



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCUC-0089	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	ALIC VANOVER		
PROPERTY ADDRESS:	202 W RANDOLPH ST, NAPPANEE, IN, 46550		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	11/01/2023	EFFECTIVE DATE:	10/31/2023
NAME(S) SEARCHED:	ALIC VANOVER		
ADDRESS/PARCEL SEARCHED:	202 W RANDOLPH ST, NAPPANEE, IN, 46550/20-13-36-436-010.000-021/20-13-36-436-011.000-021		

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

ALIC S VANOVER AND ASHLEY N VANOVER, HUSBAND AND WIFE

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

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	KRT REALTY LLC, A INDIANA LIMITED LIABILITY COMPANY
DATED DATE:	01/14/2022	GRANTEE:	ALIC S VANOVER AND ASHLEY N VANOVER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	01/18/2022
INSTRUMENT NO:	2022-01199		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
-----------------------	------------------

ADDITIONAL NOTES

--

LEGAL DESCRIPTION

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

BEGINNING AT THE SOUTHEAST CORNER OF LOT NUMBERED TWO (2) IN METZLER'S THIRD ADDITION TO THE TOWN, NOW CITY OF NAPPANEE, INDIANA; THENCE NORTH 8 RODS (132.00 FEET); THENCE WEST 5 RODS (82.50 FEET); THENCE SOUTH 132.00 FEET; THENCE EAST 82.50 FEET TO THE PLACE OF BEGINNING; SAID PLAT BEING RECORDED IN DEED RECORD 50, PAGE 319 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-13-36-436-010.000-021

VANOVER ALIC S & ASHLEY N

202 RANDOLPH ST.

599, Other Residential Structures

2153604-Culps, Ulines, Met 1/2

General Information

Parcel Number
20-13-36-436-010.000-021
Local Parcel Number
13-36-436-010-021

Tax ID:
1336H

Routing Number

Property Class 599
Other Residential Structures

Year: 2023

Location Information

County
Elkhart

Township
LOCKE TOWNSHIP

District 021 (Local 021)
NAPPANEE LOCKE

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2153604-021
2153604-Culps, Ulines, Metzlers, S

Section/Plat

Location Address (1)
202 RANDOLPH ST.
NAPPANEE, IN 46550

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
All ERA

Streets or Roads
Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, April 21, 2023

Review Group 2019

Ownership

VANOVER ALIC S & ASHLEY N VANO
202 W RANDOLPH ST
NAPPANEE, IN 46550

Legal

METZLERS 3RD 5X8 RDS SE COR EX
99X70.5FT SW COR LOT 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/18/2022 to 01/01/1900.

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 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.08), Actual Frontage (0), Developer Discount, Parcel Acreage (0.08), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.08), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$3,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$3,700).

Data Source External Only

Collector 08/08/2019 Nicole

Appraiser

General Information

Occupancy: Patio (free standing)
 Description: Patio- Concrete- At gr
 Story Height: 0
 Style: N/A
 Finished Area:
 Make:

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	400	\$2,100

Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments Row Type Adj.

- Unfin Int (-)
- Ex Liv Units (+)
- Rec Room (+)
- Loft (+)
- Fireplace (+)
- No Heating (-)
- A/C (+)
- No Elec (-)
- Plumbing (+ / -)
- Spec Plumb (+)
- Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+)	\$2,100	\$2,100
Garages (+) 0 sqft	\$0	\$2,100
Quality and Design Factor (Grade)		
Location Multiplier		0.92
Replacement Cost		\$1,932

Specialty Plumbing

Description	Count	Value
	1	

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: Patio- Concrete- At gra	0%	1		C	2001	2001	22	F		0.92		20'x20'	\$1,932	26%	\$1,430	0%	100%	1.810	1.0000	\$2,600

20-13-36-436-011.000-021

VANOVER ALIC S & ASHLEY N

202 W RANDOLPH ST

510, 1 Family Dwell - Platted Lot

2153604-Culps, Ulines, Met 1/2

General Information

Parcel Number
20-13-36-436-011.000-021
Local Parcel Number
13-36-436-011-021

Tax ID:
1336H

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
LOCKE TOWNSHIP

District 021 (Local 021)
NAPPANEE LOCKE

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2153604-021
2153604-Culps, Ulines, Metzlers, S

Section/Plat

Location Address (1)
202 W RANDOLPH ST
NAPPANEE, IN 46550

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
Friday, April 21, 2023

Review Group
2019

Ownership

VANOVER ALIC S & ASHLEY N VANO
202 W RANDOLPH ST
NAPPANEE, IN 46550

Legal

METZLERS 3RD 99X70.5-12FT W SE COR LOT 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/18/2022 to 01/01/1900.

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 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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 (0.14), Parcel Acreage (0.15), Total Acres Farmland (0.15), and Total Value (\$11,600).

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 2 1/2
 Style N/A
 Finished Area 1908 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	120	\$5,800
Canopy, Roof Extension	60	\$800
Patio, Concrete	160	\$900

Plumbing

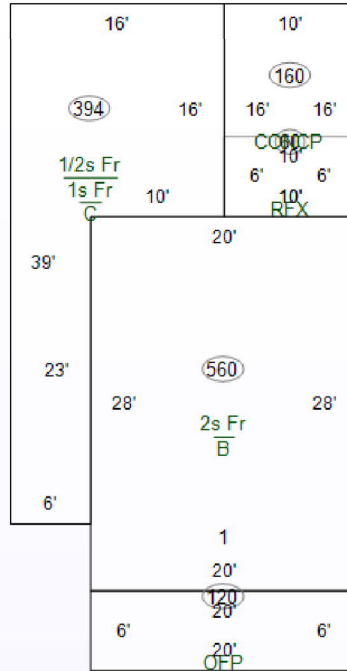
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Hot Water or Steam



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	954	954	\$77,400	
2	1Fr	560	560	\$28,700	
3					
4					
1/4					
1/2	1Fr	394	394	\$17,600	
3/4					
Attic					
Bsmt		560	0	\$19,700	
Crawl		394	0	\$4,000	
Slab					

Total Base \$147,400

Adjustments 1 Row Type Adj. x 1.00 \$147,400

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

Sub-Total, One Unit \$147,400

Sub-Total, 1 Units

Exterior Features (+)	\$7,500	\$154,900
Garages (+) 0 sqft	\$0	\$154,900
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.92

Replacement Cost \$128,257

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 1/2	Wood Frame	D+2	1900	1956	67 G		0.92		2,468 sqft	\$128,257	42%	\$74,390	0%	100%	1.810	1.0000	\$134,600

2022-01199

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
01/18/2022 10:55 AM
AS PRESENTED**

WARRANTY DEED

Property Address:	202 W Randolph Street, Nappanee, IN 46550 202 Randolph Street, Nappanee, IN 46550	Mail Tax Statements To:	202 W Randolph Street Nappanee, IN 46550
Return to:	Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156	Parcel No.:	20-13-36-436-011.000-021 and 20-13-36-436-010.000-021

THIS INDENTURE WITNESSETH, THAT:

KRT Realty LLC, a Indiana Limited Liability Company

of Kosciusko County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

Alic S Vanover and Ashley N Vanover, husband and wife

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

The following described Real Estate in Elkhart County, State of Indiana, to-wit:

Beginning at the Southeast corner of Lot Numbered Two (2) in Metzler's Third Addition to the Town, now City of Nappanee, Indiana; thence North 8 rods (132.00 feet); thence West 5 rods (82.50 feet); thence South 132.00 feet; thence East 82.50 feet to the place of beginning; said Plat being recorded in Deed Record 50, page 319 in the Office of the Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

The undersigned person executing this Deed on behalf of the Grantor represents that he is a member of the Grantor and has been fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the real estate herein described; and that all necessary action for the making of such conveyance has been taken or done.

DM

1/18/2022 kkj

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jan 18 2022
PATRICIA A. PICKENS, AUDITOR
00234
20.00

DataSource: Elkhart, IN

Criteria: Party Name = VANOVER ALIC

INDEXED THROUGH:
10/31/2023VERIFIED THROUGH:
10/31/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/18/2022	01/14/2022	2022-01200	MORTGAGE	VANOVER ALIC S		MORTGAGOR
01/18/2022	01/14/2022	2022-01199	WARRANTY...	VANOVER ALIC S		GRANTEE
12/07/2021	12/06/2021	2021-32787	RELEASE ...	VANOVER ALIC S		GRANTEE
12/03/2021	11/30/2021	2021-32438	WARRANTY...	VANOVER ALIC S		GRANTOR
06/21/2021	06/14/2021	2021-16294	MODIFICA...	VANOVER ALIC S		GRANTOR
08/05/2019	08/01/2019	2019-15636	RELEASE ...	VANOVER ALIC		GRANTEE
07/25/2019	07/24/2019	2019-14876	MORTGAGE	VANOVER ALIC S		MORTGAGOR
07/25/2019	07/24/2019	2019-14875	WARRANTY...	VANOVER ALIC S		GRANTEE
07/25/2019	07/24/2019	2019-14872	WARRANTY...	VANOVER ALIC		GRANTOR
09/25/2017	09/16/2017	2017-20518	QUIT CLA...	VANOVER ALIC		GRANTEE
09/25/2017	09/16/2017	2017-20518	QUIT CLA...	VANOVER ALIC		GRANTOR
08/25/2017	08/24/2017	2017-18235	MORTGAGE	VANOVER ALIC		MORTGAGOR
08/25/2017	08/24/2017	2017-18234	WARRANTY...	VANOVER ALIC		GRANTEE

