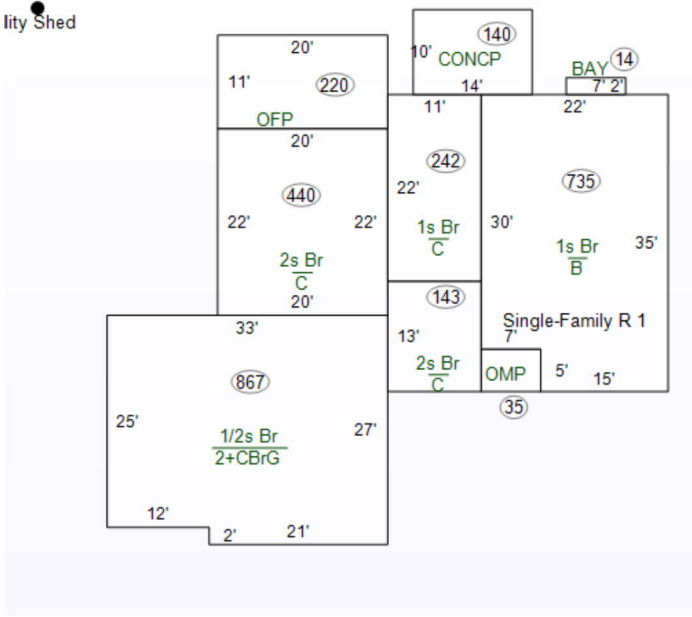


Morgan County, IN
12363 N CEDARVIEW DR
39 DEGREES NORTH (855) GIS-3939



Parcel Information

Owner Name	Evans Gary R
Owner Address	12363 N Cedarview Dr Mooresville, In 46158
Parcel Number	55-01-33-300-001.000-016
Alt Parcel Number	55-01-33-300-001.000-016
Property Address	12363 N Cedarview Dr, Mooresville, In 46158
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	Arcadia Estates All Sections, 5600093-016
Legal Description	LOT 1 ARCADIA ESTATES SEC 3

Taxing District

Township	Monroe Township
Corporation	Monroe-gregg
Taxing District Name	Monroe Township
Taxing District Number	016

Land Description

Land Type	Acreage	Dimensions
9	0.83	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Henry Jim H & Geraldine			Wd	
1994-06-10	O'dell Paul J & Cindy L		0	Wd	
1994-06-14	Joe Hartman Custom Homes Inc		0	Wd	
1994-12-06	Henry Jim & Geraldine		0	Wd	
1999-09-27	Evans Gary R		0	Wd	

Valuation Record				
Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2025-04-23	Annual Adjustment	\$55,700.00	\$369,300.00	\$425,000.00
2024-04-02	Annual Adjustment	\$55,700.00	\$372,300.00	\$428,000.00
2023-03-17	Annual Adjustment	\$55,700.00	\$372,400.00	\$428,100.00
2022-10-04	Ptaboa Determination (Form 115)	\$55,700.00	\$382,600.00	\$438,300.00
2022-04-05	General Revaluation	\$55,700.00	\$382,600.00	\$438,300.00
2021-03-29	Annual Adjustment	\$55,700.00	\$291,300.00	\$347,000.00
2020-03-18	Annual Adjustment	\$45,700.00	\$324,300.00	\$370,000.00
2019-03-11	Annual Adjustment	\$45,700.00	\$313,300.00	\$359,000.00
2018-04-16	General Revaluation	\$45,700.00	\$317,000.00	\$362,700.00
2017-05-04	Annual Adjustment	\$45,700.00	\$261,700.00	\$307,400.00
2016-06-07	Annual Adjustment	\$45,700.00	\$248,200.00	\$293,900.00
2015-06-26	Annual Adjustment	\$45,700.00	\$239,100.00	\$284,800.00
2014-07-08	Annual Adjustment	\$45,700.00	\$239,100.00	\$284,800.00
2013-06-19	Annual Adjustment	\$45,700.00	\$241,800.00	\$287,500.00
2012-06-29	General Revaluation	\$45,700.00	\$237,000.00	\$282,700.00
2011-08-23	Annual Adjustment	\$45,700.00	\$235,200.00	\$280,900.00
2010-09-24	Miscellaneous	\$45,700.00	\$235,200.00	\$280,900.00
2010-08-18	Annual Adjustment	\$45,700.00	\$230,600.00	\$276,300.00
2009-03-01	Annual Adjustment	\$45,700.00	\$211,400.00	\$257,100.00
2008-03-01	Annual Adjustment	\$45,700.00	\$211,400.00	\$257,100.00
2007-03-01	Annual Adjustment	\$51,400.00	\$207,200.00	\$258,600.00
2006-03-01	Annual Adjustment	\$51,400.00	\$207,200.00	\$258,600.00
2003-03-01	Homestead Change	\$37,400.00	\$152,200.00	\$189,600.00
2003-03-01	New Construction - Complete Structure	\$37,400.00	\$152,200.00	\$189,600.00
2002-03-01	General Revaluation	\$29,900.00	\$0	\$29,900.00
2001-03-01	100% Av Initialized	\$10,000.00	\$0	\$10,000.00
2000-03-01	Reclassification Of Use	\$3,300.00	\$0	\$3,300.00
1995-03-01	General Revaluation	\$100.00	\$0	\$100.00

Sales			
Sale Date	Sale Price	Buyer Name	Seller Name

Public Utilities	
Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

Exterior Features	
Exterior Feature	Size/Area
Bay	14
Patio, Concrete	140
Porch, Open Frame	220
Porch, Open Masonry	35

Special Features	
Description	Size/Area

Summary of Improvements					
Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed	D	F	2009	2009	160
Single-family R 1	C+2	A	2002	2002	3,745

Single-Family R 1 Accommodations	
-------------------------------------	--

Bed Rooms	3
Finished Rooms	5

Plumbing	
Full Baths	3
Full Baths Fixtures	9
Half Baths	1
Half Baths Fixtures	2
Kitchen Sinks	1

Other Residential Dwelling	
Heat Type	Central Warm Air
Fireplaces	1
Attached Garages	867

Floors			
Floor	Construction	Base	Finished
1	Brick	1,560	1,560
1/2	Brick	867	867
2	Brick	583	583
B		735	735
C		825	



Tax Bill

Parcel Information

Parcel Number	55-01-33-300-001.000-016
Tax ID	55-01-33-300-001.000-016
Owner Name	Evans Gary R
Owner Address	12363 N Cedarview Dr Mooresville, In 46158
Legal Description	LOT 1 ARCADIA ESTATES SEC 3

2024 PAY 2025

Deductions

Type	Amount
Homestead Credit	\$48,000.00
Homestead - Supp	\$142,500.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	Spring Installment	\$1,424.61	\$1,424.61	\$0
Monroe Township	Fall Installment	\$1,424.61	\$0	\$1,424.61
Monroe Township	Year Total	\$2,849.22	\$1,424.61	\$1,424.61

2023 PAY 2024

Deductions

Type	Amount
Homestead Credit	\$48,000.00
Homestead - Supp	\$151,440.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	Spring Installment	\$1,331.32	\$1,331.32	\$0
Monroe Township	Fall Installment	\$1,331.32	\$1,331.32	\$0
Monroe Township	Year Total	\$2,662.64	\$2,662.64	\$0

2022 PAY 2023

Deductions				
Type		Amount		
Mortgage		\$3,000.00		
Homestead		\$45,000.00		
Homestead-suppl		\$136,885.00		
Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	1st Installment Tax	\$1,471.31	\$1,471.31	\$0
Monroe Township	2nd Installment Tax	\$1,471.31	\$1,471.31	\$0

2021 PAY 2022

Deductions				
Type		Amount		
Mortgage		\$3,000.00		
Homestead		\$45,000.00		
Homestead-suppl		\$105,630.00		
Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	1st Installment Tax	\$1,063.58	\$1,063.58	\$0
Monroe Township	2nd Installment Tax	\$1,063.58	\$1,063.58	\$0

2020 PAY 2021

Deductions				
Type		Amount		
Mortgage		\$3,000.00		
Homestead		\$45,000.00		
Homestead-suppl		\$113,680.00		
Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	1st Installment Tax	\$1,078.21	\$1,078.21	\$0
Monroe Township	2nd Installment Tax	\$1,078.21	\$1,078.21	\$0

Overlay Report

Overlay by Landuse and Soil				
PIN 18		55-01-33-300-001.000-016		
Total Acreage		0.812		
Total Adj. Acreage		0.827		
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Mnc2	5	Non-tillable Land	0.203	0.207
Mnd2	5	Non-tillable Land	0.609	0.620

Overlay by Landuse

PIN 18	55-01-33-300-001.000-016
Total Acreage	0.812
Total Adj. Acreage	0.827

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.812	0.827
Unk		0.000	0.000

WARRANTY DEED

THIS INDENTURE WITNESSETH, That JIM HENRY and GERALDINE HENRY, Husband and Wife, Grantors, of Morgan County, in the State of Indiana, CONVEY AND WARRANT to GARY R. EVANS, Grantee, of Morgan 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 in Morgan County, Indiana:

Lot Number One (1) in ARCADIA ESTATES, SECTION THREE, a subdivision in Monroe Township, as per plat thereof recorded in Deed Record 332, page 207, in the Office of the Recorder of Morgan County, Indiana.

Subject to taxes payable (May) (Nov) 10th, 1999, and thereafter.

Subject to easements, restrictions, and rights of way of record or observable and rights of parties in possession, and together with any easements of record or observable which benefit the real estate conveyed.

The undersigned hereby represents that this real estate is not "property" as defined in I.C. 13-11-2-174, and has not been used as a landfill or dump, and contains no underground storage tanks, toxic waste, hazardous materials, nor environmental defects as defined by Indiana or Federal environmental laws, and that no disclosure statement under Indiana Code 13-11-2-56 (Indiana Responsible Transfer Law) is required for this transaction.

IN WITNESS WHEREOF, Grantors have executed this deed this 17 day of Sept, 1999.

Jim Henry
JIM HENRY

Geraldine Henry
GERALDINE HENRY

Grantors

STATE OF INDIANA)

)SS:

COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared Jim Henry and Geraldine Henry, Husband and Wife, Grantor, 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 17th day of September, 1999.

(Signature)

Kimberly R. Mooney

(Printed)

Kimberly R. Mooney

County of Residence:

Hendricks

My commission expires:

September 18, 1999

Tax: 1355 North Circle
Indpls IN 46226

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

SEP 27 1999

Bunch Adams
Auditor Morgan County

RECEIVED
FOR RECORD

99 SEP 27 AM 9:42

Karen Brummett
MORGAN CO RECORDER



TRANSFER ON DEATH DEED

Gary R. Evans ("Grantor") transfers on Grantor's death for no consideration to Scott L. Evans any interest Grantor has at Grantor's death in the following described real estate:

Please see the Legal Description attached hereto as Exhibit A.

Commonly known as: 12363 N. Cedarview Drive, Mooresville, Indiana 46158.

If Scott L. Evans does not survive me, then to Patricia K. McLean. If Patricia K. McLean does not survive me then to Russell Smart and Paige Smart as joint tenants with rights or survivorship.

THIS TRANSFER ON DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THE GRANTOR FOR THIS INTEREST IN REAL PROPERTY.

IN WITNESS WHEREOF, the Grantor has executed this Transfer on Death Deed this 12th day of October, 2022.

GRANTOR:



Gary R. Evans

STATE OF INDIANA)
) SS:
COUNTY OF MORGAN)



On the 12th day of October, 2022, before the undersigned, a Notary Public in and for said County and State, personally appeared Gary R. Evans known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this written instrument, and acknowledged to me that he executed the same.

Witness my hand and Notarial Seal this 12th day of October, 2022.


Jennifer Durham, Notary Public

My commission expires:

May 16, 2024

My County of Residence is:

Morgan

Return deed and tax bills to Grantee's Address: 12363 N. Cedarview Drive, Mooresville, Indiana 46158.

This Instrument prepared by: Jennifer S. Durham, Law Office of Jennifer Durham, 24 East Main Street, Mooresville, Indiana 46158.

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless requirement by law.

/s/ Jennifer Durham

Exhibit A – Legal Description

Lot Number One (1) in ARCADIA ESTATES, SECTION THREE, a subdivision in Monroe Township, as per plat thereof recorded in Deed Record 332, page 207, in the Office of the Recorder of Morgan County, Indiana.

Search Results for:

NAME: EVANS GARY (Super Search)



REGION: Morgan County, IN

DOCUMENTS VALIDATED THROUGH: 09/29/2025 3:24 PM

Showing 7 results

Filter:

Document Details	County	Date	Type	Name	Legal
9915422	Morgan	09/27/1999	DEED : WARRANTY DEED	EVANS, GARY R Search Search HENRY, GERALDINE Search HENRY, JIM	Search Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
20222315	Morgan	12/27/2002	MORT : MORTGAGE	EVANS, GARY R Search Search HENDRICKS COUNTY BANK AND TRUST COMPANY	Search Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
201307318	Morgan	06/28/2013	MORT : MORTGAGE	EVANS, GARY R Search Search HENDRICKS COUNTY BANK AND TRUST COMPANY	Search Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
201309014	Morgan	08/07/2013	REL : RELEASE	EVANS, GARY R Search Search HENDRICKS COUNTY BANK AND TRUST COMPANY	
201506606	Morgan	07/07/2015	REL : RELEASE	EVANS, GARY R Search Search HENDRICKS COUNTY BANK AND TRUST COMPANY	
201512084	Morgan	11/09/2015	MORT : MORTGAGE	EVANS, GARY R Search Search HENDRICKS COUNTY BANK AND TRUST COMPANY	Search Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
202211895	Morgan	10/13/2022	DEED : TRANSFER ON DEATH	EVANS, GARY R Search Search EVANS, SCOTT L Search MCLEAN, PATRICIA K Search SMART, PAIGE see details for more	Search Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]

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