



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0090	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	JULIA SLATTERY		
PROPERTY ADDRESS:	23218 FRIAR TUCK CT, ELKHART, IN, 46517		
CITY, STATE AND COUNTY:	ELKHART, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	11/01/2023	EFFECTIVE DATE:	10/31/2023
NAME(S) SEARCHED:	JULIA SLATTERY		
ADDRESS/PARCEL SEARCHED:	23218 FRIAR TUCK CT, ELKHART, IN, 46517/ 20-06-35-276-024.000-009		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JEFFREY S. SLATTERY AND JULIA ANN SLATTERY

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LLOYD C. NOAKER AND MARY E. NOAKER, HUSBAND AND WIFE
DATED DATE:	07/16/1996	GRANTEE:	JEFFREY S. SLATTERY AND JULIA ANN SLATTERY
BOOK/PAGE:	N/A	RECORDED DATE:	07/24/1996
INSTRUMENT NO:	1996018488		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF ELKHART
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ELKHART COUNTY, IN THE STATE OF INDIANA.

LOT NUMBER TWENTY-NINE (29) IN SHERWOOD FOREST SUBDIVISION LOCATED IN THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FIVE (35) TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FIVE (5) EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA.

General Information

Parcel Number 20-06-35-276-024.000-009
Local Parcel Number 06-35-276-024-009

Tax ID: 0635D

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Elkhart

Township CONCORD TOWNSHIP

District 009 (Local 009) CONCORD TOWNSHIP

School Corp 2270 CONCORD COMMUNITY

Neighborhood 950130-009
0950130-N: CR 26 S: Surrey Lane

Section/Plat

Location Address (1)
23218 FRIAR TUCK CT
ELKHART, IN 46517

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 Friday, April 21, 2023

Review Group 2020

Ownership

SLATTERY JEFFREY S & JULIA ANN
23218 Friar Tuck Ct
Elkhart, IN 465179551

Legal

SHERWOOD FOREST LOT 29



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Row 1: 01/01/1900, SLATTERY JEFFREY, CO, /, \$0, I

Notes

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

Table with columns: Year (2023-2019), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 116' X 175', CI 116' 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. Row 1: F, F, 0, 107x146, 0.95, \$270, \$257, \$27,499, 0%, 100%, 1.0000, \$27,500

Land Computations

Table with columns: Computation Name, Value. Includes rows for Calculated Acreage (0.36), Actual Frontage (0), Developer Discount, Parcel Acreage (0.36), 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 (0.36), 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 (\$27,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$27,500)

Data Source Aerial

Collector 08/03/2020 Tim G

Appraiser

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2372 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
Wood Deck	136	\$2,500
Porch, Open Frame	48	\$3,400

Plumbing

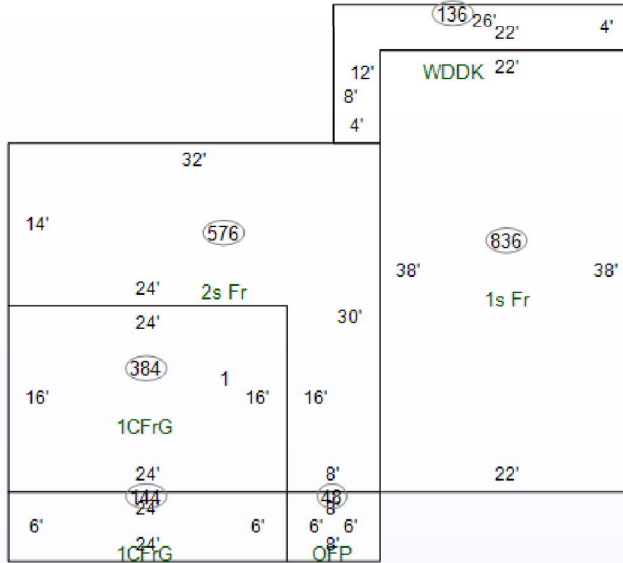
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	4	4
Total	6	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
2		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1412	1412	\$99,600	
2	1Fr	960	960	\$38,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		836	0	\$5,400	
Slab					

Total Base \$143,600

Adjustments 1 Row Type Adj. x 1.00 \$143,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1412 2:960	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$155,600

Sub-Total, 1 Units

Exterior Features (+)	\$5,900	\$161,500
Garages (+) 528 sqft	\$16,200	\$177,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
Replacement Cost		\$171,658

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%	2	1/6 Masonry	C+1	1974	1974	49	A		0.92		2,372 sqft	\$171,658	35%	\$111,580	0%	100%	1.600	1.0000	\$178,500
2: Utility Shed	0%	1		D	1980	1980	43	P	\$23.66	0.92	\$17.41	8'x12'	\$1,672	80%	\$330	0%	100%	1.600	1.0000	\$500

Jul 24 11 01 AM '96

Key No. 05-06-35-276-024 YORK TITLE AND ESCROW, INC.
Grantee's mailing address (27) P.O. BOX 4608
23218 Friar Tuck SOUTH BEND, INDIANA 46634
Elkhart, IN 46517

Property Address: 96 018488
23218 Friar Tuck
Elkhart, IN 46517

Warranty Deed

This Indenture Witnesseth, That Lloyd C. Noaker and Mary E. Noaker, husband and wife

Conveys and Warrants to Jeffrey S. Slattery and Julia Ann Slattery

for the sum of One & 00/100 Dollars (\$1.00) and other valuable consideration, the following described real estate in Elkhart County, in the State of Indiana:

Lot Number Twenty-nine (29) in SHERWOOD FOREST SUBDIVISION located in the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-five (35) Township Thirty-seven (37) North, Range Five (5) East, Concord Township, Elkhart County, Indiana.

Subject to the second installment of taxes for the year 1995 due and payable in November, 1996 and all subsequent taxes.

DULY ENTERED FOR RECORD
SUBJECT TO FINAL ACCEPTANCE FOR TRIM RECORD

July 24 1996
[Signature] RECORDER

TRANSFER FEE 1.00 DISCLOSURE FEE PAID
603199

CK

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

Signed this 16 day of July 1996

Lloyd C. Noaker
[Signature]

Mary E. Noaker
[Signature]

STATE OF INDIANA, ELKHART COUNTY, ss:

Before me, a Notary Public in and for the said County and State, personally appeared Lloyd C. Noaker and Mary E. Noaker, husband and wife

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 16 day of July, 1996.

My commission expires: 9/19/99

Signature [Signature]

Printed Vicki L. Bussard, Notary Public

Residing in Elkhart County, Indiana

This instrument prepared by: Philip K. Hansen, Attorney at Law

96015867

DataSource: Elkhart, IN

Criteria: Party Name = SLATTERY JULIA

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

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/19/2008	01/28/2008	2008-04040	MORTGAGE	SLATTERY JULIA		MORTGAGOR
02/19/2008	01/28/2008	2008-04040	MORTGAGE	SLATTERY JULIA ANN		MORTGAGOR
03/31/2005	02/24/2005	2005-09216	ASSIGNME...	SLATTERY JULIA ANN		GRANTOR
04/05/2004	03/12/2004	2004-10799	RELEASE ...	SLATTERY JULIA ANN		GRANTEE
03/26/2004	03/22/2004	2004-09669	RELEASE ...	SLATTERY JULIA ANN		GRANTEE
03/05/2004	02/16/2004	2004-07150	MORTGAGE	SLATTERY JULIA ANN		MORTGAGOR
11/17/2003	07/29/2003	2003-48625	MODIFICA...	SLATTERY JULIA ANN		GRANTOR
11/08/2000	11/02/2000	2000-30499	RELEASE ...	SLATTERY JULIA ANN		GRANTEE
05/03/2000	04/24/2000	2000-11944	MORTGAGE	SLATTERY JULIA ANN		MORTGAGOR
07/24/1996	07/16/1996	96-18489	MORTGAGE	SLATTERY JULIA ANN		MORTGAGOR
07/24/1996	07/16/1996	96-18488	WARRANTY...	SLATTERY JULIA ANN		GRANTEE