



Legal and Vesting
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	77068	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	RICHARD BUELL AND JUDY BUELL		
PROPERTY ADDRESS:	10279 N 300 E, SYRACUSE, INDIANA, 46567		
CITY, STATE AND COUNTY:	SYRACUSE, INDIANA (IN) AND KOSCIUSKO		

SEARCH INFORMATION

SEARCH DATE:	12/07/2023	EFFECTIVE DATE:	12/06/2023
NAME(S) SEARCHED:	RICHARD BUELL AND JUDY BUELL		
ADDRESS/PARCEL SEARCHED:	10279 N 300 E, SYRACUSE, INDIANA, 46567/43-03-23-200-192.000-027		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RICHARD A. BUELL AND JUDY E. BUELL, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JASON AVERY AND MISTI G. AVERY, AS TENANTS IN COMMON
DATED DATE:	05/01/2002	GRANTEE:	RICHARD A. BUELL AND JUDY E. BUELL, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/03/2002
INSTRUMENT NO:	2002050201		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF SYRACUSE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE STATE OF INDIANA, COUNTY OF KOSCIUSKO, TOWNSHIP OF VAN BUREN, BEING A PORTION OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 6 EAST, BOUNDED ON THE EAST BY DEWART LAKE ROAD (ALSO KNOWN AS COUNTY ROAD 300 EAST) AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 6 EAST, BEING A RAILROAD SPIKE LOCATED AT THE INTERSECTION OF COUNTY ROADS 1050 NORTH AND 300 EAST; THENCE SOUTH 0 DEGREES 46 MINUTES WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, ALSO BEING THE CENTERLINE OF COUNTY ROAD 300 EAST, 674.46 FEET TO A RAILROAD SPIKE AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 46 MINUTES WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER ALSO BEING THE CENTERLINE OF COUNTY ROAD 300 EAST, 670.00 FEET TO A RAILROAD SPIKE; THENCE NORTH 89 DEGREES 51 MINUTES WEST 277.00 FEET TO AN IRON PIN; THENCE NORTH 0 DEGREES 18 MINUTES WEST, 349.48 FEET TO A RAILROAD IRON POST; THENCE SOUTH 89 DEGREES 29 MINUTES WEST, 131.00 FEET TO A WOOD CORNER POST; THENCE NORTH 0 DEGREES 32 MINUTES EAST, 320.0 FEET TO A WOOD CORNER POST; THENCE EAST, 402.5 FEET TO THE POINT OF BEGINNING.

General Information

Parcel Number 43-03-23-200-192.000-027

Local Parcel Number 2771300420

Tax ID:

Routing Number 027-092-003.C

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

Year: 2023

Location Information

County Kosciusko

Township VAN BUREN

District 027 (Local 027) VAN BUREN TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 2715000-027 VAN BUREN TWP ACREAGE - RE

Section/Plat 23-34-6

Location Address (1) 10279 N 300 E SYRACUSE, IN 46567

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Other

Printed Monday, April 3, 2023

Review Group 2026

Ownership

BUELL RICHARD A & JUDY E 10279 N 300 E SYRACUSE, IN 46567

Legal

27-92-3.C TR E 1/2 SE 23-34-6 5.20A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/03/2002 to 01/01/1900.

Notes

4/21/2021 REA: 2022 ADJ EFF YR TO 1960 NEWER WINDOWS, SIDING IN 1995. ADDED A/C PER QUESTIONNAIRE - REMOVED CARSHED & 2 LEANTOS. CHANGED POULTRY CONFINEMENT TO POULTRY HOUSE PER PICTOMETRY (SS) 7/27/2016 REA: 2017 CHANGED LAND TO EXCESS RES (NOT FARMED) FOR REASSESSMENT

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include 9 A and 91 A.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (5.20), Actual Frontage (0), Developer Discount, Parcel Acreage (5.20), 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 (4.20), 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 (\$22,000), 91/92 Value (\$27,300), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$0), CAP 3 Value (\$27,300), Total Value (\$49,300).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1 1/2
Style 20 1 1/2 story older
Finished Area 1189 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	85	\$4,100
Porch, Enclosed Frame	192	\$10,500

Plumbing

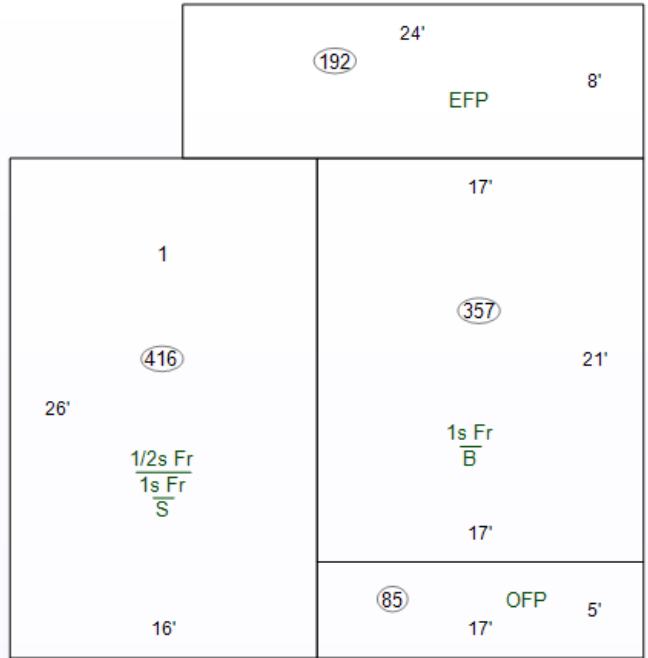
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	773	773	\$66,600	
2				
3				
4				
1/4				
1/2 1Fr	416	416	\$18,300	
3/4				
Attic				
Bsmt	357	0	\$16,200	
Crawl				
Slab	416	0	\$0	

Total Base \$101,100

Adjustments 1 Row Type Adj. x 1.00 \$101,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:773 1/2:416 \$4,300
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$105,400

Sub-Total, 1 Units

Exterior Features (+)	\$14,600	\$120,000
Garages (+) 0 sqft	\$0	\$120,000
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	

Replacement Cost \$99,360

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	100%	1 1/2	Wood Frame	D+2	1885	1960	63 A		0.92		1,546 sqft	\$99,360	47%	\$52,660	0%	100%	1.700 1.0000	\$89,500

General Information

Occupancy Detached Garage
 Description Detached Garage
 Story Height 0
 Style N/A
 Finished Area
 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

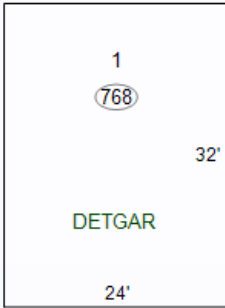
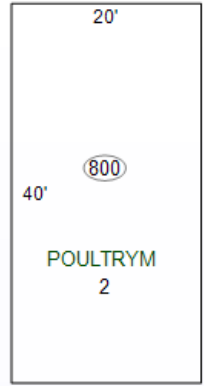
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base
 Row Type Adj.

Adjustments

Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$20,420

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: Detached Garage	100%	1	Wood Frame	C	1991	1991	32 A	\$28.90	0.92	\$26.59	24'x32'	\$20,420	26%	\$15,110	0%	100%	1.700	1.0000	\$25,700
2: Poultry House	0%	1	Wood Frame	D	1922	1922	101 A	\$21.96	0.92		40'x20'	\$12,930	65%	\$4,530	0%	100%	1.700	1.0000	\$7,700

File Number: O2-295SBE
Key Number: 27-92-3C

WARRANTY DEED

THIS INDENTURE WITNESSETH That Jason Avery and Misti G. Avery, as tenants in common, each being over the age of eighteen years (Grantors) of Kosciusko County, in the State of Indiana, CONVEYS AND WARRANTS to Richard A. Buell and Judy E. Buell, husband and wife (Grantees) of Kosciusko County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Kosciusko County, State of Indiana:

SEE ATTACHED EXHIBIT A

SUBJECT TO ALL COVENANTS, EASEMENTS OR RESTRICTIONS OF RECORD AND ALL APPLICABLE BUILDING AND ZONING LAWS AND ORDINANCES AND POSSIBLE RIGHTS OF TILE AND DRAINAGE DITCHES.

IN WITNESS WHEREOF, Grantor has executed this deed this 1st day of May, 2002.

Signature *Jason Avery*
Printed Jason Avery

Signature *Misti G. Avery*
Printed Misti G. Avery

STATE OF INDIANA)

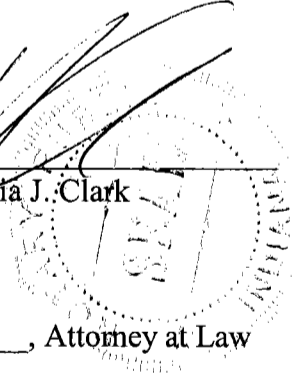
) SS: ACKNOWLEDGMENT

COUNTY OF KOSCIUSKO)

Before me, a Notary Public in and for said County and State, personally appeared, Jason Avery and Misti G. Avery, as tenants in common, 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 Notary Seal this 1st day of May, 2002.

My Commission Expires: 2/28/2009

Signature *Lydia J. Clark*
Notary Public: Lydia J. Clark


Resident of Noble County, Indiana

This instrument prepared by Stephen R. Snyder
Attorney No. 413-43

Stephen R. Snyder, Attorney at Law
STEPHEN R. SNYDER

Send tax bills to:

10279 N. 300 E.
SYRACUSE, IN 46567

Duly Entered to Taxation
Subject to Final Acceptance
for Transfer this _____

MAY 03 2002

Lydia J. Clark
AUDITOR of KOSCIUSKO COUNTY

Order No: O2-295SBE

EXHIBIT A - LEGAL DESCRIPTION

A tract of land located in the State of Indiana, County of Kosciusko, Township of Van Buren, being a portion of Section 23, Township 34 North, Range 6 East, bounded on the East by Dewart Lake Road (also known as County Road 300 East) and more fully described as follows, to-wit:

Commencing at the Northeast corner of the Southeast Quarter of Section 23, Township 34 North, Range 6 East, being a railroad spike located at the intersection of County Roads 1050 North and 300 East; thence South 0 degrees 46 minutes West along the east line of said Southeast Quarter, also being the centerline of County Road 300 East, 674.46 feet to a railroad spike and the point of beginning; thence continuing South 0 degrees 46 minutes West along the East line of said Southeast Quarter also being the centerline of County Road 300 East, 670.00 feet to a railroad spike; thence North 89 degrees 51 minutes West 277.00 feet to an iron pin; thence North 0 degrees 18 minutes West, 349.48 feet to a railroad iron post; thence South 89 degrees 29 minutes West, 131.00 feet to a wood corner post; thence North 0 degrees 32 minutes East, 320.0 feet to a wood corner post; thence East, 402.5 feet to the point of beginning.

Search Results for:

NAME: Buell,Richard (Super Search)

REGION: Kosciusko County, IN
DOCUMENTS VALIDATED UP TO: 12/6/2023 3:57 PM

Showing 8 results

Filter:

Document Details	County	Date	Type	Name	Legal
2002050201	Kosciusko	05/03/2002	DEED : DEED	BUELL, RICHARD A Search Search AVERY, JASON Search AVERY, MISTI G Search BUELL, JUDY E	Non-land Search 23-34-6
2002050202	Kosciusko	05/03/2002	MORT : MORTGAGE	BUELL, RICHARD A Search Search BUELL, JUDY E Search COMMUNITY MORTGAGE CORPORATION	Non-land Non-land Search 23-34-6
2002050203	Kosciusko	05/03/2002	ASGN : MORTGAGE ASSIGNMENT	BUELL, RICHARD A Search Search BUELL, JUDY E Search COMMUNITY MORTGAGE CORPORATION Search NATIONAL CITY MORTGAGE CO	Non-land
2005011577	Kosciusko	08/11/2005	MORT : MORTGAGE	BUELL, RICHARD A Search Search BUELL, JUDY E Search NATIONAL CITY MORTGAGE	Search 23-34-6
2005012875	Kosciusko	08/31/2005	REL : MORTGAGE RELEASE	BUELL, RICHARD A Search Search BUELL, JUDY E Search NATIONAL CITY MORTGAGE CO	Non-land
2013020421	Kosciusko	02/06/2013	REL : MORTGAGE RELEASE	BUELL, RICHARD A Search Search BUELL, JUDY E Search PNC BANK NATIONAL ASSOCIATION	
2013020709	Kosciusko	02/12/2013	MORT : MORTGAGE	BUELL, RICHARD A Search Search BUELL, JUDY E Search PNC MORTGAGE	Search 23-34-6
2017060327	Kosciusko	06/09/2017	MORT : MORTGAGE	BUELL, RICHARD A Search Search BUELL, JUDY E Search INTERRA CREDIT UNION	Search 23-34-6

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Search Results for:

NAME: Buell, Judy (Super Search)

REGION: Kosciusko County, IN
DOCUMENTS VALIDATED UP TO: 12/6/2023 3:57 PM

Showing 8 results

Filter:

Document Details	County	Date	Type	Name	Legal
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