



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00272	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	CHRISTOPHER HORVATH		
PROPERTY ADDRESS:	613 N RIVERSIDE BLVD, GOSHEN, IN 46528		
CITY, STATE AND COUNTY:	GOSHEN, IN, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	05/07/2024	EFFECTIVE DATE:	05/06/2024
NAME(S) SEARCHED:	CHRISTOPHER HORVATH		
ADDRESS/PARCEL SEARCHED:	613 N RIVERSIDE BLVD, GOSHEN, IN 46528/ 20-11-08-203-032.000-015		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CHRISTOPHER R. HORVATH	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	KENNETH J. GRABER
DATED DATE:	05/23/2014	GRANTEE:	CHRISTOPHER R. HORVATH
BOOK/PAGE:	N/A	RECORDED DATE:	05/27/2024
INSTRUMENT NO:	2014-09104		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	GOSHEN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBERED TWO HUNDRED TWENTY-EIGHT(228) IN WEST RIVERSIDE ADDITION TO THE CITY OF GOSHEN, INDIANA; SAID PLAT BEING RECORDED IN DEED RECORD 94, PAGE 552, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-11-08-203-032.000-015

HORVATH CHRISTOPHER R

613 N RIVERSIDE DR

510, 1 Family Dwell - Platted Lot

1550802-Burns Riverside,

General Information

Parcel Number
20-11-08-203-032.000-015
Local Parcel Number
11-08-203-032-015

Tax ID:
1108C

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 015 (Local 015)
GOSHEN CORP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1550802-015
1550802-Burns Riverside, Millers Ri

Section/Plat

Location Address (1)
613 N RIVERSIDE DR
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 24, 2024

Review Group 2023

Ownership

HORVATH CHRISTOPHER R
613 N RIVERSIDE BLVD
GOSHEN, IN 46528

Legal

WEST RIVERSIDE ADD LOT 228



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/27/2014 to 01/01/1900.

Notes

Notes section (currently empty)

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for various categories.

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

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source Aerial

Collector 09/12/2023 Rod

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1602 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	91	\$600
Porch, Open Frame	72	\$4,100
Canopy, Roof Extension	72	\$1,000

Plumbing

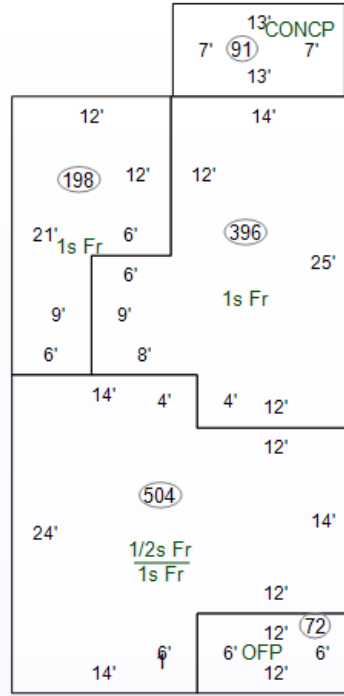
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	4	4
Total	7	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1098	1098	\$85,100	
2					
3					
4					
1/4					
1/2	1Fr	504	504	\$20,400	
3/4					
Attic					
Bsmt		450	0	\$17,800	
Crawl		648	0	\$5,000	
Slab					

Total Base \$128,300

Adjustments 1 Row Type Adj. x 1.00 \$128,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:225	\$2,400
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1098 1/2:504	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$139,100

Sub-Total, 1 Units

Exterior Features (+)	\$5,700	\$144,800
Garages (+) 0 sqft	\$0	\$144,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92

Replacement Cost \$126,555

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Residential Dwelling	1 1/2	Wood Fr	C-1	1900	1917	107	A			0.92		2,052 sqft	\$126,555	45%	\$69,610	0%	100%	1.790	1.000	100.00	0.00	0.00	\$124,600
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	104	A		\$37.11	0.92	\$27.31	18'x22'	\$10,816	50%	\$5,410	0%	100%	1.790	1.000	100.00	0.00	0.00	\$9,700

2014-09104

ELKHART COUNTY RECORDER
JERRY L WEAVER
FILED FOR RECORD ON
AS PRESENTED
05/27/2014 1:58 PM

File Number: 01077-13738

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Kenneth J. Graber, (Grantor) of Elkhart County, in the State of Indiana, CONVEY AND WARRANT(S) to Christopher R. Horvath, (Grantee) of Elkhart County, in the State of Indiana for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, State of Indiana:


Lot Numbered Two Hundred Twenty-eight (228) in West Riverside Addition to the City of Goshen, Indiana; said Plat being recorded in Deed Record 94, Page 552, in the Office of the Recorder of Elkhart County, Indiana.

Key #20-11-08-203-032.000-015

Subject to real estate taxes for 2013 due and payable in 2014 and all subsequent taxes and assessments thereon, all of which Grantee herein assumes and agrees to pay.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 613 N Riverside Boulevard, Goshen, IN 46528.

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of May, 2014.



Kenneth J. Graber

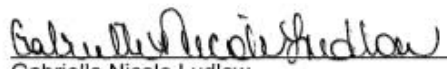
State of Indiana

ss: ACKNOWLEDGEMENT

County of Elkhart

Before me, a Notary Public in and for the said County and State, personally appeared Kenneth J. Graber, 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 23rd day of May, 2014



Gabrielle Nicole Ludlow
Notary Public
Residing in Elkhart County, Indiana.



GABRIELLE NICOLE LUDLOW
Notary Public, State of Indiana
Resident of Elkhart County
My Commission Expires Dec. 29, 2019

My commission expires: December 29, 2019

This instrument prepared by: Wendy S. Gibbons, Attorney at Law 16726-53
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. Gabrielle Nicole Ludlow
Information from Stewart Title Company

Send Tax bills to: 613 N Riverside Blvd, Goshen, IN 46528

Grantee's street or rural route address is: 613 N Riverside Boulevard, Goshen, IN 46528

MC

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 27 2014
PAULINE GRAFF, AUDITOR
1537
5.00

TH

ELKHART COUNTY INDIANA 2014-09104 PAGE 1 OF 1

Criteria: Party Name = HORVATH CHRISTOPHER

INDEXED THROUGH:

05/06/2024

VERIFIED THROUGH:

05/06/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/12/2019	09/07/2019	2019-18733	MORTGAGE	HORVATH CHRISTOPHER ...		MORTGAGOR
10/21/2016	10/20/2016	2016-21979	TRANSFER...	HORVATH CHRISTOPHER ...		GRANTEE
05/27/2014	05/23/2014	2014-09105	MORTGAGE	HORVATH CHRISTOPHER ...		MORTGAGOR
05/27/2014	05/23/2014	2014-09104	WARRANTY...	HORVATH CHRISTOPHER ...		GRANTEE
03/07/2014	03/04/2014	2014-04023	TRANSFER...	HORVATH CHRISTOPHER ...		GRANTEE

Results found: 5

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