



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	29159869	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	DAWN WALKER CHANLEY		
PROPERTY ADDRESS:	4463 N SULLIVAN RD		
CITY, STATE AND COUNTY:	LEESBURG, INDIANA, KOSCIUSKO		

SEARCH INFORMATION

SEARCH DATE:	02/27/2024	EFFECTIVE DATE:	02/26/2024
NAME(S) SEARCHED:	DAWN WALKER CHANLEY AND TERRY CHANLEY		
ADDRESS/PARCEL SEARCHED:	4463 N SULLIVAN RD, LEESBURG, INDIANA, 46538/43-08-21-300-174.000-023		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

TERRY CHANLEY AND DAWN WALKER-CHANLEY, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JOSHUA A. SAYLOR AND KARA J. SAYLOR, HUSBAND AND WIFE
DATED DATE:	06/05/2020	GRANTEE:	TERRY CHANLEY AND DAWN WALKER-CHANLEY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/11/2020
INSTRUMENT NO:	2020060640		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH: CITY OF LEESBURG

ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBER 7 IN THE FIRST ADDITION TO SPRING BROOK PARK AS RECORDED IN PLAT BOOK 3, PAGE 313A IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY, INDIANA.

43-08-21-300-174.000-023

General Information

Parcel Number
43-08-21-300-174.000-023

Local Parcel Number
0570702318

Tax ID:

Routing Number
005-083-364

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 513300-023
SECHRIST CHANNEL

Section/Plat
21-33-7

Location Address (1)
4463 N SULLIVAN RD
LEESBURG, IN 46538

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
1st Add to Spring Brook Park

Lot
7

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Monday, April 3, 2023

Review Group 2025

CHANLEY TERRY & DAWN WAL

Ownership

CHANLEY TERRY & DAWN WALKER-
4463 N SULLIVAN RD
LEESBURG, IN 46538

Legal

5-83-364
LOT 7 1ST ADD TO SPRING BROOK PARK



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$39,000	Land	\$39,000	\$39,000	\$32,800	\$27,400	\$27,400
\$39,000	Land Res (1)	\$39,000	\$39,000	\$32,800	\$27,400	\$27,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$235,900	Improvement	\$235,900	\$223,200	\$178,500	\$72,400	\$67,800
\$234,000	Imp Res (1)	\$234,000	\$221,400	\$177,100	\$71,000	\$66,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,900	Imp Non Res (3)	\$1,900	\$1,800	\$1,400	\$1,400	\$1,300
\$274,900	Total	\$274,900	\$262,200	\$211,300	\$99,800	\$95,200
\$273,000	Total Res (1)	\$273,000	\$260,400	\$209,900	\$98,400	\$93,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,900	Total Non Res (3)	\$1,900	\$1,800	\$1,400	\$1,400	\$1,300

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 50' X 220', CI 50' X 220')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x240	1.04	\$750	\$780	\$39,000	0%	100%	1.0000	\$39,000

4463 N SULLIVAN RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/11/2020	CHANLEY TERRY &	2020060640	WD	/	\$225,000	I
07/20/2006	SAYLOR JOSHUA A &		QC	/	\$0	I
07/09/2003	SAYLOR JOSHUA A		WD	/	\$81,600	I
02/11/1998	KREKLOW ELSON	0	WD	/	\$58,000	I
08/25/1993	GRODRIAN CHARLE	0	WD	/	\$0	I
09/06/1983	GRODRIAN CHARLE	0	WD	/	\$0	I

Res

SECHRIST CHANNEL/5133 1/2

Notes

2/1/2021 BP: BP #200498 DECK & ENCLOSED PORCH \$32,000 7/6/20

2/1/2021 2021: 2021 REMOVED CONCP PER FIELD CHECK 10/15/20

11/7/2016 REA: 2017 PRICED OFF IN WITH HOUSE & ADJUSTED EFF YR TO REFLECT REMODELING THAT HAS OCCURED FOR REASSESSMENT

9/24/2009 BP: 041317 10/26/04 RAISING ROOF & OFP 2/03/05

9/24/2009 BP: #041317 OFP 100% \$13,000

9/24/2009 VC06: 06 PAY 07 REMOVED 9X10 UTLSH 9/27/05

Land Computations

Calculated Acreage	0.28
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$39,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$39,000

General Information

OccupancySingle-Family
DescriptionSingle-Family R 01
Story Height1
Style40 newer 1 st 1961-20
Finished Area1435 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	108	\$4,900
Porch, Enclosed Frame	152	\$8,900

Plumbing

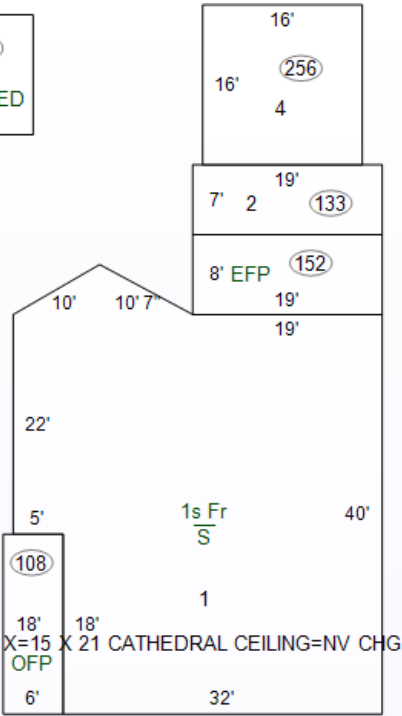
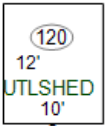
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
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	1Fr	1435	1435	\$98,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1435	0	\$0	

Total Base \$98,900

Adjustments 1 Row Type Adj. x 1.00 \$98,900

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

Sub-Total, One Unit \$98,900


Sub-Total, 1 Units

Exterior Features (+)	\$13,800	\$112,700
Garages (+) 0 sqft	\$0	\$112,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	
Replacement Cost		\$103,684

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	Wood Frame	C	1957	2015	8	A		0.92		1,435 sqft	\$103,684	7%	\$96,430	0%	100%	2.190	1.0000	\$211,200
2: EFP	100%	1		C-1	2020	2020	3	A		0.92		8'x19'	\$7,079	3%	\$6,870	0%	100%	2.190	1.0000	\$15,000
3: Utility Shed R 01	0%	1		D	2000	2000	23	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	55%	\$870	0%	100%	2.190	1.0000	\$1,900
4: WDDK	100%	1		C-1	2020	2020	3	A		0.92		16'x16'	\$3,671	3%	\$3,560	0%	100%	2.190	1.0000	\$7,800

Jun 11 2020 HB
Mitchell J. Puckett
Auditor of Kosciusko County

2020060640 DEED \$25.00
06/11/2020 03:37:24PM 1 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented


WARRANTY DEED

This Indenture Witnesseth that Joshua A. Saylor and Kara J. Saylor, husband and wife

convey(s) and warrant(s) to Terry Chanley and Dawn Walker-Chanley, husband and wife

in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Kosciusko County in the State of Indiana, to-wit:

Lot Number 7 in the First Addition to Spring Brook Park as recorded in Plat Book 3, page 313A in the Office of the Recorder of Kosciusko County, Indiana.

Subject to any and all easements, rights-of-way, streets, highways and valid restrictions presently existing and of record, any rights of tile and drainage ditches, and any zoning ordinances applicable hereto.

IN WITNESS WHEREOF, The said grantors have hereunto set their hands and seals this 5th day of June, 2020.

Joshua A Saylor (SEAL) _____ (SEAL)
(Joshua A. Saylor)

Kara J Saylor (SEAL) _____ (SEAL)
(Kara J. Saylor)

STATE OF INDIANA, KOSCIUSKO COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 5th day of June, 2020, personally appeared the within named

Joshua A. Saylor and Kara J. Saylor


Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: _____

Peter L Torres
Notary Public

County of Residence: _____

 **PETER L. TORRES, Notary Public**
Allen County, State of Indiana
Commission Number NP0663935
My Commission Expires February 15, 2023

Mail Tax Statements To: 4463 N. Sullivan Rd., Leesburg, IN
Grantee(s) street or rural route address: same 46538

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 *Peter L Torres*

THIS INSTRUMENT WAS PREPARED BY STEPHEN P. HARRIS OF HARRIS & HARRIS, ATTORNEYS, 222 NORTH BUFFALO ST., WARSAW, IN 46580 AT THE SPECIFIC REQUEST OF GRANTOR(S) OR REPRESENTATIVES OF GRANTOR(S) AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY EXECUTION OF THIS DOCUMENT BY GRANTOR(S).

METROPOLITAN TITLE OF IN, LLC
801 N HUNTINGTON ST #6
SYRACUSE IN 46567
157679

Search Results for:

NAME: Chanley,Dawn (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 02/26/2024 3:25 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
2020060640	Kosciusko	06/11/2020	DEED : DEED	WALKER CHANLEY, DAWN Search Search SAYLOR, JOSHUA A Search SAYLOR, KARA J Search CHANLEY, TERRY	Search Lot 7 SPRING BROOK PARK FIRST ADDITION
2020060641	Kosciusko	06/11/2020	MORT : MORTGAGE	WALKER CHANLEY, DAWN Search Search CHANLEY, TERRY Search FIRST FEDERAL SAVINGS BANK	Search Lot 7 SPRING BROOK PARK FIRST ADDITION
2022090509	Kosciusko	09/15/2022	DEED : DEED	WALKER CHANLEY, DAWN M Search Search BEEHLER, CYNTHIA J Search MOORE, PHILLIP J Search MOORE, THOMAS J see details for more	Search Lot 8 DUNROVEN Search Lot 9 DUNROVEN

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Search Results for:

NAME: CHANLEY, TERRY (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 02/26/2024 3:25 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
2020060640	Kosciusko	06/11/2020	DEED : DEED	CHANLEY, TERRY Search Search SAYLOR, JOSHUA A Search SAYLOR, KARA J Search WALKER CHANLEY, DAWN	Search Lot 7 SPRING BROOK PARK FIRST ADDITION
2020060641	Kosciusko	06/11/2020	MORT : MORTGAGE	CHANLEY, TERRY Search Search WALKER CHANLEY, DAWN Search FIRST FEDERAL SAVINGS BANK	Search Lot 7 SPRING BROOK PARK FIRST ADDITION
202090509	Kosciusko	09/15/2022	DEED : DEED	CHANLEY, TERRY J Search Search BEEHLER, CYNTHIA J Search MOORE, PHILLIP J Search MOORE, THOMAS J see details for more	Search Lot 8 DUNROVEN Search Lot 9 DUNROVEN

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