



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	256-68	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	RICHARD MILLER		
PROPERTY ADDRESS:	58190 OLDE TOWNE DRIVE		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA, 46528		

### SEARCH INFORMATION

SEARCH DATE:	02/27/2024	EFFECTIVE DATE:	02/26/2024
NAME(S) SEARCHED:	RICHARD MILLER		
ADDRESS/PARCEL SEARCHED:	58190 OLDE TOWNE DRIVE, GOSHEN, INDIANA, 46528		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

RICHARD EUGENE MILLER AND DIANA K. MILLER, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	PHEASANT RIDGE DEVELOPMENT CO., INC A CORPORATION
DATED DATE:	08/31/2000	GRANTEE:	RICHARD EUGENE MILLER AND DIANA K. MILLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	09/12/2000
INSTRUMENT NO:	2000-24154		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

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

LOT NUMBERED TWENTY-TWO (22) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF JEFFERSON RIDGE, A SUBDIVISION IN JEFFERSON TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 23, PAGE 89 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-07-22-126-029.000-019

MILLER RICHARD EUGENE & DI

58190 OLDE TOWNE DRIVE

510, 1 Family Dwell - Platted Lot

1952201-Jefferson Ridge (0 1/2

General Information

Parcel Number
20-07-22-126-029.000-019
Local Parcel Number
07-22-126-029-019

Tax ID:
0722B

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
JEFFERSON TOWNSHIP

District 019 (Local 019)
JEFFERSON TOWNSHIP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 1952201-019
1952201-Jefferson Ridge (019)

Section/Plat

Location Address (1)
58190 OLDE TOWNE DRIVE
GOSHEN, IN 46528

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023

Review Group 2019

Ownership

MILLER RICHARD EUGENE & DIANA
58190 Olde Towne Dr
Goshen, IN 465288998

Legal

JEFFERSON RIDGE LOT 22

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/18/2004 and 01/01/1900 transactions.

Notes



Res

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

Table with columns: Assessment Year (2023-2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 110' X 200', CI 110' X 200')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.48), Parcel Acreage (0.48), Total Acres Farmland (0.48), and Total Value (\$33,400).

Data Source External Only

Collector 02/25/2019 Rod

Appraiser

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 1644 sqft  
 Make

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	36	\$2,700
Wood Deck	286	\$4,500

**Plumbing**

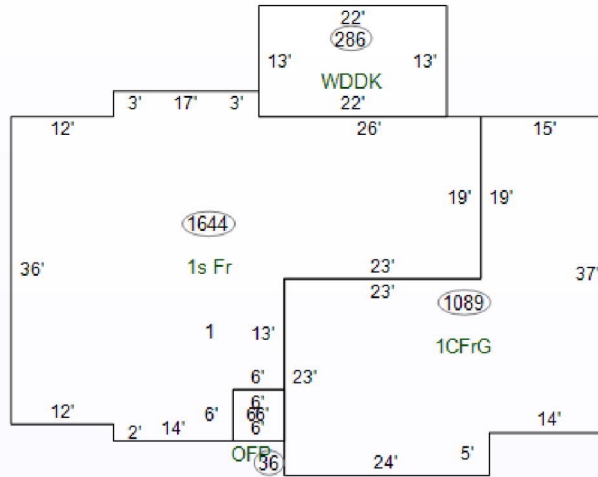
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>11</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1644	1644	\$108,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1644	0	\$36,400	
Crawl					
Slab					

**Total Base** \$145,100

**Adjustments** 1 Row Type Adj. x 1.00 \$145,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1644	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$153,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,200	\$160,900
Garages (+) 1089 sqft	\$29,800	\$190,700
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.92	
<b>Replacement Cost</b>		<b>\$192,988</b>

**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: Residential Dwelling	100%	1	Wood Frame	C+2	2000	2000	23	A		0.92		3,288 sqft	\$192,988	22%	\$150,530	0%	100%	1.690	1.0000	\$254,400
2: Utility Shed	0%	1		D	2001	2001	22	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	55%	\$870	0%	100%	1.690	1.0000	\$1,500

2000-24154

SEP 1 12 18 PM '00

ELKHART COUNTY RECORDER  
SUBMIT FILED

→ RETURN TO: Farm Bureau Credit Union

Property Address:  
Olde Town Drive  
Goshen, IN 46528

Mail Tax Statements to:

Tax ID No. 09-07-22-126-029

**CORPORATE WARRANTY DEED**

**THIS INDENTURE WITNESSETH**

That Pheasant Ridge Development Co., Inc. a corporation organized and existing under the laws of the State of Indiana

**CONVEYS AND WARRANTS**

To Richard Eugene Miller and Diana K. Miller, Husband and Wife, for Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to-wit:

0  
11  
12

Lot Numbered Twenty-two (22) as the said Lot is known and designated on the recorded Plat of JEFFERSON RIDGE, a Subdivision in Jefferson Township; said Plat being recorded in Plat Book 23, page 89 in the Office of the Recorder of Elkhart County, Indiana.

Subject to taxes for the year 1999, due and payable in 2000, and taxes for all subsequent years.  
Subject to covenants, restrictions and easements of record.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 31st day of August, 2000.

Pheasant Ridge Development Co., Inc.  
*Jeffrey A. Chupp, Pres*  
Jeffrey A. Chupp, President

State of Indiana, County of Elkhart ss:  
Before me, a Notary Public in and for said County and State, personally appeared Jeffrey A. Chupp, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who having been duly sworn, stated that the representations contained therein are true.  
WITNESS, my hand and Seal this 31st day of August, 2000.

My Commission Expires: May 10, 2007  
James R. Kauffman  
Printed Name of Notary Public  
Elkhart  
Notary Public County and State of Residence

*James R. Kauffman*  
Signature of Notary Public

This instrument was prepared by: Edward W. Hardig, Jr., Attorney-at-Law IN#19199-71/MI#P60319.  
405 S. Second St., Ste. 100, Elkhart, IN 46516  
2807E00 ksk

**DISCLOSURE FEE PAID**

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Sept. 1 2000  
*Richard A. Miller*  
004168 AUDITOR  
TRANSFER FEE 3.00  
PARCEL NO. 09-07-22-126-029

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/10/2022	09/12/2022	2022-23966	QUIT CLA...	MILLER RICHARD E LIF...		GRANTEE
12/07/2021	12/07/2021	2021-32799	RELEASE ...	MILLER RICHARD E		GRANTEE
12/06/2021	12/01/2021	2021-32603	DEED	MILLER RICHARD E EST...		GRANTOR
12/06/2021	12/01/2021	2021-32603	DEED	MILLER RICHARD EUGEN...		GRANTOR
05/06/2021	05/05/2021	2021-11862	DEED	MILLER RICHARD E		GRANTEE
05/06/2021	05/05/2021	2021-11862	DEED	MILLER RICHARD E TRU...		GRANTEE
07/17/2019	07/12/2019	2019-14083	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
10/14/2016	09/23/2016	2016-21378	MORTGAGE	MILLER RICHARD E		MORTGAGOR
10/14/2016	09/23/2016	2016-21377	DEED	MILLER RICHARD E		GRANTEE
04/11/2014	03/04/2014	2014-06223	QUIT CLA...	MILLER RICHARD E		GRANTOR
01/17/2014	01/16/2014	2014-01109	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
05/28/2013	05/24/2013	2013-12475	RELEASE ...	MILLER RICHARD E		GRANTEE
05/03/2013	03/29/2013	2013-10640	WARRANTY...	MILLER RICHARD E		GRANTOR
12/31/2012	12/14/2012	2012-31555	RELEASE ...	MILLER RICHARD E		GRANTEE
12/27/2012	12/21/2012	2012-31118	WARRANTY...	MILLER RICHARD E		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/05/2012	12/03/2012	2012-29289	WARRANTY...	MILLER RICHARD E		GRANTOR
12/27/2011	12/23/2011	2011-24736	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
12/22/2011	12/16/2011	2011-24474	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
11/15/2011	11/14/2011	2011-21679	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
06/09/2011	02/01/2011	2011-10529	WARRANTY...	MILLER RICHARD E		GRANTOR
03/08/2011	02/18/2011	2011-04558	RELEASE ...	MILLER RICHARD E		GRANTEE
11/16/2010	11/09/2010	2010-23133	CONTRACT	MILLER RICHARD E		GRANTOR
10/20/2010	10/14/2010	2010-21006	MORTGAGE	MILLER RICHARD E		MORTGAGOR
10/20/2010	10/19/2010	2010-21005	WARRANTY...	MILLER RICHARD E		GRANTEE
10/01/2010	09/29/2010	2010-19591	RELEASE ...	MILLER RICHARD E		GRANTEE
09/30/2010	09/21/2010	2010-19404	MORTGAGE	MILLER RICHARD E		MORTGAGOR
02/05/2010	01/30/2010	2010-02502	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
04/09/2009	04/03/2009	2009-08913	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
04/09/2009	04/03/2009	2009-08912	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
03/31/2009	03/25/2009	2009-07876	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/17/2008	12/11/2008	2008-29239	RELEASE ...	MILLER RICHARD E		GRANTEE
09/10/2007	09/04/2007	2007-25365	MORTGAGE	MILLER RICHARD E		MORTGAGOR
05/10/2007	05/04/2007	2007-12603	MORTGAGE	MILLER RICHARD EUGEN...		GRANTOR
01/09/2007	12/22/2006	2007-00834	QUIT CLA...	MILLER RICHARD E		GRANTEE
01/09/2007	12/22/2006	2007-00834	QUIT CLA...	MILLER RICHARD E		GRANTOR
08/02/2005	07/26/2005	2005-24249	RELEASE ...	MILLER RICHARD E		GRANTEE
07/20/2005	07/18/2005	2005-22707	MORTGAGE	MILLER RICHARD E		MORTGAGOR
04/07/2005	03/24/2005	2005-10249	MORTGAGE	MILLER RICHARD E		MORTGAGOR
11/19/2004	11/17/2004	2004-38850	MORTGAGE	MILLER RICHARD E		MORTGAGOR
10/27/2004	10/25/2004	2004-35996	WARRANTY...	MILLER RICHARD E		GRANTEE
08/05/2004	07/16/2004	2004-26619	WARRANTY...	MILLER RICHARD E TRU...		GRANTOR
07/22/2004	07/21/2004	2004-24900	WARRANTY...	MILLER RICHARD E TRU...		GRANTOR
07/06/2004	06/29/2004	2004-22825	RELEASE ...	MILLER RICHARD E		GRANTEE
07/02/2004	07/01/2004	2004-22655	PLAT	MILLER RICHARD E TRU...		GRANTOR
06/01/2004	05/28/2004	2004-18255	WARRANTY...	MILLER RICHARD E		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/22/2004	03/15/2004	2004-08923	RELEASE ...	MILLER RICHARD E		GRANTEE
12/11/2003	12/04/2003	2003-51504	MORTGAGE	MILLER RICHARD E		MORTGAGOR
12/01/2003	11/25/2003	2003-50148	RELEASE ...	MILLER RICHARD E		GRANTOR
08/06/2003	07/25/2003	2003-32892	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
08/04/2003	07/30/2003	2003-32315	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
11/04/2002	11/02/2002	2002-40163	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
11/04/2002	11/02/2002	2002-40161	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
10/24/2002	10/18/2002	2002-38733	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
04/09/2002	04/02/2002	2002-13509	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
01/25/2001	01/18/2001	2001-02008	AMENDMEN...	MILLER RICHARD EUGEN...		GRANTOR
12/21/2000	12/19/2000	2000-34392	PARTIAL ...	MILLER RICHARD EUGEN...		GRANTEE
12/20/2000	12/15/2000	2000-34200	WARRANTY...	MILLER RICHARD EUGEN...		GRANTOR
10/02/2000	09/29/2000	2000-26998	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
09/21/2000	09/15/2000	2000-25804	RELEASE ...	MILLER RICHARD E		GRANTEE
09/01/2000	08/26/2000	2000-24155	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/01/2000	08/31/2000	2000-24154	DEED	MILLER RICHARD EUGEN...		GRANTEE
06/15/2000	06/14/2000	2000-16312	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
06/09/2000	06/01/2000	2000-15819	AFFIDAVI...	MILLER RICHARD EUGEN...		GRANTOR
02/21/2000	10/02/1999	2000-04760	ASSIGNME...	MILLER RICHARD E		GRANTOR
03/01/1999	02/18/1999	99-06713	RELEASE ...	MILLER RICHARD E		GRANTEE
02/10/1999	02/04/1999	99-04579	MORTGAGE	MILLER RICHARD E		MORTGAGOR
09/08/1998	09/03/1998	98-29097	RELEASE ...	MILLER RICHARD E		GRANTEE
07/31/1998	07/29/1998	98-24624	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
10/08/1997	10/01/1997	97-25891	MORTGAGE	MILLER RICHARD E		MORTGAGEE
10/08/1997	10/01/1997	97-25890	WARRANTY...	MILLER RICHARD E		GRANTOR
08/13/1997	08/12/1997	97-20507	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
07/14/1997	07/14/1997	97-17468	RELEASE ...	MILLER RICHARD EUGEN...		GRANTEE
07/11/1997	07/07/1997	97-17239	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR
02/11/1997	02/08/1997	97-03248	MODIFICA...	MILLER RICHARD EUGEN...		GRANTOR
08/09/1995	07/31/1995	95-16868	MORTGAGE	MILLER RICHARD EUGEN...		MORTGAGOR