



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	35318868	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	BRUCE PONTIUS		
PROPERTY ADDRESS:	56231 ERICKSON DR		
CITY, STATE AND COUNTY:	MISHAWAKA, INDIANA, 46545		

SEARCH INFORMATION

SEARCH DATE:	03/07/2024	EFFECTIVE DATE:	03/06/2024
NAME(S) SEARCHED:	BRUCE PONTIUS		
ADDRESS/PARCEL SEARCHED:	56231 ERICKSON DR, MISHAWAKA, INDIANA, 46565/71-10-08-102-009.000-031		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRUCE A. PONTIUS AND AMY M. PONTIUS, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	BERKELEY CORPORATION
DATED DATE:	09/30/1997	GRANTEE:	BRUCE A. PONTIUS AND AMY M. PONTIUS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/06/1997
INSTRUMENT NO:	9740806		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MISHAWAKA
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ST COUNTY COUNTY, IN THE STATE OF INDIANA:

LOT NUMBERED ONE (1) AS SHOWN ON THE RECORDED PLAT OF LONGS BOWMAN STREET MINOR SUBDIVISION, RECORDED MAY 3, 1996 IN THE OFFICE OF THE RECORDER OF ST JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 9616863.

71-10-08-102-009.000-031

Pontius Bruce A & Amy M

56231 ERICKSON DR

510, 1 Family Dwell - Platted Lot

14525

/71310

1/2

General Information

Parcel Number
71-10-08-102-009.000-031
Local Parcel Number
014-1044-077720

Tax ID:

Routing Number
10-8A

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 7131050-031
14525

Section/Plat

Location Address (1)
56231 ERICKSON DR
MISHAWAKA, IN 46545

Zoning

Subdivision

Lot

Market Model
7131050-031 - Residential

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, January 24, 2024
Review Group 2017

Ownership

Pontius Bruce A & Amy M
56231 Erickson Drive
Mishawaka, IN 46545-7803

Legal

LOT 1 LONG'S BOWMAN STREET MINOR

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/06/1997 to 12/11/1992.

Notes



Res

Valuation Records

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

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 111' X 176', CI 111' X 176')

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. Rows include 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 N/A

Collector

Appraiser

Total Value \$50,900

71-10-08-102-009.000-031

Pontius Bruce A & Amy M

56231 ERICKSON DR

510, 1 Family Dwell - Platted Lot

14525

/71310 2/2

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1196 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 Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Patio, Concrete	280	\$0
Stoop, Masonry	20	\$0

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

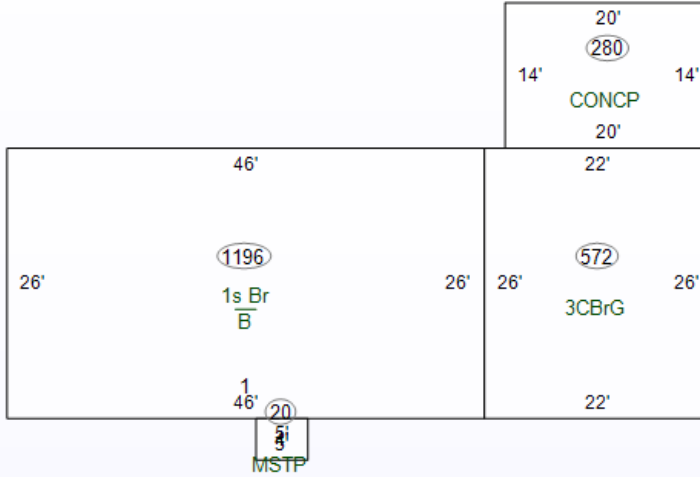
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1196	1196	\$98,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1196	0	\$29,900	
Crawl					
Slab					



Specialty Plumbing

Description	Count	Value
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Total Base \$128,500

Adjustments 1 Row Type Adj. x 1.00 \$128,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1196 \$3,200
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$133,300

Sub-Total, 1 Units

Exterior Features (+)	\$3,000	\$136,300
Garages (+) 572 sqft	\$16,800	\$153,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
Replacement Cost		\$154,937

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: Single-Family R 01	100%	1	Brick	C+2	1960	1960	64 A		0.92		2,392 sqft	\$154,937	42%	\$89,860	0%	100%	1.000 1.3800	\$124,000

Deed: Trust Deed No

Key No. 14; 1044 077720
Grantee's mailing address

Property Address:
56231 Erickson Drive
Mishawaka, IN 46545

Corporate Warranty Deed

This Indenture Witnesseth, That Berkeley Corporation
9740806

14-000000 7939
Taxing Unit 10-6-9
Date 10-6-9

3. Conveys and Warrants to Bruce A. Pontius and Amy M. Pontius, husband and wife

for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in St. Joseph County, in the State of Indiana: Lot Numbered One (1) as shown on the recorded Plat of Long's Bowman Street Minor Subdivision, recorded May 3, 1996 in the Office of the Recorder of St. Joseph County, Indiana, as Instrument No. 9616863.

Subject to the second installment of taxes for the year 1996 due in November, 1997 and all subsequent taxes.

Grantor certifies that there is no Indiana Gross Income Tax due or payable at this time.

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO. INDIANA

ST. JOSEPH CO.
STATE OF INDIANA
FILED FOR RECORD

ST. JOSEPH CO. RECORDER
STEPHEN E. JAWORSKI
CLERK
1997 OCT - 6 P 3 05

The undersigned persons executing this deed on behalf of said grantor corporation represent and certify that they are duly elected officers of said corporation and have been fully empowered by proper resolution of the Board of Directors of said corporation to execute and deliver this deed; that the grantor corporation 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.

Subject To any and all easements, agreements, and restrictions of record.

Signed this 30TH day of SEPTEMBER 19 97 .

Berkeley Corporation

BY: [Signature]
THOMAS SELSOR

STATE OF INDIANA, MARSHALL COUNTY, ss:

Before me, a Notary Public in and for the said County and State, personally appeared THOMAS SELSOR as PRESIDENT of Berkeley Corporation

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 30TH day of SEPTEMBER, 19 97 .

My commission expires:

MARCH 1999

Signature [Signature]

Printed LAWRENCE L. FAULSTICH, Notary Public

Residing in MARSHALL County, Indiana

This instrument prepared by: Louis Klatch, Attorney at Law

00137227

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/06/1997	09/30/1997	9740806	CORP WAR...	PONTIUS	BRUCE A	GRANTEE
10/02/1997	09/30/1997	9740272	WARRANTY...	PONTIUS	BRUCE A	GRANTOR
05/07/1992	05/05/1992	9215864	WARRANTY...	PONTIUS	BRUCE A	GRANTEE
05/07/1992	05/05/1992	9215863	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
09/20/1991	09/12/1991	9127018	QUIT CLA...	PONTIUS	BRUCE A	GRANTOR
02/22/1991	01/24/1991	9104135	ASSIGNME...	PONTIUS	BRUCE A	MORTGAGOR/...
10/23/1990	10/19/1990	9029577	WARRANTY...	PONTIUS	BRUCE	GRANTEE



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/31/2019	07/26/2019	2019-18587	2ND MORT...	PONTIUS	BRUCE A	MORTGAGOR
02/04/2016	02/03/2016	1602731	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
01/13/2016	01/12/2016	1600895	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
12/29/2015	12/21/2015	1534537	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
06/10/2011	06/10/2011	1115006	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
06/08/2011	05/23/2011	1114851	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
11/17/2003	10/31/2003	0373490	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
10/01/2003	09/15/2003	0363350	SUBORDIN...	PONTIUS	BRUCE A	GRANTEE/BO...
10/01/2003	09/19/2003	0363346	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
04/06/1999	02/16/1999	9914937	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
02/08/1999	01/28/1999	9906041	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
02/03/1999	01/27/1999	9905408	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
10/08/1998	08/27/1998	9852329	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
10/20/1997	10/15/1997	9743118	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
10/06/1997	09/30/1997	9740807	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR

