



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00286	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JASON KAUFFMAN		
PROPERTY ADDRESS:	19779 BLUFF DR		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA, ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	05/09/2024	EFFECTIVE DATE:	05/08/2024
NAME(S) SEARCHED:	JASON KAUFFMAN		
ADDRESS/PARCEL SEARCHED:	19779 BLUFF DR, GOSHEN, INDIANA, 46526 / 20-11-21-179-005.000-014		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

JASON B. KAUFFMAN AND LISA J. KAUFFMAN, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ROBERT E. BRENNEMAN AND RACHEL S. BRENNEMAN, HUSBAND AND WIFE
DATED DATE:	06/14/2016	GRANTEE:	JASON B. KAUFFMAN AND LISA J. KAUFFMAN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/27/2016
INSTRUMENT NO:	2016-12212		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

THE REAL ESTATE IN ELKHART COUNTY, STATE OF INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
LOT NUMBERED 8 IN MEADOW RIDGE ESTATES, A SUBDIVISION IN ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 14 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-11-21-179-005.000-014

KAUFFMAN JASON B & LISA J

19779 BLUFF

510, 1 Family Dwell - Platted Lot

1452101-Meadow Ridge Es

1/2

General Information

Parcel Number 20-11-21-179-005.000-014
Local Parcel Number 11-21-179-005-014
Tax ID: 1121F

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Elkhart
Township ELKHART TOWNSHIP
District 014 (Local 014) ELKHART TOWNSHIP
School Corp 2315 GOSHEN COMMUNITY
Neighborhood 1452101-014 1452101-Meadow Ridge Estates (0)
Section/Plat
Location Address (1) 19779 BLUFF GOSHEN, IN 46526

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2023

Ownership

KAUFFMAN JASON B & LISA J KAUF
19779 BLUFF DR
GOSHEN, IN 46526-9127

Legal

MEADOW RIDGE EST LOT 8



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/27/2016 to 01/01/1900.

Notes

Res

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-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 200', CI 200' Base Lot: Res 125' X 200', 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.61), Actual Frontage (0), Developer Discount, Parcel Acreage (0.61), 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 (0.61), 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 (\$23,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$23,700).

Data Source Aerial

Collector 06/14/2023 James

Appraiser

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 2  
 Style Tri-Level  
 Finished Area 1890 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
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

**Exterior Features**

Description	Area	Value
Patio, Concrete	168	\$1,000
Balcony	66	\$1,900
Porch, Open Frame	120	\$5,800

**Plumbing**

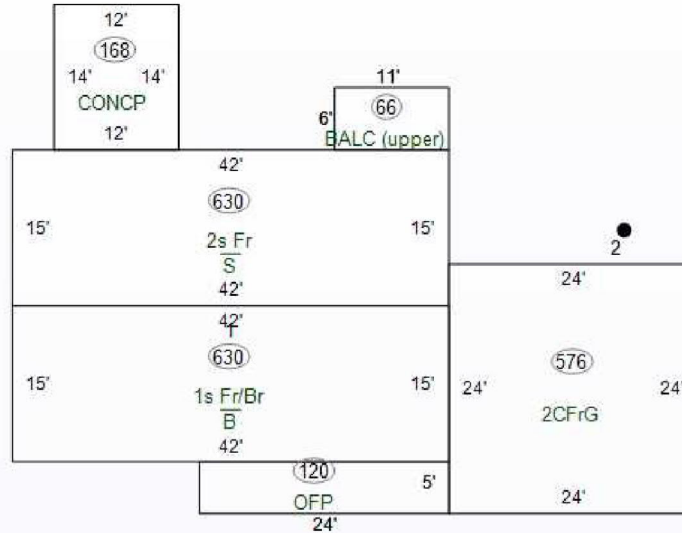
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>11</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>9</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1260	1260	\$95,300	
2	1Fr	630	630	\$31,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		630	0	\$21,000	
Crawl					
Slab		630	0	\$0	

**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 (+)	1:1260 2:630 \$4,300
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit \$156,500**

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,700	\$165,200
Garages (+) 576 sqft	\$18,600	\$183,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$177,551</b>

**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	2	1/6 Maso	C+1	1972	1972	52	A		0.92		2,520 sqft	\$177,551	40%	\$106,530	0%	100%	1.790	1.000	100.00	0.00	0.00	\$190,700
2: Utility Shed	1		D	2003	2003	21	A	\$26.02	0.92	\$19.15	9'x9'	\$1,551	55%	\$700	0%	100%	1.790	1.000	100.00	0.00	0.00	\$1,300

2016-12212

ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
AS PRESENTED  
06/27/2016 1:04 PM

WARRANTY DEED

THIS INDENTURE WITNESSETH, that <sup>1</sup>ROBERT E. BRENNEMAN and RACHEL S. BRENNEMAN, husband and wife, with a mailing address of 19779 Bluff Drive, Goshen, Indiana 46526 ("Grantors"), CONVEY and WARRANT to JASON B. KAUFFMAN and LISA J. KAUFFMAN, husband and wife, with a mailing address of 19779 Bluff Drive 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 follows:

Lot Numbered 8 in Meadow-Ridge Estates, a Subdivision in Elkhart Township, Elkhart County, Indiana as per plat thereof recorded in Plat Book 9, page 14 in the Office of the Recorder of Elkhart County, Indiana.

Parcel Number: 20-11-21-179-005.000-014

Commonly known as: 19779 Bluff 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, Grantors have executed this deed this 14<sup>th</sup> day of June, 2016.

ROBERT E. BRENNEMAN

RACHEL S. BRENNEMAN



[Remainder of page left intentionally blank]

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 27 2016

PAULINE GRAFF, AUDITOR

3212

5.00

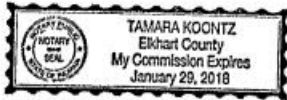
DM

PP

STATE OF INDIANA )  
COUNTY OF Elkhart ) SS:

Before me, a Notary Public in and for said County and State, personally appeared Robert E. Brenneman and Rachel S. Brenneman, husband and wife, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantors.

WITNESS my hand and Notarial Seal this 14<sup>th</sup> day of June, 2016.



Tamara Koontz  
Notary Public

Tamara Koontz  
Printed Signature

My Commission Expires: 1-29-2018

My County of Residence: Elkhart

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

SEND TAX STATEMENTS TO: Jason B. Kauffman and Lisa J. Kauffman  
19779 Bluff Drive  
Goshen, Indiana 46526

RETURN DEED TO: Title REsource Agency  
501 South Centerville Street  
Sturgis, Michigan 49091

KD\_8188494\_1.DOCX

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/13/2022	05/09/2022	2022-10270	MORTGAGE	KAUFFMAN JASON B		MORTGAGOR
03/30/2021	03/24/2021	2021-08059	RELEASE ...	KAUFFMAN JASON B		GRANTEE
03/18/2021	03/12/2021	2021-06969	MORTGAGE	KAUFFMAN JASON B		MORTGAGOR
06/27/2016	06/14/2016	2016-12213	MORTGAGE	KAUFFMAN JASON B		MORTGAGOR
06/27/2016	06/14/2016	2016-12212	WARRANTY...	KAUFFMAN JASON B		GRANTEE
11/25/2015	11/10/2015	2015-24381	RELEASE ...	KAUFFMAN JASON		GRANTEE
11/25/2015	11/10/2015	2015-24381	RELEASE ...	KAUFFMAN JASON M		GRANTEE
10/01/2015	09/25/2015	2015-20355	MORTGAGE	KAUFFMAN JASON M		MORTGAGOR
10/01/2015	09/25/2015	2015-20354	WARRANTY...	KAUFFMAN JASON M		GRANTEE
09/28/2015	09/25/2015	2015-20027	WARRANTY...	KAUFFMAN JASON		GRANTOR
09/23/2011	09/16/2011	2011-17582	RELEASE ...	KAUFFMAN JASON		GRANTEE
09/02/2011	08/24/2011	2011-16232	MORTGAGE	KAUFFMAN JASON		MORTGAGOR
09/02/2011	08/24/2011	2011-16232	MORTGAGE	KAUFFMAN JASON M		MORTGAGOR
04/27/2007	04/18/2007	2007-11220	MORTGAGE	KAUFFMAN JASON		MORTGAGOR
04/27/2007	04/18/2007	2007-11219	WARRANTY...	KAUFFMAN JASON		GRANTEE