



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00270	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	RONALD LAMBDIN JR		
PROPERTY ADDRESS:	17456 SHAMROCK DR, 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:	RONALD LAMBDIN		
ADDRESS/PARCEL SEARCHED:	17456 SHAMROCK DR, GOSHEN, IN 46528/20-11-11-379-010.000-014		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RONALD LAMBDIN	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DONNA JUNE LOWE
DATED DATE:	04/30/2019	GRANTEE:	RONALD LAMBDIN
BOOK/PAGE:	N/A	RECORDED DATE:	05/03/2019
INSTRUMENT NO:	2019-08406		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	GOSHEN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBERED 10 IN PLANE VIEW HOMES ADDITION LOCATED IN ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 146 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-11-11-379-010.000-014

LAMBDIN RONALD

17456 SHAMROCK DR

540, Mobile or Manufactured Home - Plat

1454000-MH priced as stick

General Information

Parcel Number 20-11-11-379-010.000-014
Local Parcel Number 11-11-379-010-014
Tax ID: 1111F
Routing Number

Ownership

LAMBDIN RONALD
17456 SHAMROCK DR
GOSHEN, IN 46528

Legal

PLANE VIEW HOMES LOT 10

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/03/2019 to 01/01/1900.

Notes

Property Class 540
Mobile or Manufactured Home - Plat



Res

Year: 2024

Location Information

County Elkhart
Township ELKHART TOWNSHIP
District 014 (Local 014) ELKHART TOWNSHIP
School Corp 2315 GOSHEN COMMUNITY
Neighborhood 1454000-014 1454000-MH priced as stick-built (0)
Section/Plat
Location Address (1) 17456 SHAMROCK DR GOSHEN, IN 46528

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 sub-totals for Res (1), Non Res (2), Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Other

Printed Thursday, April 25, 2024

Review Group 2023

Data Source Aerial

Collector 05/30/2023 James

Appraiser

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (0.23), Actual Frontage (0), Developer Discount, Parcel Acreage (0.23), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.23), 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 (\$14,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,700).

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 920 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	120	\$800

Plumbing

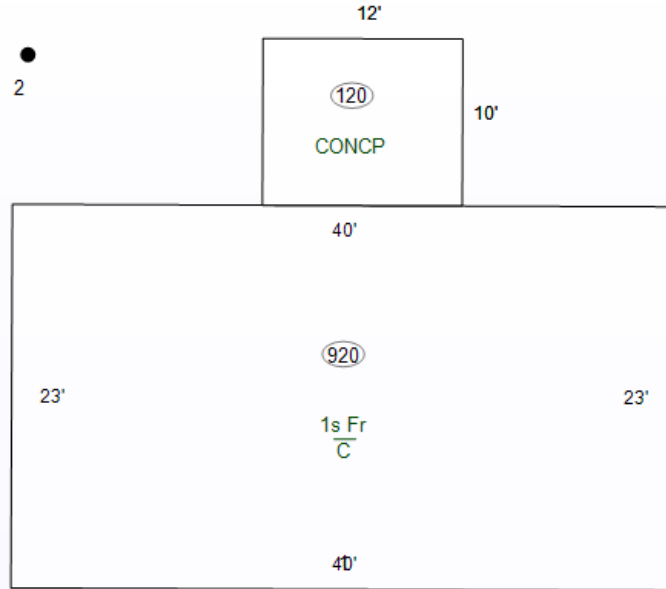
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	920	920	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	920	0	\$5,600	
Slab				

Total Base \$81,500

Adjustments 1 Row Type Adj. x 1.00 \$81,500

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:920 \$3,400
 No Elec (-) \$0
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$87,300

Sub-Total, 1 Units

Exterior Features (+) \$800 \$88,100

Garages (+) 0 sqft \$0 \$88,100

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.92

Replacement Cost \$56,736

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: Residential Dwelling	1	Wood Fr	D-1	2003	2003	21 A		0.92		920 sqft	\$56,736	26%	\$41,980	0%	100%	1.730	1.000	100.00	0.00	0.00	\$72,600
2: Utility Shed	1		D	2003	2003	21 A	\$26.02	0.92	\$19.15	8'x8'	\$1,226	55%	\$550	0%	100%	1.730	1.000	0.00	0.00	100.00	\$1,000

2019-08406

**ELKHART COUNTY RECORDS
JENNIFER L. DORIOT
FILED FOR RECORD ON
05/03/2019 12:35 PM
AS PRESENTED**

Tax ID Number(s):
State ID Number Only 20-11-11-379-010.000-014

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Donna June Lowe

CONVEY(S) AND WARRANT(S) TO

Ronald Lambdin, for Ten Dollars 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:

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 30th day of April, 2019.


Donna June Lowe

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 03 2019
PATRICIA A. PICKENS, AUDITOR
02091
5.00

MTC File No.: 19-11312 (UD)

Page 1 of 3

JS

EL

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 name: **Donna June Lowe** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, state that the representations therein contained are true.

WITNESS, my hand and Seal this 30th day of APRIL 2019

My Commission Expires: _____

[Handwritten Signature]

Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
17456 Shamrock Drive
Goshen, IN 46528

Grantee's Address and Mail Tax Statements To:

PROPERTY

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

EXHIBIT A

Lot Numbered 10 in Plane View Homes Addition located in Elkhart Township, Elkhart County, Indiana, as per plat thereof recorded in Plat Book 3, page 146 in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 19-11312 (UD)

Page 3 of 3

Criteria: Party Name = LAMBDIN RONALD

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/26/2024	01/24/2024	2024-02995	AFFIDAVI...	LAMBDIN RONALD L		GRANTOR
03/24/2022	01/27/2022	2022-06316	MORTGAGE	LAMBDIN RONALD		MORTGAGOR
02/22/2022	02/22/2022	2022-03834	RELEASE ...	LAMBDIN RONALD		GRANTEE
02/18/2022	02/18/2022	2022-03698	UCC TERM...	LAMBDIN RONALD L JR		GRANTEE
02/11/2022	02/11/2022	2022-03170	RELEASE ...	LAMBDIN RONALD		GRANTEE
12/30/2020	12/23/2020	2020-31516	MORTGAGE	LAMBDIN RONALD		MORTGAGOR
11/23/2020	11/23/2020	31345	UCC FINA...	LAMBDIN RONALD L JR		GRANTOR
06/15/2020	06/11/2020	2020-12680	RELEASE ...	LAMBDIN RONALD L JR		GRANTEE
05/07/2020	04/29/2020	2020-09408	WARRANTY...	LAMBDIN RONALD L JR		GRANTOR
05/03/2019	04/30/2019	2019-08408	AFFIDAVI...	LAMBDIN RONALD		GRANTOR
05/03/2019	04/30/2019	2019-08407	MORTGAGE	LAMBDIN RONALD		MORTGAGOR
05/03/2019	04/30/2019	2019-08406	WARRANTY...	LAMBDIN RONALD		GRANTEE
05/20/2015	05/20/2015	2015-09620	MORTGAGE	LAMBDIN RONALD L JR		MORTGAGOR
05/20/2015	05/20/2015	2015-09619	WARRANTY...	LAMBDIN RONALD L JR		GRANTEE
03/16/1987	03/16/1987	87-05678	RELEASE ...	LAMBDIN RONALD L		GRANTEE

Criteria: Party Name = LAMBDIN RONALD

INDEXED THROUGH:
05/06/2024VERIFIED THROUGH:
05/06/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/19/1983	03/30/1983	D00401-00465	QUIT CLA...	LAMBDIN RONALD L		GRANTOR
06/11/1976	05/24/1976	M00427-00043	MORTGAGE	LAMBDIN RONALD L		MORTGAGOR
06/11/1976	05/24/1976	D00356-00510	WARRANTY...	LAMBDIN RONALD L		GRANTEE
10/16/1975	09/26/1975	R00031-00485	RELEASE ...	LAMBDIN RONALD RAY		GRANTEE
06/10/1968	05/31/1968	D00286-00567	WARRANTY...	LAMBDIN RONALD RAY		GRANTOR
02/04/1966	08/13/1965	M00310-00578	ASSIGNME...	LAMBDIN RONALD RAY		GRANTOR
05/27/1965	05/24/1965	M00300-00372	MORTGAGE	LAMBDIN RONALD RAY		MORTGAGOR
05/27/1965	05/20/1965	D00260-00027	WARRANTY...	LAMBDIN RONALD RAY		GRANTEE