



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	GARMAN - 6898	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	DUANE R GARMAN AND MISTY L GARMAN		
PROPERTY ADDRESS:	6898 SCHOOL BRANCH DRIVE		
CITY, STATE AND COUNTY:	BROWNSBURG, INDIANA, HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	04/01/2024	EFFECTIVE DATE:	03/28/2024
NAME(S) SEARCHED:	DUANE R GARMAN AND MISTY L GARMAN		
ADDRESS/PARCEL SEARCHED:	6898 SCHOOL BRANCH DRIVE, BROWNSBURG, INDIANA, 46112 / 32-08-06-238-006.000-001		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DUANE R. GARMAN AND MISTY L. GARMAN, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	LIMITED WARRANTY DEED	GRANTOR:	NVR, INC., A VIRGINIA CORPORATION, DBA RYAN HOMES,
DATED DATE:	08/09/2017	GRANTEE:	DUANE R. GARMAN AND MISTY L. GARMAN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/10/2017
INSTRUMENT NO:	201718837		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BROWNSBURG
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN HENDRICKS COUNTY, IN THE STATE OF INDIANA;

LOT NUMBERED 185 IN BRANCHES, SECTION 8, A SUBDIVISION IN HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED MARCH 29, 2017 AS INSTRUMENT NO. 201707091, IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

32-08-06-238-006.000-001

General Information

Parcel Number
32-08-06-238-006.000-001

Local Parcel Number
01-3-06-62E 238-006

Tax ID:
001-306621-238006

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Hendricks

Township
BROWN TOWNSHIP

District 001 (Local 001)
BROWN TOWNSHIP

School Corp 3305
BROWNSBURG COMMUNITY

Neighborhood 0150700
BRANCHES

Section/Plat

Location Address (1)
6898 SCHOOL BRANCH DR
BROWNSBURG, IN 46112

Zoning

Subdivision
BRANCHES SEC 8

Lot
185

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 26, 2023

Review Group 2023

GARMAN, DUANE R & MISTY L

Ownership

GARMAN, DUANE R & MISTY L
6898 SCHOOL BRANCH DR
BROWNSBURG, IN 46112-7485

Legal

BRANCHES SEC 8 LOT 185 0.189AC

6898 SCHOOL BRANCH DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/10/2017	GARMAN, DUANE R	LWD	LWD	/	\$252,345	V
05/01/2017	NVR INC	WD	WD	/	\$43,252	I
03/29/2017	BRC REALTY HOLDI		SPL	SPLIT/E08A	\$0	I

Res

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

2023	Assessment Year	2023	2022	2021	2020	2020
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	CBTB	Annual-Adj
02/27/2023	As Of Date	04/06/2023	04/07/2022	03/27/2021	08/05/2020	04/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Other (external)	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$57,000	Land	\$57,000	\$53,800	\$50,200	\$50,200	\$50,200
\$57,000	Land Res (1)	\$57,000	\$53,800	\$50,200	\$50,200	\$50,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$225,200	Improvement	\$225,200	\$212,300	\$183,900	\$166,600	\$207,900
\$225,200	Imp Res (1)	\$225,200	\$212,300	\$183,900	\$166,600	\$207,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$282,200	Total	\$282,200	\$266,100	\$234,100	\$216,800	\$258,100
\$282,200	Total Res (1)	\$282,200	\$266,100	\$234,100	\$216,800	\$258,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 73' X 126', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		65	73x110	0.93	\$840	\$781	\$57,013	0%	100%	1.0000	\$57,010

BRANCHES /0150700

1/2

Notes

11/17/2022 REASSESSMENT: 23/24 CYCLICAL RA-PER PICT & NO MLS ADDED CONCP MJC

8/5/2020 CBTB: 20/21 CBTB - CARRIED CORRECTIONS FORWARD...HOUSE IS SLAB NOT BSMT. NDL

8/5/2020 CE/AUD: 18/19 & 19/20 CE/AUD - RMVD BSMT...PER PHONE CALL FROM TP, HOUSE IS ON A SLAB NOT BASEMENT. WAS BROUGHT TO THEIR ATTENTION BY APPRAISOR. PLANS WERE INCORRECT...SHOWED BSMT. PLOT PLAN SHOWED SLAB PLUS MORNING ROOM ON BACK. CORRECTIONS MADE. NDL

10/24/2018 REASSESSMENT: 2019 CYCLICAL RA-PER PICT & NO MLS- NO CHG AD

1/4/2018 NEW CONSTR: 18/19 ADDED NEW HOUSE JMS

4/12/2017 SPLIT: 18/19 SPLIT (E08A) CAME FROM 01-3-05-62E 100-001.....TAL

Land Computations

Calculated Acreage	0.18
Actual Frontage	65
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.19
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	0.19
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	\$57,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$57,000

2/2

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family	100%	2	1/6 Masonry	C+2	2017	2017	6	A		1.00		2,395 sqft	\$178,200	5%	\$169,290	0%	100%	1.330	1.0000	\$225,200



DULY ENTERED
FOR TAXATION

AUG 10 2017

Nancy A. Marsh
AUDITOR HENDRICKS COUNTY

001-306621-238006

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, That NVR, Inc., a Virginia Corporation, dba Ryan Homes, ("Grantor") CONVEYS AND WARRANTS to Duane R. Garman and Misty L. Garman, husband and wife, 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 Hendricks County, in the State of Indiana;

Lot Numbered 185 in Branches, Section 8, a subdivision in Hendricks County, Indiana, as per plat thereof recorded March 29, 2017 as Instrument No. 201707091, in the Office of the Recorder of Hendricks County, Indiana.

Commonly known as: 6898 School Branch Drive, Brownsburg, IN 46112

Parcel Number (s): 32-08-06-238-006.000-001

Any warranty created by Grantor's issuance of this deed is limited solely to the time period that Grantor held title to the above described real estate.

Subject to all easements and restrictions of record.

Grantor certifies that there is no Indiana gross income tax due as a result of this conveyance.

25-2

The undersigned signatory warrants that he has been duly authorized by the Board of Directors of Grantor to execute this deed and bind grantor to this conveyance and warranties contained within this deed.

IN WITNESS WHEREOF, Grantor has executed this deed on this 09 day of Aug., 2017.

NVR Inc., a Virginia Corporation dba Ryan Homes

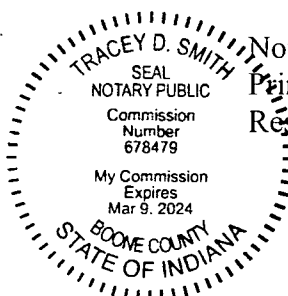
By Courtney Wilt
Courtney Wilt, Vice President

State of Indiana)
County of Marion)

Before me, a Notary Public in and for Boone County, Indiana, personally appeared Courtney Wilt, the Vice President of NVR Inc., a Virginia Corporation dba Ryan Homes, who acknowledged the execution of the foregoing Limited Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 09 day of Aug., 2017.

My Commission Expires:



Notary Public Tracey D. Smith
Printed _____
Residing in _____ County, Indiana

The undersigned affirms under the penalties of perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Tracey D. Smith.

Grantees Tax Mailing Address:
6898 School Branch Drive
Brownsburg, IN 46112

Prepared by Eric N. Allen, Allen Wellman McNew, Five Courthouse Plaza, Greenfield, IN 46140

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 07-23-2010 BY 60322

Search Results for:

NAME: Garman, Duane (Super Search)



REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 03/28/2024 3:39 PM

Showing 6 results

Filter:

Document Details	County	Date	Type	Name	Legal
201718837	Hendricks	08/10/2017	DEED : DEED	GARMAN, DUANE R Search Search NVR INC Search RYAN HOMES Search GARMAN, MISTY L	Search Lot 185 BRANCHES SECTION 8
201718838	Hendricks	08/10/2017	MORT : MORTGAGE	GARMAN, DUANE R Search Search GARMAN, MISTY L Search MERS Search NVR MORTGAGE FINANCE	Search Lot 185 BRANCHES SECTION 8
202028649	Hendricks	10/01/2020	MORT : MORTGAGE	GARMAN, DUANE R Search Search GARMAN, MISTY L Search HENDRICKS COUNTY BANK AND TRUST Search MERS	Search Lot 185 BRANCHES SECTION 8
202029413	Hendricks	10/07/2020	REL : MORTGAGE RELEASE	GARMAN, DUANE R Search Search GARMAN, MISTY L Search MERS Search NVR MORTGAGE FINANCE	
202121641	Hendricks	06/30/2021	MORT : MORTGAGE	GARMAN, DUANE R Search Search GARMAN, MISTY L Search HENDRICKS COUNTY BANK AND TRUST Search MERS	Search Lot 185 BRANCHES SECTION 8
202308396	Hendricks	05/22/2023	MORT : MORTGAGE	GARMAN, DUANE R Search Search GARMAN, MISTY L Search HENDRICKS COUNTY BANK AND TRUST	Search Lot 185 BRANCHES SECTION 8

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Search Results for:

NAME: Garman, Misty (Super Search)



REGION: Hendricks County, IN
DOCUMENTS VALIDATED THROUGH: 03/28/2024 3:39 PM

Showing 6 results

Filter:

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