



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-03002	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	BRIANNA M MCCALISTER AND MARTY J MCCALISTER		
PROPERTY ADDRESS:	530 W LINDSEY CT, WEST TERRE HAUTE, IN 47885		
CITY, STATE AND COUNTY:	WEST TERRE HAUTE, INDIANA (IN), VIGO		

SEARCH INFORMATION

SEARCH DATE:	09/17/2025	EFFECTIVE DATE:	09/16/2025
NAME(S) SEARCHED:	BRIANNA M MCCALISTER, MARTY J MCCALISTER, BRIANA M. GARD AND MARTY J. MCCALISTER		
ADDRESS/PARCEL SEARCHED:	530 W LINDSEY CT, WEST TERRE HAUTE, IN 47885/ 84-05-27-227-012.000-021		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRIANA M. GARD AND MARTY J. MCCALISTER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MAURICE T. TAYLOR, JR., BY HIS ATTORNEY IN FACT, MICHAEL L. TAYLOR
DATED DATE:	11/13/2020	GRANTEE:	BRIANA M. GARD AND MARTY J. MCCALISTER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON
BOOK/PAGE:		RECORDED DATE:	11/24/2020
INSTRUMENT NO:	2020015578		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	WEST TERRE HAUTE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN VIGO COUNTY, IN THE STATE OF INDIANA, TO-WIT:

LOT NUMBER THIRTY-SIX (36) AND AN UNDIVIDED ONE-TWENTIETH (1.20) INTEREST IN TRACT A, IN KENWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 12 NORTH OF RANGE 10 WEST AS SHOWN BY RECORDED PLAT THEREOF IN PLAT RECORD BOOK 18, PAGE 17 IN THE RECORDS OF THE OFFICE OF THE RECORDER OF VIGO COUNTY, INDIANA.

Vigo County, IN / City of Terre Haute

Summary - Assessor's Office

Parcel ID	84-05-27-227-012.000-021
Tax ID	84-05-27-227-012.000-021
Section Plat	27
Routing Number	
Neighborhood	115520 - SUGAR CREEK
Property Address	530 W Lindsay Court West Terre Haute, IN 47885
Legal Description	KENWOOD 1ST SUB 1/20 INT IN TRACT A D- 406/189 27-12-10 LOT 36 (Note: Not to be used on legal documents)
Acreage	0.85
Class	510 - Res 1 fam dwelling platted lot
Tax District/Area	021 - SUGAR CREEK

[View Map](#)



Owner - Auditor's Office

Deeded Owner
Gard Briana M & Marty J Mccalister Jt/Rs
530 W Lindsey CT
West Terre Haute, IN 47885

Site Description - Assessor's Office

Topography
Public Utilities
Street or Road
Neigh. Life Cycle
Legal Acres 0.85
Legal Sq Ft 37,026

Taxing Rate

2.5844

Land - Assessor's Office

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
HOMESITE			0.850			1.00	1.13	37,026	33,254.00	37,577.00	31,940.00		31,940.00

Land Detail Value Sum 31,940.00

Residential Dwellings - Assessor's Office

Card 01
Residential Dwelling 1
Occupancy
Story Height 1.0
Roofing Material: Asphalt shingles
Attic None
Basement Type None
Basement Rec Room None
Finished Rooms 6
Bedrooms 3
Family Rooms 1
Dining Rooms 0
Full Baths 1; 3-Fixt.
Half Baths 1; 2-Fixt.
4 Fixture Baths 0; 0-Fixt.
5 Fixture Baths 0; 0-Fixt.
Kitchen Sinks 1; 1-Fixt.
Water Heaters 1; 1-Fixt.
Central Air Yes
Primary Heat Central Warm Air
Extra Fixtures 0
Total Fixtures 7
Fireplace No
Features None
Porches and Decks None
Yd Item/Spc Fture/Outldg BRICK 420 SF
 WOOD FRAME UTILITY SHED 192 SF
Last Updated 6/27/2002

Construction	Floor	Base Area (sf)	Fin. Area (sf)
Brick	1.0	1515	1515
	Crawl	1515	0
	Total	1515	1515

Improvements - Assessor's Office

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		C	1966	1966	AV	0.00		0	1515	174280	40	0	119	100	124400
G01	ATTGAR		BRICK		0	0	AV	43.88		43.88	21 x 20	18430	0	0	100	100	0
01	UTLSHED		WOOD FRAME	D	1900	1900	AV	20.44		15.53	12 x 16	2980	65	0	119	100	1200

Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
11/24/2020	TAYLOR MAURICE T JR & DIXIE D	GARD BRIANA M & MARTY J MCCALISTER J	2020015578	Wa	S	\$147,000	\$147,000

Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
11/24/2020	TAYLOR MAURICE T JR & DIXIE D	GARD BRIANA M & MARTY J MCCALISTER JT/RS	Warranty Deed	2020015578

Valuation - Assessor's Office

Assessment Year		01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ
VALUATION	Land	\$31,900	\$28,200	\$28,200	\$28,200	\$30,200
(Assessed Value)	Improvements	\$125,600	\$94,300	\$90,100	\$90,700	\$83,100
	Total	\$157,500	\$122,500	\$118,300	\$118,900	\$113,300
VALUATION	Land	\$31,900	\$28,200	\$28,200	\$28,200	\$30,200
(True Tax Value)	Improvements	\$125,600	\$94,300	\$90,100	\$90,700	\$83,100
	Total	\$157,500	\$122,500	\$118,300	\$118,900	\$113,300

Deductions - Auditor's Office

Type	Description	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Over 65	Age - Over 65					\$14,000.00
Homestead	Homestead Credit	\$48,000.00	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HSC	\$27,938.00	\$27,640.00	\$25,445.00	\$23,555.00	\$22,470.00

Charges (2021-2025) - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$601.68	\$544.22	\$564.48	\$528.38	\$215.28
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$601.68	\$544.22	\$564.48	\$528.38	\$215.28
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$264.87
= Charges	\$1,203.36	\$1,088.44	\$1,128.96	\$1,056.76	\$430.56
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$601.68)	(\$1,088.44)	(\$1,128.96)	(\$1,056.76)	(\$430.56)
= Total Due	\$601.68	\$0.00	\$0.00	\$0.00	\$0.00

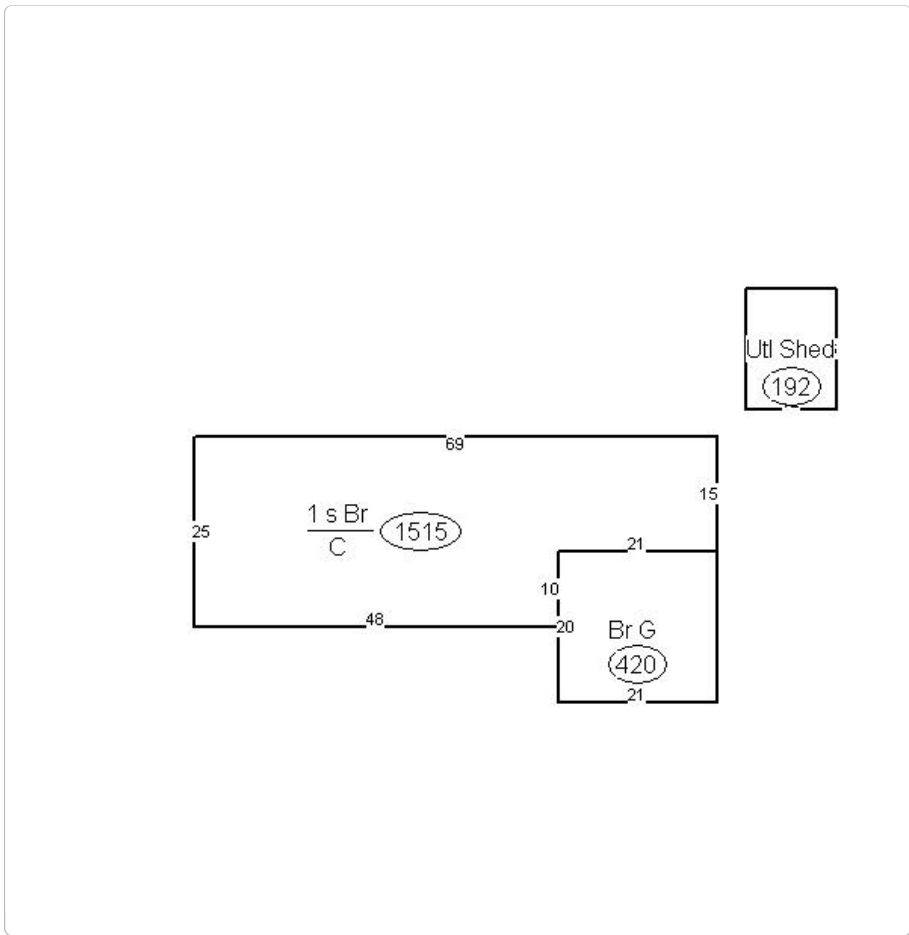
Payments (2021-2025) - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025	2534502	5/7/2025	\$601.68
2023 Pay 2024	2493680	11/7/2024	\$544.22
2023 Pay 2024	2432854	5/6/2024	\$544.22
2022 Pay 2023	2386433	11/13/2023	\$564.48
2022 Pay 2023	2322980	5/3/2023	\$564.48
2021 Pay 2022	2271017	10/31/2022	\$528.38
2021 Pay 2022	2208169	4/26/2022	\$528.38
2020 Pay 2021	2163213	10/29/2021	\$215.28
2020 Pay 2021	2105341	4/29/2021	\$215.28

Photos - Assessor's Office



Sketches - Assessor's Office



Property Record Card

Property Record Card (PDF)

Form 11

Form 11 (PDF)

Map



No data available for the following modules: Farm Land Computations - Assessor's Office, Homestead Allocations - Assessor's Office, Property History, Exemptions - Auditor's Office.

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LowTaxInfo



530 W Lindsay Court

West Terre Haute, IN 47885

Gard Briana M & Marty J Mccalister

Jt/Rs

530 W Lindsey Ct
West Terre Haute, IN 47885

Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$601.68

\$601.68

Total Due ⓘ

Property Information

Tax Year/Pay Year	None
2024 / 2025	
Parcel Number	Homestead Credit Filed?
84-05-27-227-012.000-021	Yes
Duplicate Number	Over 65 Circuit Breaker?
1005223	No
Property Type	Legal Description
Real	Note: Not to be used on legal documents
Tax Unit / Description	KENWOOD 1ST SUB 1/20 INT IN TRACT A D- 406/189
21 - Sugar Creek Township	27-12-10 LOT 36
Property Class	Section-Township-Range
RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT	27, 12, 10
Mortgage Company	Parcel Acres
Cotality	No Info
Mtg Company Last Changed	Lot Number
03/27/2024	36
TIF	Block/Subdivision
	No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$601.68	\$0.00	\$601.68
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$601.68	\$0.00	\$601.68
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00

	Tax Bill	Adjustments	Balance
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$0.00	\$0.00	\$0.00
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$0.00	\$0.00	\$0.00
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$1,203.36
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$1,203.36
Receipts:			\$601.68
Total Due:			\$601.68
Surplus Transfer:			\$0.00
Account Balance:			\$601.68

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/07/2025	S	\$601.68	Lock Box Payment 5/7/2025 Check Nbr 1714686	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$601.68	\$601.68	\$0.00	\$1,203.36	\$601.68
2024	\$544.22	\$544.22	\$0.00	\$1,088.44	\$1,088.44
2023	\$564.48	\$564.48	\$0.00	\$1,128.96	\$1,128.96
2022	\$528.38	\$528.38	\$0.00	\$1,056.76	\$1,056.76
2021	\$215.28	\$215.28	\$0.00	\$430.56	\$430.56
2020					
2019					

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
------------------	------	------

1. Gross assessed value of property

1a. Gross assessed value of land and improvements	\$117,100	\$122,500
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$1,200	\$0

2. Equals total gross assessed value of property

2a. Minus deductions	(\$75,640)	(\$75,938)
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3. Equals subtotal of net assessed value of property

3a. Multiplied by your local tax rate	2.5514	2.5844
---------------------------------------	--------	--------

4. Equals gross tax liability

4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00

5. Total property tax liability

	\$1,088.44	\$1,203.36
--	------------	------------

Assessed Values as of 01/01/2024

Land Value	\$28,200
Improvements	\$94,300

Exemptions / Deductions

Description	Amount
Homestead Credit	\$48,000.00
Supplemental HSC	\$27,938.00
Count: 2	\$75,938.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

History**Property**

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
TAYLOR MAURICE T JR & DIXIE D	11/24/2020		2020015578		

NOV 24 2020

2020015578 WD \$25.00
11/24/2020 10:39:04A 2 PGS
Stacey Todd
VIGO County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, That Maurice T. Taylor, Jr., by his Attorney in Fact, Michael L. Taylor, of Vigo County, Indiana, conveys and warrants to Briana M. Gard and Marty J. McCalister, as Joint Tenants with Rights of Survivorship, and not as tenants in common, of Vigo County, Indiana, for valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Vigo County, in the State of Indiana, to-wit:

Lot Number Thirty-Six (36) and an undivided one-twentieth (1/20) interest in Tract A, in Kenwood Subdivision, being a subdivision of part of the Northeast quarter of Section 27, Township 12 North of Range 10 West, as shown by recorded plat thereof in Plat Record Book 18, Page 17, in the records of the Office of the Recorder of Vigo County, Indiana.

Subject to rights-of-way, conditions, restrictions and other encumbrances of record.

That Dixie D. Taylor departed this life on or about May 27, 2010, while living in coverture with her husband, Maurice T. Taylor, Jr.

That Grantor, Maurice T. Taylor's interest is being transferred by Power of Attorney, which was recorded on the 24th day of November, 2020, Instrument No. 2020015577 in the Office of the Recorder, Vigo County, Indiana.

IN WITNESS WHEREOF, The said Maurice T. Taylor, Jr., by his Attorney in Fact, Michael L. Taylor, has hereunto executed this Warranty Deed on the 13 day of November, 2020.

Maurice T. Taylor, Jr., by his Attorney in Fact, Michael L. Taylor

WITNESS to the above signature:

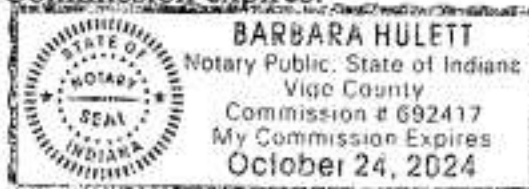
Signature Nadia Sullivan

STATE OF INDIANA, COUNTY OF Vigo, SS:

Before me, the undersigned, a Notary Public in and for said County, this 13th day of November, 2020, personally appeared Maurice T. Taylor, Jr., by his Attorney in Fact, Michael L. Taylor, who acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and official seal.

My Commission expires:



Barbara Hulett
Notary Public
Printed Name: Barbara Hulett
Resident of: Vigo County, Indiana

STATE OF INDIANA, Vigo COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County, this 13th day of November, 2020, personally appeared Sara Sullivan, the above named WITNESS to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows Michael L. Taylor, to be the individual/s described herein and who executed the foregoing instrument; that said WITNESS was present and saw Michael L. Taylor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto; and that the above named subscribing witness is not a part to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

WITNESS my hand and official seal.

My Commission expires:



Barbara Hulett
Name:
Resident of Vigo County, IN

MAIL TAXES TO:

530 W Lindsey Ct., West Terre Haute, IN 47885
I affirm under penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Gary G. Hanner

PREPARED BY: Gary G. Hanner, HANNER LAW, Old Parke State Bank Bldg.,
PO Box 122, Rockville IN 47872 www.hannerlaw.com

Search Results for:

NAME: MCCALISTER MARTY (Super Search)



REGION: Vigo County, IN
DOCUMENTS VALIDATED THROUGH: 09/16/2025 2:32 PM

Showing 15 results

Filter:

Document Details	County	Date	Type	Party
Details	Vigo	07/20/2009	DEED : QUIT CLAIM DEED	MCCALISTER, MARTY R
Details	Vigo	04/03/2013	DEED : QUIT CLAIM DEED	MCCALISTER, MARTY
Details	Vigo	01/24/2017	DEED : QUIT CLAIM DEED	MCCALISTER, MARTY
Details	Vigo	12/30/2019	MISC : POWER OF ATTORNEY	MCCALISTER, MARTY RAY
Details	Vigo	12/30/2019	MISC : POWER OF ATTORNEY	MCCALISTER, MARTY RAY
Details	Vigo	11/24/2020	DEED : WARRANTY DEED	MCCALISTER, MARTY J
Details	Vigo	01/10/2024	DEED : WARRANTY DEED	MCCALISTER, MARTY R
Details	Vigo	01/10/2024	DEED : TRUSTEE'S DEED	MCCALISTER, MARTY R
Details	Vigo	02/22/2024	DEED : PERSONAL REPRESENTATIVE DEED	MCCALISTER, MARTY R
Details	Vigo	03/05/2024	MISC : AFFIDAVIT	MCCALISTER, MARTY
Details	Vigo	03/07/2024	DEED : WARRANTY DEED	MCCALISTER, MARTY
Details	Vigo	08/29/2024	MORT : MORTGAGE	MCCALISTER, MARTY R
Details	Vigo		DEED : DEED	MCCALISTER, MARTHA W
Details	Vigo		DEED : DEED	MCCALISTER, MARTHA W
Details	Vigo		DEED : DEED	MCCALISTER, MARTHA W

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Search Results for:

NAME: MCCALISTER BRIANNA (Super Search)



REGION: Vigo County, IN

DOCUMENTS VALIDATED THROUGH: 09/16/2025 2:32 PM

Showing 0 results

Filter:

Document Details	County ▾	Date ▲	Type ▾	Party
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Search Results for:

NAME: MCCALISTER MARTY (Super Search)



REGION: Vigo County, IN

DOCUMENTS VALIDATED THROUGH: 09/16/2025 2:32 PM

Showing 15 results

Filter:

Document Details	County	Date	Type	Party
Details	Vigo	07/20/2009	DEED : QUIT CLAIM DEED	MCCALISTER, MARTY R
Details	Vigo	04/03/2013	DEED : QUIT CLAIM DEED	MCCALISTER, MARTY
Details	Vigo	01/24/2017	DEED : QUIT CLAIM DEED	MCCALISTER, MARTY
Details	Vigo	12/30/2019	MISC : POWER OF ATTORNEY	MCCALISTER, MARTY RAY
Details	Vigo	12/30/2019	MISC : POWER OF ATTORNEY	MCCALISTER, MARTY RAY
Details	Vigo	11/24/2020	DEED : WARRANTY DEED	MCCALISTER, MARTY J
Details	Vigo	01/10/2024	DEED : WARRANTY DEED	MCCALISTER, MARTY R
Details	Vigo	01/10/2024	DEED : TRUSTEE'S DEED	MCCALISTER, MARTY R
Details	Vigo	02/22/2024	DEED : PERSONAL REPRESENTATIVE DEED	MCCALISTER, MARTY R
Details	Vigo	03/05/2024	MISC : AFFIDAVIT	MCCALISTER, MARTY
Details	Vigo	03/07/2024	DEED : WARRANTY DEED	MCCALISTER, MARTY
Details	Vigo	08/29/2024	MORT : MORTGAGE	MCCALISTER, MARTY R
Details	Vigo		DEED : DEED	MCCALISTER, MARTHA W
Details	Vigo		DEED : DEED	MCCALISTER, MARTHA W
Details	Vigo		DEED : DEED	MCCALISTER, MARTHA W

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