



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00240	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	ROCKIE PICCIONE AND KEALY BODE		
PROPERTY ADDRESS:	701 COUNTRY WALK DR		
CITY, STATE AND COUNTY:	BROWNSBURG, INDIANA, HENDRICKS		

### SEARCH INFORMATION

SEARCH DATE:	04/24/2024	EFFECTIVE DATE:	04/23/2024
NAME(S) SEARCHED:	ROCKIE PICCIONE AND KEALY BODE		
ADDRESS/PARCEL SEARCHED:	701 COUNTRY WALK DR, BROWNSBURG, INDIANA, 46112/32-07-14-234-001.000-016		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

ROCKIE J. PICCIONE
COMMENTS:

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ANNE MB DUNNING
DATED DATE:	06/03/2019	GRANTEE:	ROCKIE J. PICCIONE
BOOK/PAGE:	N/A	RECORDED DATE:	06/06/2019
INSTRUMENT NO:	201911077		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BROWNSBURG
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

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

LOT NUMBER 26 IN COUNTRY WALK, SECTION 1, AN ADDITION TO THE TOWN OF BROWNSBURG, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT CABINET 3, SLIDE 13, PAGE 2 AND SLIDE 14, PAGE 1 AS INSTRUMENT NUMBER 20565 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

32-07-14-234-001.000-016

General Information
<b>Parcel Number</b> 32-07-14-234-001.000-016
<b>Local Parcel Number</b> 14-2-14-61E 234-001
<b>Tax ID:</b> 014-214611-234001
<b>Routing Number</b> .

**Property Class 510**  
1 Family Dwell - Platted Lot

**Year: 2023**

Location Information
<b>County</b> Hendricks
<b>Township</b> LINCOLN TOWNSHIP
<b>District 016 (Local 014)</b> BROWNSBURG TOWN
<b>School Corp 3305</b> BROWNSBURG COMMUNITY
<b>Neighborhood 1451412</b> COUNTRY WALK
<b>Section/Plat</b> 014
<b>Location Address (1)</b> 701 COUNTRY WALK DR BROWNSBURG, IN 46112

**Zoning**

**Subdivision**  
COUNTRY WALK SEC 1

**Lot**  
26

**Market Model**  
N/A

Characteristics
<b>Topography</b> <b>Flood Hazard</b> <input type="checkbox"/>
<b>Public Utilities</b> <b>ERA</b> <input type="checkbox"/>
<b>Streets or Roads</b> <b>TIF</b> <input type="checkbox"/>
<b>Neighborhood Life Cycle Stage</b> Static
<b>Printed</b> Monday, April 24, 2023

**Review Group**      2023

**PICCIONE, ROCKIE J**

Ownership
PICCIONE, ROCKIE J 701 COUNTRY WALK DR BROWNSBURG, IN 46112
Legal
COUNTRY WALK SEC 1 LOT 26      0.34AC

**701 COUNTRY WALK DR**

**510, 1 Family Dwell - Platted Lot**

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
06/06/2019	PICCIONE, ROCKIE J	WD	WD	/	\$178,000	V	
11/01/2012	DUNNING, ANNE MB	QCD	QC	/	\$0	I	
06/16/2008	HECKMAN, ANNE M	0	WD	0/0	\$145,000	I	
06/16/2008	HEDGES, AMY M SIM	0	WD	0/0	\$54,000	I	
11/30/2005	HEDGES, AMY M		LC	0/0	\$0	I	
08/13/2002	SIMS, MICHAEL G		WD	/	\$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	2019
WIP	<b>Reason For Change</b>	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/02/2023	<b>As Of Date</b>	04/06/2023	04/07/2022	03/27/2021	04/01/2020	03/22/2019
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$33,200</b>	<b>Land</b>	<b>\$33,200</b>	<b>\$31,600</b>	<b>\$31,600</b>	<b>\$31,600</b>	<b>\$29,700</b>
\$33,200	Land Res (1)	\$33,200	\$31,600	\$31,600	\$31,600	\$29,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$165,700</b>	<b>Improvement</b>	<b>\$165,700</b>	<b>\$157,300</b>	<b>\$132,200</b>	<b>\$128,000</b>	<b>\$120,200</b>
\$165,700	Imp Res (1)	\$165,700	\$157,300	\$132,200	\$128,000	\$120,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$198,900</b>	<b>Total</b>	<b>\$198,900</b>	<b>\$188,900</b>	<b>\$163,800</b>	<b>\$159,600</b>	<b>\$149,900</b>
\$198,900	Total Res (1)	\$198,900	\$188,900	\$163,800	\$159,600	\$149,900
\$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 79' X 128', 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		0	70x120	0.96	\$494	\$474	\$33,180	0%	100%	1.0000	\$33,180

**COUNTRY WALK /1451412**      1/2

Notes
5/26/2022 REASSESSMENT: 23/24 CYCLICAL RA-CHGD WDDK TO WDP AND ADJ SQ FT PER PICT-ADDED 1 EXTRA BATHE PER MLS 2827354-TWEBB
11/15/2018 REASSESSMENT: 2019 CYCLICAL RA - PER PICT & MLS # 2205681- ADD EFF YEAR PER OFFICE POLICY, ADJ CONCP SIZE, ADJ GRADE TO ALIGN WITH NBHD - CC
12/27/2005 : 06/07 RESKETCHED
9/10/1996 : 95-96 SPLIT CAME FROM 200-016 & 017 WHICH VOIDED THEMSELVES OUT AND ALSO 200-013 WHICH STILL EXIST NEW SUBDIVISION BASE RATE 195 95-96 ADDED NEW HOME

Land Computations	
Calculated Acreage	0.19
Actual Frontage	0
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	\$33,200
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$33,200</b>

General Information

Occupancy Single-Family  
Description Single-Family Residen  
Story Height 2  
Style N/A  
Finished Area 1656 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	50	\$3,400
Patio, Treated Pine	192	\$1,100
Patio, Concrete	330	\$1,800

Plumbing

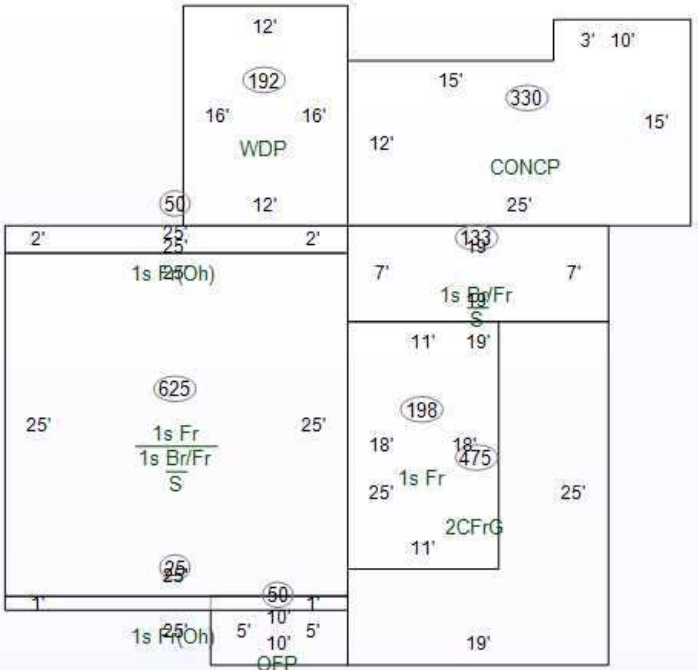
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	758	758	\$67,500	
2	1Fr	898	898	\$37,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		758	0	\$0	

Total Base \$104,900

Adjustments 1 Row Type Adj. x 1.00 \$104,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:758 2:898	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$119,000

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$125,300
Garages (+) 475 sqft	\$15,200	\$140,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	1.00	
Replacement Cost		\$147,525

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 Residen	100%	2	1/6 Masonry	C+1	1995	1998	25 A		1.00		1,656 sqft	\$147,525	22%	\$115,070	0%	100%	1.440 1.0000	\$165,700

DULY ENTERED  
FOR TAXATION

Jun 06 2019 - LS

*Nancy L. Marsh*  
AUDITOR HENDRICKS COUNTY

201911077 D \$25.00  
06/06/2019 11:14:02AM 3 PGS  
Theresa Lynch  
Hendricks County Recorder IN  
Recorded as Presented



014-214611-234001

**WARRANTY DEED**

**Fidelity National Title**

**File No.:** 911900143-KMR  
**File#**

**THIS INDENTURE WITNESSETH**, that Anne MB Dunning (Grantor) CONVEY(S) AND WARRANT(S) to Rockie J. Piccione (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Hendricks County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** 701 Country Walk Dr., Brownsburg, IN 46112

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 3rd day of June, 2019.

*Anne MB Dunning*  
\_\_\_\_\_  
Anne MB Dunning

STATE OF Indiana  
COUNTY OF Hendricks

Before me, a Notary Public in and for said County and State, personally appeared Anne MB Dunning who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 3rd day of June, 2019

Signature: *Kelly M Reed*  
Printed: \_\_\_\_\_  
Resident of: \_\_\_\_\_ County  
State of: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_



**Prepared By:** Jeffrey R. Lade, Attorney at Law  
135 N. Pennsylvania Street, Suite 1575A, Indianapolis, IN 46204

**Grantee's Address and Tax Billing Address:** 701 Country Walk Dr.  
Brownsburg, IN 46112

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: Kathy M. Lade.

**Return To:** Fidelity National Title Company, LLC  
7994 E US Highway 36, Suite B, Avon, IN 46123

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 32-07-14-234-001.000-016**

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LOT NUMBER 26 IN COUNTRY WALK, SECTION 1, AN ADDITION TO THE TOWN OF BROWNSBURG, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT CABINET 3, SLIDE 13, PAGE 2 AND SLIDE 14, PAGE 1 AS INSTRUMENT NUMBER 20565 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

Search Results for:

NAME: Piccione, Rockie (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 04/23/2024 3:27 PM

Showing 6 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">201911077</a>	Hendricks	06/06/2019	DEED : DEED	<b>PICCIONE, ROCKIE J</b> <a href="#">Search</a> <a href="#">Search</a> DUNNING, ANNE MB	<a href="#">Search</a> Lot 26 COUNTRY WALK SECTION 1
<a href="#">201911078</a>	Hendricks	06/06/2019	MORT : MORTGAGE	<b>PICCIONE, ROCKIE J</b> <a href="#">Search</a> <a href="#">Search</a> FAIRWAY INDEPENDENT MORTGAGE <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 26 COUNTRY WALK SECTION 1
<a href="#">20122299</a>	Hendricks	07/07/2021	MORT : MORTGAGE	<b>PICCIONE, ROCKIE J</b> <a href="#">Search</a> <a href="#">Search</a> FAIRWAY INDEPENDENT MORTGAGE <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 26 COUNTRY WALK SECTION 1
<a href="#">20123403</a>	Hendricks	07/15/2021	REL : MORTGAGE RELEASE	<b>PICCIONE, ROCKIE J</b> <a href="#">Search</a> <a href="#">Search</a> FAIRWAY INDEPENDENT MORTGAGE <a href="#">Search</a> MERS	
<a href="#">20140871</a>	Hendricks	12/14/2021	MORT : MORTGAGE	<b>PICCIONE, ROCKIE J</b> <a href="#">Search</a> <a href="#">Search</a> FAIRWAY INDEPENDENT MORTGAGE <a href="#">Search</a> MERS	<a href="#">Search</a> Lot 26 COUNTRY WALK SECTION 1
<a href="#">20142160</a>	Hendricks	12/27/2021	REL : MORTGAGE RELEASE	<b>PICCIONE, ROCKIE J</b> <a href="#">Search</a> <a href="#">Search</a> FAIRWAY INDEPENDENT MORTGAGE <a href="#">Search</a> MERS	

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Search Results for:

NAME: Bode, Kealy (Super Search)



REGION: Hendricks County, IN

DOCUMENTS VALIDATED THROUGH: 04/23/2024 3:27 PM

Showing 0 results

Filter:

Document Details	County	Date	Type	Name	Legal
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No items to display.

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