



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-00365	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	ROBERT DANIEL BRUCE AND SAMANTHA LEE BRUCE		
PROPERTY ADDRESS:	4351 S 500 E, STAR CITY, IN 46985		
CITY, STATE AND COUNTY:	STAR CITY, INDIANA (IN), PULASKI		

SEARCH INFORMATION

SEARCH DATE:	06/04/2024	EFFECTIVE DATE:	06/03/2024
NAME(S) SEARCHED:	ROBERT DANIEL BRUCE AND SAMANTHA LEE BRUCE		
ADDRESS/PARCEL SEARCHED:	4351 S 500 E, STAR CITY, IN 46985/66-09-03-100-025.000-017		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ROBERT AND SAMANTHA BRUCE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	RICHARD M. FORNAL AND LUETTA J. FORNAL
DATED DATE:	03/01/2022	GRANTEE:	ROBERT AND SAMANTHA BRUCE
BOOK/PAGE:	N/A	RECORDED DATE:	03/21/2022
INSTRUMENT NO:	20220550		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF STAR CITY
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 29, NORTH, RANGE 1 WEST, PULASKI COUNTY, INDIANA MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE WEST 286 FEET; THENCE SOUTH 120 FEET; THENCE SOUTHEASTERLY 300 FEET TO A POINT 240 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 240 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES MORE OR LESS.

66-09-03-100-025.000-017

BRUCE, ROBERT & SAMANTHA

4351 S 500E

511, 1 Family Dwell - Unplatted (0 to 9.9

Ag/Res (017) /917002-0 1/2

General Information

Parcel Number 66-09-03-100-025.000-017

Local Parcel Number 0170129100

Tax ID:

Routing Number 29N-R1W

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

Year: 2023

Location Information

County Pulaski

Township VAN BUREN TOWNSHIP

District 017 (Local 017) Van Buren Township

School Corp 6620 EASTERN PULASKI COMMUNITY

Neighborhood 917002-017 Ag/Res (017)

Section/Plat 3

Location Address (1) 4351 S 500E STAR CITY, IN 46985

Zoning

Subdivision

Lot

Market Model 917002-017 - Ag/Res

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, July 12, 2023

Review Group 2023

Ownership

BRUCE, ROBERT & SAMANTHA 4351 S 500 E STAR CITY, IN 46985

Legal

017-01291-00 PT SE NE SEC. 3 1.60A GRAFFIS (560)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/21/2022 to 01/01/1900.

Notes

1/1/2050 001: PACKET 3/#17
9/28/2022 23/24 CR: 23 p 24 CR MR UPDATE BRK & EFF AGE; GAR GRD UPDATE
4/6/2022 2022 TRANSFERS (23/24): 3/21/2022 TRANSFER INCLUDES 1 PARCEL FOR \$75,000 REC#20220550 SDF#6620228276 WARRANTY DEED/ P.O. OF LAND CONTRACT/ NOT A VALID SALE FOR TRENDING

1/11/2019 Land Rate Change: 19 Pay 20 Land Rate Adjusted to \$12,000 for all homesite land types and \$3,200 for excess land types.

6/27/2018 19PAY20 CR: 19p20 - 6/19/18 MR - SHEDS GRADE CHANGED FROM C TO D AND COND FROM AV TO F. DET GAR FROM WD FR TO POLE.

3/18/2011 002: 15/16 REASSESS 5/20/15 M&P PIC 5557-65 ADD OLD SHED

12/13 REASS TM; MT & TR: 11/21/11 P-433-436 NO CHG

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include 9rr and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.60), Actual Frontage (0), Developer Discount, Parcel Acreage (1.60), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.60), 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 (\$15,500), 91/92 Value (\$4,700), Supp. Page Land Value, CAP 1 Value (\$15,500), CAP 2 Value (\$0), CAP 3 Value (\$4,700), Total Value (\$20,200).

Data Source N/A

Collector 09/27/2022 Field Rep

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 1 story (ranch)
Finished Area 1192 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	202	\$7,600
Porch, Enclosed Frame	54	\$4,900

Plumbing

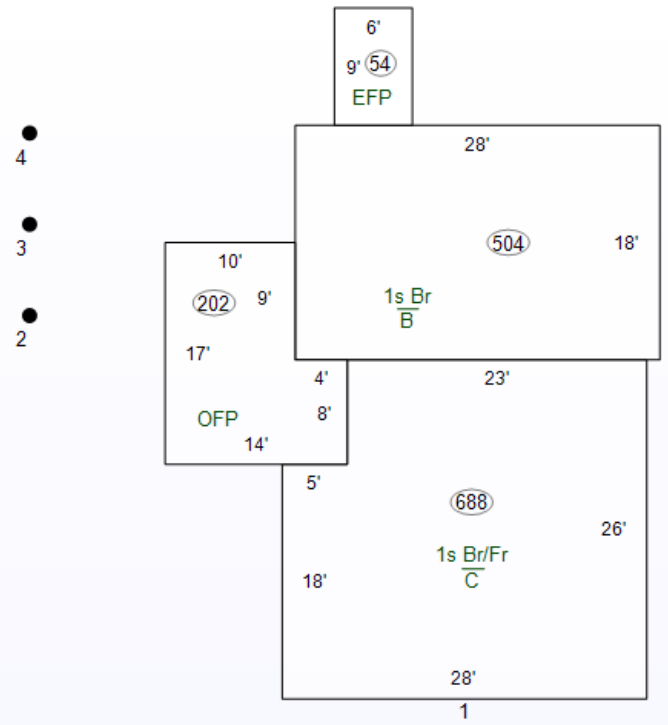
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	95	1192	1192	\$97,200
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	504	0		\$18,700
Crawl	688	0		\$5,100
Slab				

Total Base \$121,000

Adjustments 1 Row Type Adj. x 1.00 \$121,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1192	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$124,200

Sub-Total, 1 Units

Exterior Features (+)	\$12,500	\$136,700
Garages (+) 0 sqft	\$0	\$136,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.90

Replacement Cost \$116,879

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1	5/6 Masonry	C-1	1974	1985	38 A		0.90		1,696 sqft	\$116,879	28%	\$84,150	0%	100%	0.950	1.0000	\$79,900
2: Detached Garage R 01	100%	1	Pole	D+2	1974	1974	49 A	\$18.49	0.90	\$14.98	26'x42'	\$16,355	40%	\$9,810	0%	100%	1.000	1.0000	\$9,800
3: Utility Shed R 01	0%	1	SV	D	1974	1974	49 F		0.90		6'x7'		70%		0%	100%	1.000	1.0000	\$100
4: Utility Shed R 01	0%	1		D	1979	1979	44 F	\$20.44	0.90	\$14.72	12'x16'	\$2,826	70%	\$850	0%	100%	1.000	1.0000	\$900



MAR 21 2022

Laura Wheeler
AUDITOR PULASKI COUNTY INDIANA

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Richard M. Fornal and Luetta J. Fornal (Grantors) of Pulaski County, State of Indiana, hereby conveys and warrants to Robert and Samantha Bruce, County pursuant to a contract for Sale of Real Estate the following described real estate in Pulaski County, State of Indiana, to-wit:

Part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 29, North, Range 1 West, Pulaski County, Indiana more particularly bounded and described as follows: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 3; thence West 286 feet; thence South 120 feet; thence Southeasterly 300 feet to a point 240 feet South of the Point of beginning; thence North 240 feet to the point of beginning, containing 1.60 acres more or less.

Subject to any taxes due and payable. Subject to all easements, rights of way and roadways of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed, this 1st day of March, 2008.

Richard M. Fornal
Richard M. Fornal, Grantor

Luetta J. Fornal
Luetta J. Fornal, Grantor

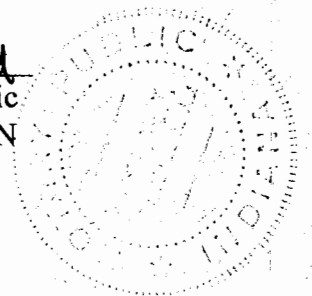
STATE OF INDIANA, COUNTY OF Pulaski, SS:

Before me, the undersigned, a Notary Public, in and for said State, did personally appear the above parties and acknowledged the execution of the above and foregoing to be their voluntary act and deed on this 1st day of March, 2008.

My Commission Expires:

4-11-2016

Pamela Wakefield
Pamela Wakefield Notary Public
Resident of Stark County, IN



Send tax bills to:

I affirm under the pains and penalties of perjury that I have taken all reasonable care to redact each Social Security Number in this Document unless required by law.

Search Results for:

NAME: BRUCE, ROBERT (Super Search)



REGION: Pulaski County, IN

DOCUMENTS VALIDATED THROUGH: 06/4/2024 1:42 PM

Showing 17 results

Filter:

Document Details	County	Date	Type	Name	Legal
Book 101, Page 381	Pulaski	05/28/1925	DEED : QUIT CLAIM DEED	BRUCE, ROBERT J Search Search HEIN BRUCE, LENA Search WEISENBURGER, MATHIAS	Search 28-29-2 N SE
Book 121, Page 72	Pulaski	03/15/1960	DEED : WARRANTY DEED	BRUCE, ROBERT DANIEL Search Search VON TOBELS INCORPORATED Search BRUCE, DONNA VIVIAN	Search 31-31-1
Book 21, Page 218	Pulaski	01/27/1965	ASGN : ASSIGNMENT / ASSUMPTION - MTG	BRUCE, ROBERT DANIEL Search Search ADMINISTRATOR OF VETERANS AFFAIRS Search BRUCE, DONNA VIVIAN Search UNITED STATES OF AMERICA see details for more	
Book 22, Page 343	Pulaski	08/18/1967	REL : RELEASE OF MORTGAGE	BRUCE, ROBERT DANIEL Search Search BRUCE, DONNA VIVIAN Search VETERANS ADMINISTRATION Search FIRST NATIONAL BANK OF MONTEREY	
Book 129, Page 183	Pulaski	12/18/1967	DEED : WARRANTY DEED	BRUCE, ROBERT Search Search BRUCE, DONNA SMITH, VIRGINIA Search SMITH, WALTER	Search 31-31-1
11960	Pulaski	05/07/1986	ASGN : LAND CONTRACT	POLSTRA, ROBERT BRUCE Search Search FLORA, SALLY K Search RYAN, CHARLES K Search RYAN, SALLY K see details for more	Search 31-31-1

Document Details	County	Date	Type	Name	Legal
Book 141, Page 759	Pulaski	05/07/1986	DEED : DEED	POLSTRA, ROBERT BRUCE Search Search FLORA, ROBERT R Search FLORA, SALLY K Search RYAN, CHARLES K see details for more	Search 31- 31-1 SE SE
Book 141, Page 760	Pulaski	05/07/1986	DEED : DEED	POLSTRA, ROBERT BRUCE Search Search POLSTRA, CONNIE	Search 31- 31-1 SE SE
Book 86, Page 527	Pulaski	05/07/1986	MORT : MORTGAGE	POLSTRA, ROBERT BRUCE Search Search FIRST NATIONAL BANK OF MONTEREY	Search 31- 31-1 SE SE
Book 87, Page 149	Pulaski	09/08/1987	MORT : MORTGAGE	POLSTRA, ROBERT BRUCE Search Search FIRST NATIONAL BANK OF MONTEREY	Search 31- 31-1 SE SE
Book 88, Page 261	Pulaski	02/06/1990	MORT : MORTGAGE	POLSTRA, ROBERT BRUCE Search Search FIRST NATIONAL BANK OF MONTEREY	Search 31- 31-1 SE SE
Book 33, Page 172	Pulaski	05/12/1993	REL : RELEASE OF MORTGAGE	POLSTRA, ROBERT BRUCE Search Search FIRST NATIONAL BANK OF MONTEREY	
20012919	Pulaski	11/16/2001	REL : RELEASE OF MORTGAGE	POLSTRA, ROBERT BRUCE Search Search FIRST NAT L BANK OF MONTEREY	
20012924	Pulaski	11/16/2001	REL : RELEASE OF MORTGAGE	POLSTRA, ROBERT BRUCE Search Search FIRST NAT L BANK OF MONTEREY	
20091021	Pulaski	05/28/2009	ASGN : LAND CONTRACT	BRUCE, ROBERT Search Search FORNAL, LUETTA J Search FORNAL, RICHARD Search FORNAL, RICHARD M see details for more	Search 3-29- 1 SE NE

Document Details	County	Date	Type	Name	Legal
20122426	Pulaski	11/19/2012	DEED : PERSONAL REPRESENTATIVE'S DEED	POLSTRA, ROBERT BRUCE Search Search DAILY, DARLENE Search HENSON, JAMES A Search HENSON, JOAN F	Search 31-31-1 SE SE
20220550	Pulaski	03/21/2022	DEED : WARRANTY DEED	BRUCE, ROBERT Search Search FORNAL, LUETTA J Search FORNAL, RICHARD M Search BRUCE, SAMANTHA	Search 3-29-1 SE NE

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Search Results for:

NAME: BRUCE, SAMANTHA (Super Search)



REGION: Pulaski County, IN

DOCUMENTS VALIDATED THROUGH: 06/4/2024 1:42 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
20091021	Pulaski	05/28/2009	ASGN : LAND CONTRACT	BRUCE, SAMANTHA Search Search FORNAL, LUETTA J Search FORNAL, RICHARD Search FORNAL, RICHARD M see details for more	Search 3-29-1 SE NE
20220550	Pulaski	03/21/2022	DEED : WARRANTY DEED	BRUCE, SAMANTHA Search Search FORNAL, LUETTA J Search FORNAL, RICHARD M Search BRUCE, ROBERT	Search 3-29-1 SE NE

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