



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0098	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	MARK STOFFEL		
PROPERTY ADDRESS:	204 MOUNT VERNON DR, GOSHEN, IN, 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	11/14/2023	EFFECTIVE DATE:	11/13/2023
NAME(S) SEARCHED:	MARK STOFFEL		
ADDRESS/PARCEL SEARCHED:	204 MOUNT VERNON DR, GOSHEN, IN, 46526/20-11-07-277-006.000-015		

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

MARK STOFFEL AND AMBER STOFFEL, HUSBAND AND WIFE

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

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	STACY M. RICHARDSON, A SINGLE WOMAN
DATED DATE:	06/13/2017	GRANTEE:	MARK STOFFEL AND AMBER STOFFEL, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/19/2017
INSTRUMENT NO:	2017-12409		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
-----------------------	----------------

ADDITIONAL NOTES

LEGAL DESCRIPTION

THE REAL ESTATE IN ELKHART COUNTY, STATE OF INDIANA, AND MORE PARTICULARLY DESCRIBED AS:
LOT NUMBERED 23 IN COLONIAL FARMS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 25 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-11-07-277-006.000-015

STOFFEL MARK & AMBER STO

204 MT VERNON DR

510, 1 Family Dwell - Platted Lot

1550722-Colonial Farms (0

1/2

General Information

Parcel Number 20-11-07-277-006.000-015
Local Parcel Number 11-07-277-006-015
Tax ID: 1107D
Routing Number

Ownership

STOFFEL MARK & AMBER STOFFEL
204 MT VERNON DRIVE
GOSHEN, IN 46526

Legal

COLONIAL FARMS LOT 23

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/19/2017 to 01/01/1900.

Notes

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2023

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 and Improvement.

Location Information

County Elkhart
Township ELKHART TOWNSHIP
District 015 (Local 015) GOSHEN CORP
School Corp 2315 GOSHEN COMMUNITY
Neighborhood 1550722-015 1550722-Colonial Farms (015)
Section/Plat
Location Address (1) 204 MT VERNON DR GOSHEN, IN 46526

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 90' X 132', CI 90' 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.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Thursday, April 20, 2023

Review Group 2019

Data Source Left Door Hanger Collector 10/18/2019 Rod

Appraiser

Land Computations

Table with columns: Land Computation, Value. Rows include Calculated Acreage (0.34), Actual Frontage (0), Developer Discount, Parcel Acreage (0.34), 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 (0.34), 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 (\$24,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style Tri-Level
Finished Area 1632 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
Patio, Concrete	216	\$1,300

Plumbing

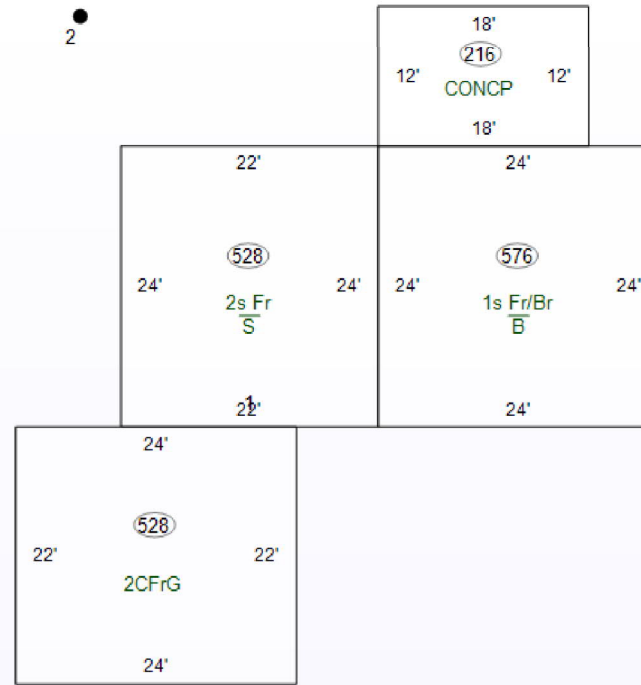
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1104	1104	\$86,500	
2	1Fr	528	528	\$27,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		576	0	\$20,100	
Crawl					
Slab		528	0	\$0	

Total Base \$134,400

Adjustments 1 Row Type Adj. x 1.00 \$134,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1104 2:528	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$145,300

Sub-Total, 1 Units

Exterior Features (+)	\$1,300	\$146,600
Garages (+) 528 sqft	\$16,200	\$162,800
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	
Replacement Cost		\$149,776

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	1972	1972	51	G		0.92		2,208 sqft	\$149,776	35%	\$97,350	0%	100%	1.680	1.0000	\$163,500
2: Utility Shed	0%	1		D	1978	1978	45	P	\$21.97	0.92	\$16.17	10'x12'	\$1,940	80%	\$390	0%	100%	1.680	1.0000	\$700

2017-12409

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
06/19/2017 11:29 AM**

WARRANTY DEED

THIS INDENTURE WITNESSETH, that STACY M. RICHARDSON, a single woman, with a mailing address of 204 Mt. Vernon Drive, Goshen, Indiana 46526 ("Grantor"), CONVEYS and WARRANTS to MARK STOFFEL and AMBER STOFFEL, husband and wife with a mailing address of 1618 S 8th St., Goshen, IN 46526 ("Grantees"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Elkhart County, State of Indiana, and more particularly described as:

Lot Numbered 23 in Colonial Farms Subdivision, as per plat thereof recorded in Plat Book 11, page 25 in the Office of the Recorder of Elkhart County, Indiana.

Parcel Number: 11-07-277-006.000-015

Commonly known as: 204 Mt. Vernon Drive, Goshen, Indiana 46526

This conveyance is subject to any and all easements, agreements and restrictions of record, and taxes which are a lien on the Real Estate but not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this deed this 13th day of June, 2017.

STACY M. RICHARDSON



[Remainder of page left intentionally blank]

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jun 19 2017
PAULINE GRAFF, AUDITOR
03197
5.00

DM

PP

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton

Before me, a Notary Public in and for said County and State, personally appeared Stacy M. Richardson, a single woman, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantor.

WITNESS my hand and Notarial Seal this 13th day of June, 2017.



Holly A Davis, Notary Public
Comm. Expires Feb. 18, 2022
Resides in Hendricks Co., IN
Comm. Number 651155

Holly A Davis
Notary Public

Holly A. Davis
Printed Signature

My Commission Expires: 2/18/22

My County of Residence: Hendricks

This instrument prepared by Scott J. Fandre, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545 on behalf of Title Resource Agency.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scott J. Fandre

RETURN DEED AND SEND
TAX STATEMENTS TO:

Mark Stoffel
Amber Stoffel
204 Mt. Vernon Drive
Goshen, Indiana 46526

DataSource: Elkhart, IN

Criteria: Party Name = STOFFEL MARK

INDEXED THROUGH:
11/13/2023VERIFIED THROUGH:
11/13/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/06/2021	06/29/2021	2021-17547	MORTGAGE	STOFFEL MARK		MORTGAGOR
03/31/2021	03/27/2021	2021-08201	RELEASE ...	STOFFEL MARK		GRANTEE
02/01/2021	01/22/2021	2021-02767	MORTGAGE	STOFFEL MARK		MORTGAGOR
06/19/2017	06/13/2017	2017-12409	WARRANTY...	STOFFEL MARK		GRANTEE
06/19/2017	06/16/2017	2017-12410	MORTGAGE	STOFFEL MARK		MORTGAGOR