



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00278	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	STEVEN BROOKS		
PROPERTY ADDRESS:	55892 RINGNECK DR, OSCEOLA, IN 46561		
CITY, STATE AND COUNTY:	OSCEOLA, IN, SAINT JOSEPH		

SEARCH INFORMATION

SEARCH DATE:	05/08/2024	EFFECTIVE DATE:	05/06/2024
NAME(S) SEARCHED:	STEVEN BROOKS AND DANIELLE BROOKS		
ADDRESS/PARCEL SEARCHED:	55892 RINGNECK DR, OSCEOLA, IN 46561/ 71-10-04-355-025.000-031		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

STEVEN W. BROOKS AND DANIELLE M. BROOKS, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JAMES L. GARRETT AND DEBORAH S. GARRETT, HUSBAND AND WIFE
DATED DATE:	11/26/2019	GRANTEE:	STEVEN W. BROOKS AND DANIELLE M. BROOKS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	12/02/2019
INSTRUMENT NO:	2019-31589		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	OSCEOLA
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBERED 70 IN PHEASANT POINT, SECTION SIX, AS PER PLAT THEREOF RECORDED JUNE 21, 2002 AS INSTRUMENT NO. 0234131 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

71-10-04-355-025.000-031

General Information

Parcel Number
71-10-04-355-025.000-031

Local Parcel Number
014-1040-067292

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
St. Joseph

Township
PENN TOWNSHIP

District 031 (Local 014)
PENN TOWNSHIP-PHM SCHOOL

School Corp 7175
PENN-HARRIS-MADISON

Neighborhood 7131051-031
14526

Section/Plat

Location Address (1)
55892 RINGNECK DR
OSCEOLA, IN 46561

Zoning

Subdivision

Lot

Market Model
7131051-031 - Residential

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, April 13, 2024

Review Group 2017

Brooks Steven W and Brooks Da

Ownership

Brooks Steven W and Brooks Danielle
55892 Ringneck Dr
Osceola, IN 46561-8543

Legal

Lot 70 Pheasant Point Sec 6

55892 RINGNECK DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/02/2019	Brooks Steven W and	2019-31589	WD	/	\$219,900	V
01/20/2016	Garrett James L and D		WD	/		I
01/20/2016	Garrett James L		WD	/	\$182,000	V
01/01/1900	Maher Kathleen J		WD	/		I

14526

/71310 1/2

Notes



Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	GenReval	GenReval	GenReval	GenReval
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$58,700	\$58,700	\$58,700	\$25,700	\$23,300
Land Res (1)	\$58,700	\$58,700	\$58,700	\$25,700	\$23,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$236,800	\$205,900	\$211,200	\$197,800	\$181,100
Imp Res (1)	\$235,900	\$204,600	\$209,800	\$196,600	\$180,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$900	\$1,300	\$1,400	\$1,200	\$1,100
Total	\$295,500	\$264,600	\$269,900	\$223,500	\$204,400
Total Res (1)	\$294,600	\$263,300	\$268,500	\$222,300	\$203,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$900	\$1,300	\$1,400	\$1,200	\$1,100

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 90' X 152', CI 90' X 152')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		82	82x160	1.03	\$869.09	\$895	\$73,390	0%	0.8000	100.00	0.00	0.00	\$58,710

Land Computations

Calculated Acreage	0.30
Actual Frontage	82
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	\$58,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$58,700

Data Source N/A

Collector 01/09/2003 J ARTUSI

Appraiser 01/09/2003 J ARTUSI

General Information		
Occupancy	Single-Family	
Description	Single-Family R 01	
Story Height	1	
Style	N/A	
Finished Area	1552 sqft	
Make		

Floor Finish		
☐ Earth	☒ Tile	
☒ Slab	☒ Carpet	
☒ Sub & Joist	☐ Unfinished	
☒ Wood	☐ Other	
☐ Parquet		

Wall Finish		
☒ Plaster/Drywall	☒ Unfinished	
☐ Paneling	☐ Other	
☐ Fiberboard		

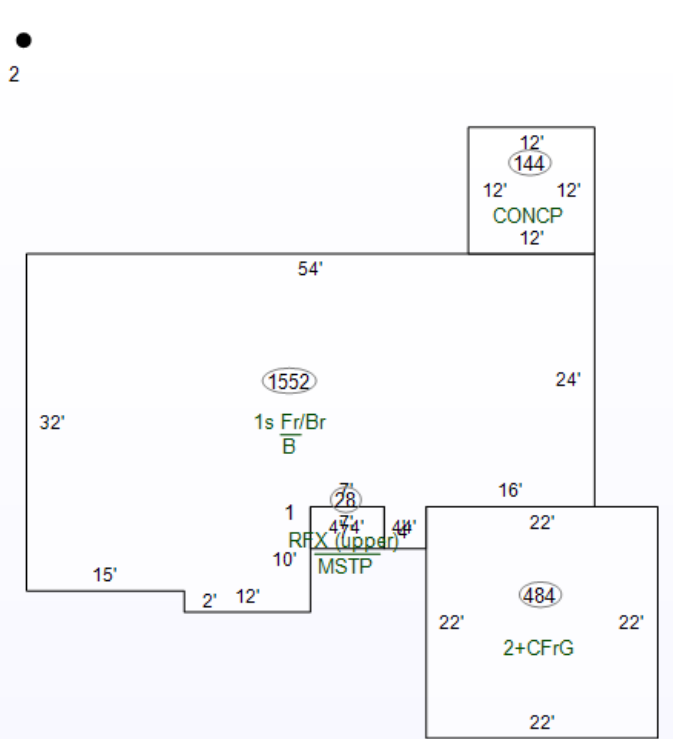
Roofing		
☐ Built-Up	☐ Metal	☒ Asphalt
☐ Wood Shingle		☐ Slate
		☐ Tile
		☐ Other

Exterior Features		
Description	Area	Value
Stoop, Masonry	28	\$0
Canopy, Roof Extension	28	\$0
Patio, Concrete	144	\$0

Plumbing		
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations	
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Totals
1	92	1552	1552	\$107,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1552	0	\$34,900
Crawl				
Slab				

	Total Base	\$142,500
Adjustments	1 Row Type Adj. x 1.00	\$142,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:660	\$9,100
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1552	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$158,600
	Sub-Total, 1 Units	
Exterior Features (+)	\$3,000	\$161,600
Garages (+) 484 sqft	\$15,200	\$176,800
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
	Replacement Cost	\$178,922

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	2/6 Maso	C+2	2002	2002	22	A		0.92		3,104 sqft	\$178,922	22%	\$139,560	0%	100%	1.000	1.690	100.00	0.00	0.00	\$235,900
2: Utility Shed R 01	1		D	2002	2002	22	A	\$23.66	0.92	\$17.41	9'x12'	\$1,881	55%	\$850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900

014-1040-067292

SD Filed AA

2019-31589

RECORDED AS PRESENTED ON

12/02/2019 09:10 AM

MARY BETH WISNIEWSKI

ST. JOSEPH COUNTY

RECORDER

PGS: 3 FEES: 25.00

Transfer 35845Taxing Unit PennDate 12/02/2019

Tax ID Number(s):

014-1040-067292 71-10-04-355-025.000-031

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT**

James L. Garrett and Deborah S. Garrett, Husband and Wife

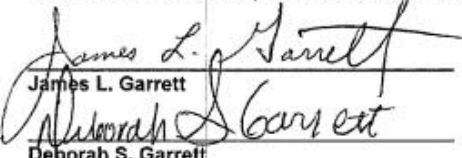
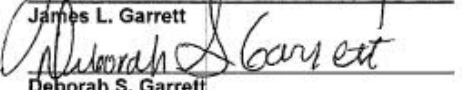
CONVEY(S) AND WARRANT(S) TO

Steven W. Brooks and Danielle M. Brooks, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Saint Joseph County, in the State of Indiana, to wit:

CT**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of November, 2019.
James L. Garrett
Deborah S. Garrett

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

MTC File No.: 19-39310 (UD)

Page 1 of 3

2019-31589

State of Indiana, County of Elkhart, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **James L. Garrett and Deborah S. Garrett** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 26th day of November, 2019.

11-30-2022
My Commission Expires:

660977

Commission No.

Elkhart County, IN
Notary Public County and State of Residence


Signature of Notary Public

Jon G Flickinger
Printed Name of Notary



This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
55892 Ringneck Drive
Osceola, IN 46561

Grantee's Address and Mail Tax Statements To:

55892 Ringneck Dr

Osceola, IN 46561

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. Andrew R. Drake

PROPERTY OF ST. JOSEPH COUNTY.

EXHIBIT A

Lot Numbered 70 in Pheasant Point, Section Six, as per plat thereof recorded June 21, 2002 as Instrument No. 0234131 in the Office of the Recorder of St. Joseph County, Indiana.

MTC File No.: 19-39310 (UD)

Page 3 of 3

2019-31589

DataSource: St. Joseph, IN

Criteria: Party Name = BROOKS, STEVEN

index date: 05/06/2024

mail out date: 05/06/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/24/2021	09/14/2021	2021-33632	MORTGAGE...	BROOKS	STEVEN W	MORTGAGOR
12/02/2019	11/26/2019	2019-31590	1ST MORT...	BROOKS	STEVEN W	MORTGAGOR
12/02/2019	11/26/2019	2019-31589	WARRANTY...	BROOKS	STEVEN W	GRANTEE

Results found: 3

Displaying page: 1 of 1