



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0083	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	CONNIE SCANTLAND		
PROPERTY ADDRESS:	54636 SUBURBAN DR, ELKHART, IN, 46516		
CITY, STATE AND COUNTY:	ELKHART, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	10/24/2023	EFFECTIVE DATE:	10/23/2023
NAME(S) SEARCHED:	CONNIE SCANTLAND		
ADDRESS/PARCEL SEARCHED:	54636 SUBURBAN DR, ELKHART, IN, 46516/20-03-31-327-013.000-030		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CONNIE J SCANTLAND

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	NICOLE M. HAYES
DATED DATE:	05/24/2000	GRANTEE:	CONNIE J SCANTLAND
BOOK/PAGE:	N/A	RECORDED DATE:	05/26/2000
INSTRUMENT NO:	2000-14336		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF ELKHART
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBERED SIXTY-EIGHT (68) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SUBURBAN ACRES FOURTH, A SUBDIVISION IN WASHINGTON TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 10, PAGE 12 IN THE OFFICE OF THE RECORDER OF ELKART COUNTY, INDIANA.

General Information

Parcel Number 20-03-31-327-013.000-030
Local Parcel Number 03-31-327-013-030
Tax ID: 0331F

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Elkhart
Township WASHINGTON TOWNSHIP
District 030 (Local 030) WASHINGTON TOWNSHIP
School Corp 2305 ELKHART COMMUNITY
Neighborhood 3053103-030
Section/Plat
Location Address (1) 54636 E SUBURBAN ELKHART, IN 46514

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2021

Ownership

SCANTLAND CONNIE J
54636 Suburban Dr
Elkhart, IN 465165392

Legal

SUBURBAN ACRES 4TH LOT 68



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 2004 to 2021.

Notes

Notes section (empty)

Res

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

Valuation table with columns for years 2019-2023, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and Total Non Res.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 70' X 120', CI 70' X 120')

Land data 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

Land computations table with columns: Computation Name, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 03/25/2021 Rod

Appraiser

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 925 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, Treated Pine	140	\$800

Plumbing

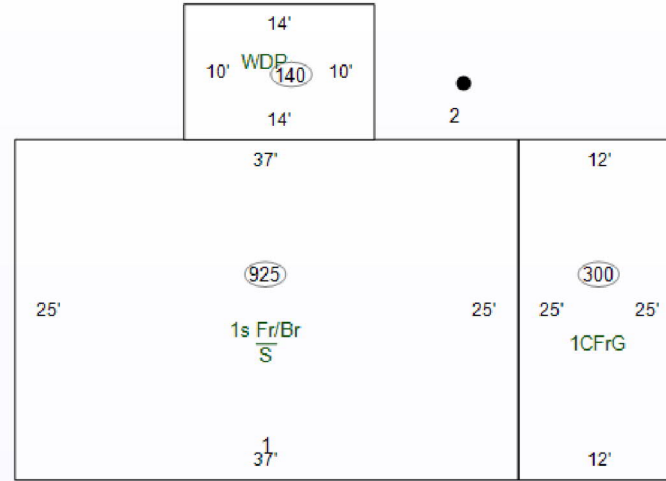
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
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	91A	925	925	\$77,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		925	0	\$0	

Total Base \$77,200

Adjustments 1 Row Type Adj. x 1.00 \$77,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:925 \$3,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$80,600

Sub-Total, 1 Units

Exterior Features (+)	\$800	\$81,400
Garages (+) 300 sqft	\$11,500	\$92,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	

Replacement Cost \$76,921

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	1/6 Masonry	D+2	1970	1970	53	A	0.92			925 sqft	\$76,921	45%	\$42,310	0%	100%	2.130	1.0000	\$90,100
2: Utility Shed	0%	1	SV	E	1995	1995	28	A	0.92			10'x12'		60%		0%	100%	2.130	1.0000	\$100

2000-14336

HOLD FOR MERIDIAN TITLE CORP.

MAY 26 2 03 PM '00

RETURN TO:

Property Address:
54636 Suburban Drive
Elkhart, IN 46514

ELKHART COUNTY RECORDER
SUSAN M. GUIPE
FILED FOR RECORD

Mail Tax Statements to:

Tax ID No. 15-03-31-327-013

WARRANTY DEED

THIS INDENTURE WITNESSETH

Nicole M. Hayes

CONVEY AND WARRANT

To Connie Scantland, 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:

Lot Numbered Sixty-eight (68) as the said Lot is known and designated on the recorded Plat of SUBURBAN ACRES FOURTH, a Subdivision in Washington Township; said Plat being recorded in Plat Book 10, page 12 in the Office of the Recorder of Elkhart County, Indiana.

14.00
SL

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.

IN WITNESS WHEREOF, the Grantor has executed this deed this 24th day of May, 2000

Nicole M. Hayes
Nicole M. Hayes

State of Indiana, Elkhart County ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Nicole M. Hayes who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 24th day of May, 2000

My Commission Expires: _____

Lisa Lee Paolillo
Signature of Notary Public

Printed Name of Notary Public _____

LISA LEE PAOLILLO, Notary Public
A Resident of Elkhart County, IN
My Commission Expires Feb. 24, 2001

Notary Public County and State of Residence _____

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
1966E00 ksk



DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 26 20 00
Stephen M. ... AUDITOR
001907
TRANSFER FEE 3.00 pd
PARCEL NO. 1

DataSource: Elkhart, IN

Criteria: Party Name = SCANTLAND CONNIE

INDEXED THROUGH:
10/23/2023VERIFIED THROUGH:
10/23/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/16/2009	12/11/2009	2009-29363	RELEASE ...	SCANTLAND CONNIE J		GRANTEE
12/16/2009	12/03/2009	2009-29362	MORTGAGE	SCANTLAND CONNIE J		MORTGAGOR
05/26/2000	05/24/2000	2000-14337	MORTGAGE	SCANTLAND CONNIE J		MORTGAGOR
05/26/2000	05/24/2000	2000-14336	WARRANTY...	SCANTLAND CONNIE J		GRANTEE