



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	41850169	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	JAMES MORRICAL AND ELIZABETH MORRICAL		
PROPERTY ADDRESS:	617 S 6TH ST		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA, ELHART		

SEARCH INFORMATION

SEARCH DATE:	03/05/2024	EFFECTIVE DATE:	03/04/2024
NAME(S) SEARCHED:	JAMES MORRICAL AND ELIZABETH MORRICAL		
ADDRESS/PARCEL SEARCHED:	617 S 6TH ST, GOSHEN, INDIANA, 46526/20-11-16-230-019.000-015		

ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

CURRENT OWNER VESTING

JAMES H. MORRICAL AND ELIZABETH A. MORRICAL, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LAURA ANN MARTIN
DATED DATE:	07/22/1996	GRANTEE:	JAMES H. MORRICAL AND ELIZABETH A. MORRICAL, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	07/26/1996
INSTRUMENT NO:	1996-018827		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
-----------------------	----------------

ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBER 477 IN LATTA AND COPELANDS ADDITION TO THE TOWN, NOW CITY OF GOSHEN; ALSO, LOT NUMBER 470 AND THE NORTH 16.5 FEET OF LOT NUMBER 480 IN SAID ADDITION.

20-11-16-230-019.000-015

MORRICAL JAMES H & ELIZABE

617 S 6TH ST

510, 1 Family Dwell - Platted Lot

1550940-Between 5th & Co

1/2

General Information

Parcel Number 20-11-16-230-019.000-015
Local Parcel Number 11-16-230-019-015

Tax ID: 1116D

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Elkhart
02/22/2023

Township ELKHART TOWNSHIP
1.0000

District 015 (Local 015)
GOSHEN CORP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1550940-015
1550940-Between 5th & Cottage so

Section/Plat

Location Address (1)
617 S 6TH ST
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 Thursday, April 20, 2023

Review Group 2019

Ownership

MORRICAL JAMES H & ELIZABETH A
617 S 6th St
Goshen, IN 46526-4002

Legal

LATTA & COPELAND LOT 470 477& N1/4 LOT 480
EX S 10'



Transfer of Ownership

Date 01/01/1900 Owner MORRICAL JAMES H Doc ID Code Book/Page Adj Sale Price V/I

Notes

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

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

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 66' X 175', CI 66' X 175')

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, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Left Door Hanger Collector 08/01/2019 Rod

Appraiser

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3775 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 Masonry	154	\$6,700
Stoop, Masonry	40	\$1,800
Wood Deck	392	\$6,000
Canopy, Roof Extension	40	\$800

Plumbing

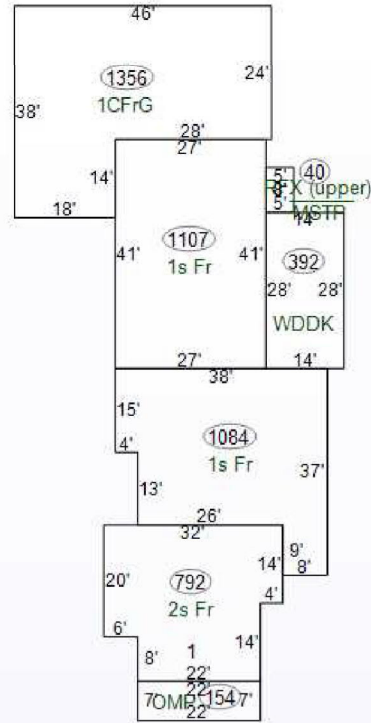
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2983	2983	\$175,700	
2	1Fr	792	792	\$35,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		560	0	\$19,700	
Crawl		2423	0	\$9,000	
Slab					

Total Base \$239,400

Adjustments 1 Row Type Adj. x 1.00 \$239,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:336	\$3,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2983 2:792	\$8,100
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$256,100

Sub-Total, 1 Units

Exterior Features (+)	\$15,300	\$271,400
Garages (+) 1356 sqft	\$34,400	\$305,800
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	
Replacement Cost		\$281,336

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: Residential Dwelling	100%	2	Wood Frame	C	1900	1946	77 A		0.92		4,335 sqft	\$281,336	45%	\$154,730	0%	100%	1.850	1.0000	\$286,300

DULY ENTERED FOR REGISTRATION
SUBJECT TO FINAL ACCEPTANCE OF TRANSFER
July 26 1996
AUDITOR

JUL 26 2 54 PM '96
96 018827
ELKHART COUNTY RECORDER
SHERIFF CLAUPE
PROPERTY RECORD

003258
WARRANTY DEED
TRANSFER FEE 1.00 DISCLOSURE FEE PAID

PARCEL NO. This indenture witnesseth that Laura Ann Martin, of Elkhart

County in the State of Indiana, conveys and warrants to James H. Morrical and Elizabeth A. Morrical, husband and wife, whose mailing address is 617 S. 6th GOSHEN, IN. 46526 of Elkhart County in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the following described real estate located in Elkhart County, State of Indiana, to-wit:

10-
CK
4416

Lot Number 477 in Latta and Copelands Addition to the Town, now City of Goshen; also, Lot Number 470 and the north 16.5 feet of Lot Number 480 in said addition.

Being Parcel Number 30-11-16-230-019.

Subject to current taxes, easements, and restrictions of record.

Dated this 22 day of July, 1996.

Laura Ann Martin
Laura Ann Martin

State of Indiana, Elkhart County, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Laura Ann Martin, and acknowledged the execution of the foregoing Warranty Deed this 22 day of July, 1996.

WITNESS my hand and notarial seal.

G.E. Buckingham
G.E. Buckingham, Notary Public
Residing in Elkhart County, Indiana

My Commission Expires:
October 18, 1997

Prepared by George E. Buckingham, Yoder, Ainlay, Ulmer & Buckingham
130 N. Main St., P.O. Box 575, Goshen, IN 46526-0575

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/28/2023	08/22/2023	2023-14190	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
08/28/2023	08/22/2023	2023-14190	RELEASE ...	MORRICAL JAMES H		GRANTEE
08/18/2023	08/17/2023	2023-13639	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
08/18/2023	08/17/2023	2023-13639	RELEASE ...	MORRICAL JAMES H		GRANTEE
08/16/2023	08/11/2023	2023-13548	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
08/16/2023	08/11/2023	2023-13548	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
10/29/2021	10/28/2021	2021-29238	RELEASE ...	MORRICAL VICTORIA		GRANTEE
10/19/2021	10/08/2021	2021-28144	WARRANTY...	MORRICAL VICTORIA		GRANTOR
10/19/2021	10/08/2021	2021-28144	WARRANTY...	MORRICAL VICTORIA K		GRANTOR
07/26/2021	02/02/2021	2021-19762	MORTGAGE	MORRICAL CHRISTOPHER...		MORTGAGOR
07/26/2021	02/02/2021	2021-19762	MORTGAGE	MORRICAL KAITLYN NOE...		MORTGAGOR
03/22/2021	02/23/2021	2021-07256	RELEASE ...	MORRICAL CHRISTOPHER...		GRANTEE
03/22/2021	02/23/2021	2021-07256	RELEASE ...	MORRICAL KAITLYN NOE...		GRANTEE
10/30/2020	10/28/2020	2020-25765	PARTIAL ...	MORRICAL ELIZABETH A		GRANTEE
10/30/2020	10/28/2020	2020-25765	PARTIAL ...	MORRICAL JAMES H		GRANTEE

Criteria: Party Name = MORRICAL

INDEXED THROUGH:
03/04/2024VERIFIED THROUGH:
03/04/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/07/2020	10/07/2020	2020-23412	PARTIAL ...	MORRICAL ELIZABETH A		GRANTEE
10/07/2020	10/07/2020	2020-23412	PARTIAL ...	MORRICAL JAMES H		GRANTEE
07/22/2020	07/17/2020	2020-15951	QUIT CLA...	MORRICAL ELIZABETH A		GRANTOR
07/22/2020	07/17/2020	2020-15951	QUIT CLA...	MORRICAL JAMES H		GRANTOR
07/21/2020	07/17/2020	2020-15864	QUIT CLA...	MORRICAL ELIZABETH A		GRANTOR
07/21/2020	07/17/2020	2020-15864	QUIT CLA...	MORRICAL JAMES H		GRANTOR
12/13/2019	12/10/2019	2019-26113	DEED	MORRICAL VICTORIA K		GRANTEE
12/04/2019	12/03/2019	2019-25320	ORDINANC...	MORRICAL ELIZABETH A		GRANTEE
12/04/2019	12/03/2019	2019-25320	ORDINANC...	MORRICAL JAMES H		GRANTEE
10/01/2019	09/07/2019	2019-20243	TRUST	MORRICAL LIBBY		GRANTOR
10/01/2019	09/07/2019	2019-20242	TRUST	MORRICAL LIBBY		GRANTOR
09/04/2019	07/11/2019	2019-18102	REVOCATI...	MORRICAL KAITLYN NOE...		GRANTOR
09/04/2019	07/11/2019	2019-18101	POWER OF...	MORRICAL CHRISTOPHER...		GRANTEE
09/04/2019	07/11/2019	2019-18101	POWER OF...	MORRICAL KAITLYN NOE...		GRANTOR
09/04/2019	07/11/2019	2019-18100	REVOCATI...	MORRICAL CHRISTOPHER...		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/04/2019	07/11/2019	2019-18099	POWER OF...	MORRICAL CHRIS		GRANTOR
09/04/2019	07/11/2019	2019-18099	POWER OF...	MORRICAL CHRISTOPHER...		GRANTOR
09/04/2019	07/11/2019	2019-18099	POWER OF...	MORRICAL KAITLYN NOE...		GRANTEE
08/14/2019	07/24/2019	2019-16461	TRANSFER...	MORRICAL KAITLYN N		GRANTEE
04/25/2019	04/22/2019	2019-07775	WARRANTY...	MORRICAL ELIZABETH T...		GRANTOR
04/26/2018	04/25/2018	2018-08098	MORTGAGE	MORRICAL VICTORIA		MORTGAGOR
04/26/2018	04/25/2018	2018-08097	WARRANTY...	MORRICAL VICTORIA		GRANTEE
11/16/2017	11/11/2017	2017-24813	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
11/16/2017	11/11/2017	2017-24813	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
01/13/2016	01/08/2016	2016-00706	MORTGAGE	MORRICAL CHRISTOPHER...		MORTGAGOR
01/13/2016	01/08/2016	2016-00706	MORTGAGE	MORRICAL KAITLYN NOE...		MORTGAGOR
01/13/2016	01/08/2016	2016-00705	WARRANTY...	MORRICAL CHRISTOPHER...		GRANTEE
01/13/2016	01/08/2016	2016-00705	WARRANTY...	MORRICAL KAITLYN NOE...		GRANTEE
12/10/2012	11/21/2012	2012-29652	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
12/10/2012	11/21/2012	2012-29652	MORTGAGE	MORRICAL JAMES H		MORTGAGOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/05/2012	11/30/2012	2012-29347	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
12/05/2012	11/30/2012	2012-29347	RELEASE ...	MORRICAL JAMES H		GRANTEE
03/15/2010	03/02/2010	2010-05027	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
03/15/2010	03/02/2010	2010-05027	RELEASE ...	MORRICAL JAMES H		GRANTEE
03/11/2010	02/24/2010	2010-04815	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
03/11/2010	02/24/2010	2010-04815	RELEASE ...	MORRICAL JAMES H		GRANTEE
03/05/2010	02/17/2010	2010-04347	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
03/05/2010	02/17/2010	2010-04347	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
06/08/2005	05/25/2005	2005-17373	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
06/08/2005	05/25/2005	2005-17373	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
12/23/2002	12/17/2002	2002-47468	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
12/23/2002	12/17/2002	2002-47468	RELEASE ...	MORRICAL JAMES H		GRANTEE
12/18/2002	12/11/2002	2002-46660	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
12/18/2002	12/11/2002	2002-46660	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
04/02/2001	03/24/2001	2001-08424	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/02/2001	03/24/2001	2001-08424	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
10/22/1997	10/17/1997	97-27305	WARRANTY...	MORRICAL SANDY K		GRANTOR
07/26/1996	07/22/1996	96-18827	WARRANTY...	MORRICAL ELIZABETH A		GRANTEE
07/26/1996	07/22/1996	96-18827	WARRANTY...	MORRICAL JAMES H		GRANTEE
07/08/1996	06/19/1996	96-16850	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
07/08/1996	06/19/1996	96-16850	RELEASE ...	MORRICAL JAMES H		GRANTEE
06/10/1996	06/07/1996	96-13961	WARRANTY...	MORRICAL ELIZABETH A		GRANTOR
06/10/1996	06/07/1996	96-13961	WARRANTY...	MORRICAL JAMES H		GRANTOR
06/07/1993	04/23/1993	93-13890	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
06/07/1993	04/23/1993	93-13890	RELEASE ...	MORRICAL JAMES H		GRANTEE
04/15/1993	04/06/1993	93-08186	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
04/15/1993	04/06/1993	93-08186	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
09/12/1989	09/12/1989	89-17396	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
09/12/1989	09/12/1989	89-17396	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
09/12/1989	09/12/1989	89-17395	WARRANTY...	MORRICAL ELIZABETH A		GRANTEE