLH I.D. 1/2 inch iron pipe (I.P.); thence continuing North 0 degrees 29 minutes 58 seconds East 157.11 feet to an I.P.; thence South 85 degrees 50 minutes 20 seconds East 293.15 feet to an I.P.; thence South 0 degrees 35 minutes 13 seconds West 149.04 feet to an I.P.; thence South 86 degrees 30 minutes 21 seconds East 51.23 feet to an I.P.; thence South 00 degrees 36 minutes 58 seconds West 491.02 feet to the point of beginning, passing through an I.P. at 468.42 feet, containing 4.952 acres more or less.

Subject to easements and restrictions of record.

Dated this 3rd day of November, 2021.

In Witness Whereof, the said grantor, aforesaid, has hereto set their hand and seal this 3rd day of November, 2021.

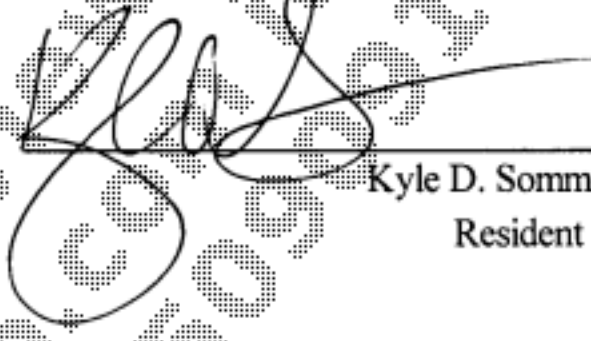

James J. Urquiza

State of Indiana; County of Pulaski; ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 3rd day of November, 2021, JAMES J. URQUIZA 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: 02/25/29

KYLE D SOMMERS
Notary Public - Commission # 642395
SEAL
State of Indiana
My Commission Expires February 25, 2029


Kyle D. Sommers, Notary Public
Resident of: Fulton Co., IN

Grantee's street or 911 address: 9546 9640 W 700 S, Francesville, IN 47946

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: Jeffery D. Whitaker and Candace J. Whitaker, husband and wife
9546 9640 W 700 S, Francesville, IN 47946

Search Results for:

NAME: WHITAKER CANDACE (Super Search)



REGION: Pulaski County, IN

DOCUMENTS VALIDATED THROUGH: 09/8/2025 12:36 PM

Showing 8 results

Filter:

Document Details	County	Date	Type	Name	Legal
20070596	Pulaski	03/08/2007	DEED : WARRANTY DEED	WHITAKER, CANDACE J Search Search FEDERAL HOME LOAN MORTGAGE CORPORATION Search WHITAKER, JEFFREY D	Search 17-29-3 SE SW
20071501	Pulaski	07/09/2007	MORT : MORTGAGE	WHITAKER, CANDACE J Search Search WHITAKER, JEFFERY D Search WHITAKER, JEFFREY D Search ALLIANCE BANK	Search 17-29-3 SE SW
20212408	Pulaski	11/04/2021	DEED : WARRANTY DEED	WHITAKER, CANDACE J Search Search URQUIZA, JAMES J Search WHITAKER, JEFFREY D	Search 17-29-3 SE SW
20212504	Pulaski	11/18/2021	REL : RELEASE OF MORTGAGE	WHITAKER, CANDACE J Search Search WHITAKER, JEFFERY D Search WHITAKER, JEFFREY D Search ALLIANCE BANK	
20212530	Pulaski	11/19/2021	MORT : MORTGAGE	WHITAKER, CANDACE J Search Search WHITAKER, JEFFERY D Search ALLIANCE BANK	Search 17-29-3 SE SW
20212726	Pulaski	12/16/2021	DEED : WARRANTY DEED	WHITAKER, CANDACE J Search Search WHITAKER, JEFFERY D Search WHITAKER, JEFFREY D Search CARTY, KELLY J see details for more	Search 17-29-3 SE SW
20220205	Pulaski	02/01/2022	REL : RELEASE OF MORTGAGE	WHITAKER, CANDACE J Search Search WHITAKER, JEFFERY D Search ALLIANCE BANK	
20231842	Pulaski	10/17/2023	MORT : MORTGAGE	WHITAKER, CANDACE J Search Search WHITAKER, JEFFERY D Search ALLIANCE BANK	Search 17-29-3 SE SW

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Search Results for:

NAME: WHITAKER JEFFERY (Super Search)



REGION: Pulaski County, IN

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Showing 8 results

Filter:

Document Details	County	Date	Type	Name	Legal
20071501	Pulaski	07/09/2007	MORT : MORTGAGE	WHITAKER, JEFFERY D Search Search WHITAKER, CANDACE J Search WHITAKER, JEFFREY D Search ALLIANCE BANK	Search 17-29-3 SE SW
20212408	Pulaski	11/04/2021	DEED : WARRANTY DEED	WHITAKER, JEFFERY D Search Search URQUIZA, JAMES J Search WHITAKER, CANDACE J	Search 17-29-3 SE SW
20212504	Pulaski	11/18/2021	REL : RELEASE OF MORTGAGE	WHITAKER, JEFFERY D Search Search WHITAKER, CANDACE J Search WHITAKER, JEFFREY D Search ALLIANCE BANK	
20212530	Pulaski	11/19/2021	MORT : MORTGAGE	WHITAKER, JEFFERY D Search Search WHITAKER, CANDACE J Search ALLIANCE BANK	Search 17-29-3 SE SW
20212726	Pulaski	12/16/2021	DEED : WARRANTY DEED	WHITAKER, JEFFERY D Search Search WHITAKER, CANDACE J Search WHITAKER, JEFFREY D Search CARTY, KELLY J see details for more	Search 17-29-3 SE SW
20220205	Pulaski	02/01/2022	REL : RELEASE OF MORTGAGE	WHITAKER, JEFFERY D Search Search WHITAKER, CANDACE J Search ALLIANCE BANK	
20231842	Pulaski	10/17/2023	MORT : MORTGAGE	WHITAKER, JEFFERY D Search Search WHITAKER, CANDACE J Search ALLIANCE BANK	Search 17-29-3 SE SW
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