

32-07-14-234-001.000-016

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

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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

Zoning

Subdivision
COUNTRY WALK SEC 1

Lot
26

Market Model
N/A

Characteristics
Topography Flood Hazard ☐
Public Utilities ERA ☐
Streets or Roads TIF ☐
Neighborhood Life Cycle Stage Static
Printed 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	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/02/2023	As Of Date	04/06/2023	04/07/2022	03/27/2021	04/01/2020	03/22/2019
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	☐	☐	☐	☐	☐
\$33,200	Land	\$33,200	\$31,600	\$31,600	\$31,600	\$29,700
\$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
\$165,700	Improvement	\$165,700	\$157,300	\$132,200	\$128,000	\$120,200
\$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
\$198,900	Total	\$198,900	\$188,900	\$163,800	\$159,600	\$149,900
\$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

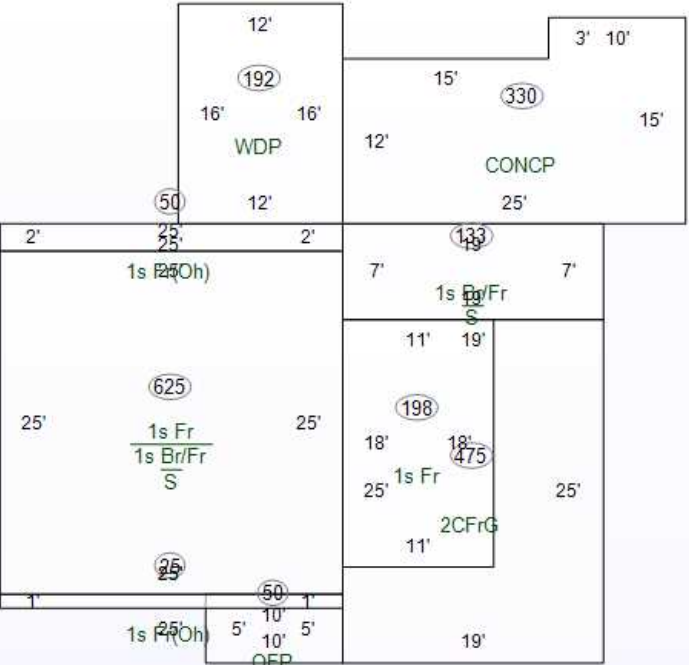
Notes
5/26/2022 REASSESSMENT: 23/24 CYCLICAL RA-CHGD WDDK TO WDP AND ADJ SQ FT PER PICT-ADDED 1 EXTRA BATHE PER MLS 2827354-TWEBB
11/15/2018 REASSESSMENT: 2019 CYCLICAL RA - PER PICT & MLS # 2205681- ADD EFF YEAR PER OFFICE POLICY, ADJ CONCP SIZE, ADJ GRADE TO ALIGN WITH NBHD - CC
12/27/2005 : 06/07 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	☐
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
Total Value	\$33,200

General Information			Plumbing		
Occupancy	Single-Family			#	TF
Description	Single-Family Residen		Full Bath	2	6
Story Height	2		Half Bath	1	2
Style	N/A		Kitchen Sinks	1	1
Finished Area	1656 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	5	10
☐ Earth	☐ Tile		Accommodations		
☐ Slab	☐ Carpet		Bedrooms	4	
☐ Sub & Joist	☐ Unfinished		Living Rooms		
☐ Wood	☐ Other		Dining Rooms		
☐ Parquet			Family Rooms		
Wall Finish			Total Rooms	9	
☐ Plaster/Drywall	☐ Unfinished		Heat Type		
☐ Paneling	☐ Other		Central Warm Air		
☐ 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



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
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
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				PS:1 PO:1
No Heating (-)				\$0
A/C (+)				1:758 2:898
No Elec (-)				\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$119,000
Sub-Total, 1 Units				
Exterior Features (+)				\$6,300
Garages (+) 475 sqft				\$15,200
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
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

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
201911077	Hendricks	06/06/2019	DEED : DEED	PICCIONE, ROCKIE J Search Search DUNNING, ANNE MB	Search Lot 26 COUNTRY WALK SECTION 1
201911078	Hendricks	06/06/2019	MORT : MORTGAGE	PICCIONE, ROCKIE J Search Search FAIRWAY INDEPENDENT MORTGAGE Search MERS	Search Lot 26 COUNTRY WALK SECTION 1
20122299	Hendricks	07/07/2021	MORT : MORTGAGE	PICCIONE, ROCKIE J Search Search FAIRWAY INDEPENDENT MORTGAGE Search MERS	Search Lot 26 COUNTRY WALK SECTION 1
20123403	Hendricks	07/15/2021	REL : MORTGAGE RELEASE	PICCIONE, ROCKIE J Search Search FAIRWAY INDEPENDENT MORTGAGE Search MERS	
20140871	Hendricks	12/14/2021	MORT : MORTGAGE	PICCIONE, ROCKIE J Search Search FAIRWAY INDEPENDENT MORTGAGE Search MERS	Search Lot 26 COUNTRY WALK SECTION 1
20142160	Hendricks	12/27/2021	REL : MORTGAGE RELEASE	PICCIONE, ROCKIE J Search Search FAIRWAY INDEPENDENT MORTGAGE Search 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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