



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	29702567	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	HOWARD HOCHSTETLER		
PROPERTY ADDRESS:	64555 COUNTY ROAD 43		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	12/21/2023	EFFECTIVE DATE:	12/20/2023
NAME(S) SEARCHED:	HOWARD HOCHSTETLER		
ADDRESS/PARCEL SEARCHED:	64555 COUNTY ROAD 43, GOSHEN, IN 46528 / 20-12-23-400-010.000-007		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

HOWARD DEAN HOCHSTETLER AND LEETTA N. HOCHSTETLER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	HOWARD HOCHSTETLER, AN ADULT
DATED DATE:	07/26/1988	GRANTEE:	HOWARD DEAN HOCHSTETLER AND LEETTA N. HOCHSTETLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	07/28/1988
INSTRUMENT NO:	88 013855		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE SEVEN (7) EAST, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4), AT A POINT SITUATED ONE THOUSAND SEVEN HUNDRED SIXTEEN AND FIFTY-FIVE HUNDREDTHS (1716.55) FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTHERLY, ON AND ALONG SAID EAST LINE, BEING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD NUMBER FORTY-THREE (43), A DISTANCE OF EIGHT HUNDRED FIFTY-EIGHT AND SIX TENTHS (858.6) FEET; THENCE WESTERLY, BY AN INTERIOR ANGLE OF NINETY (90) DEGREES, FIFTY-ONE (51) MINUTES AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF FIVE HUNDRED SEVEN AND FOUR TENTHS (507.4) FEET; THENCE SOUTHERLY, BY AN INTERIOR ANGLE OF EIGHTY-NINE (89) DEGREES, NINE (9) MINUTES AND PARALLEL TO SAID EAST LINE, A DISTANCE OF EIGHT HUNDRED FIFTY-EIGHT AND SIX TENTHS (858.6) FEET; THENCE EASTERLY, BY AN INTERIOR ANGLE OF NINETY (90) DEGREES, FIFTY-ONE (51) MINUTES AND PARALLEL TO SAID NORTH LINE, A DISTANCE OF FIVE HUNDRED SEVEN AND FOUR TENTHS (507.4) FEET TO THE POINT OF BEGINNING. CONTAINING TEN (10) ACRES OF LAND, MORE OR LESS.

20-12-23-400-010.000-007

General Information

Parcel Number
20-12-23-400-010.000-007

Local Parcel Number
12-23-400-010-007

Tax ID:
1200L

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County
Elkhart

Township
CLINTON TOWNSHIP

District 007 (Local 007)
CLINTON TOWNSHIP

School Corp 2155
FAIRFIELD COMMUNITY

Neighborhood 759999-007
0759999-AG parcels entire TD (007)

Section/Plat

Location Address (1)
64555 COUNTY ROAD 43
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard Level

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023

Review Group 2021

HOCHSTETLER HOWARD DEAN

Ownership

HOCHSTETLER HOWARD DEAN & L
64555 County Road 43
Goshen, IN 465289631

Legal

PT IN NE COR E1/2 SE1/4 SEC 23
10.00A



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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/22/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	04/09/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$42,100	Land	\$42,100	\$38,900	\$37,300	\$37,200	\$39,400
\$26,900	Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
\$15,200	Land Non Res (2)	\$15,200	\$12,000	\$10,400	\$10,300	\$12,500
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$326,200	Improvement	\$326,200	\$295,900	\$254,300	\$244,700	\$232,700
\$277,500	Imp Res (1)	\$277,500	\$248,400	\$223,400	\$213,800	\$188,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$48,700	Imp Non Res (3)	\$48,700	\$47,500	\$30,900	\$30,900	\$44,200
\$368,300	Total	\$368,300	\$334,800	\$291,600	\$281,900	\$272,100
\$304,400	Total Res (1)	\$304,400	\$275,300	\$250,300	\$240,700	\$215,400
\$15,200	Total Non Res (2)	\$15,200	\$12,000	\$10,400	\$10,300	\$12,500
\$48,700	Total Non Res (3)	\$48,700	\$47,500	\$30,900	\$30,900	\$44,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.000	1.00	\$26,900	\$26,900	\$26,900	0%	100%	1.0000	\$26,900
4	A	BLAA	0	6.442	0.89	\$1,900	\$1,691	\$10,893	0%	0%	1.0000	\$10,890
4	A	PKDA	0	2.060	1.11	\$1,900	\$2,109	\$4,345	0%	0%	1.0000	\$4,340
82	A		0	0.498	1.00	\$1,900	\$1,900	\$946	-100%	0%	1.0000	\$00

101, Cash Grain/General Farm

64555 COUNTY ROAD 43

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	HOCHSTETLER HOW		CO	/		\$0	I

0759999-AG parcels entire 1/2

Notes

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.50
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	8.50
Farmland Value	\$15,230
Measured Acreage	8.50
Avg Farmland Value/Acre	1791
Value of Farmland	\$15,230
Classified Total	\$0
Farm / Classified Value	\$15,200
Homesite(s) Value	\$26,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$15,200
CAP 3 Value	\$0
Total Value	\$42,100

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2704 sqft

Make

Floor Finish

☐Earth

☒Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

4

6

Accommodations

Bedrooms

6

Living Rooms

1

Dining Rooms

1

Family Rooms

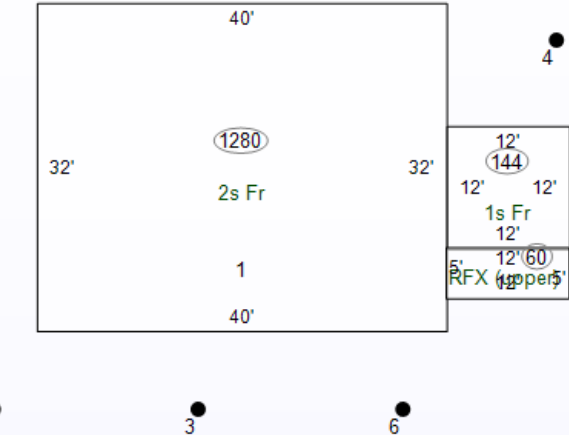
0

Total Rooms

9

Heat Type

No Heat, Gravity



Exterior Features		
Description	Area	Value
Canopy, Roof Extension	60	\$800

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1424	1424	\$98,900
2	1Fr	1280	1280	\$46,700
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1424	0	\$33,200
Crawl				
Slab				
Total Base				\$178,800
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				1:1424 2:1280 (\$14,000)
Plumbing (+ / -)				6 - 5 = 1 x \$800 \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$165,600
Sub-Total, 1 Units				
Exterior Features (+)				\$800 \$166,400
Garages (+) 0 sqft				\$0 \$166,400
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.92
Replacement Cost				\$137,779

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
1: Residential Dwelling	100%	2	Wood Frame	D+2	1988	1995	28	A		0.92		4,128 sqft	\$137,779	28%	\$99,200	0%	100%	2.000	1.0000
2: Canopy (free standing)	0%	1		C	2021	2021	2	A		0.92		6'x11'	\$920	2%	\$900	0%	100%	2.000	1.0000
3: Canopy- Roof Extensio	100%	1		C	1999	1999	24	A		0.92		6'x46'	\$2,392	22%	\$1,870	0%	100%	2.000	1.0000
4: Canopy- Roof Extensio	100%	1		C	2001	2001	22	A		0.92		8'x56'	\$3,220	22%	\$2,510	0%	100%	2.000	1.0000
5: Detached Garage	100%	1	Wood Frame	C	2001	2001	22	A	\$19.29	0.92	\$17.75	44'x56'	\$43,730	22%	\$34,110	0%	100%	2.000	1.0000
6: Patio- Concrete- At gra	100%	1		C	1999	1999	24	A		0.92		6'x46'	\$1,380	22%	\$1,080	0%	100%	2.000	1.0000
7: Type 2 Barn	0%	1		C	1995	1995	28	A	\$33.87	0.92		46' x 46' x 8'	\$63,829	50%	\$31,910	0%	100%	1.000	1.0000
8: Utility Shed	0%	1		D	2000	2000	23	A	\$23.66	0.92	\$17.41	8'x12'	\$1,672	55%	\$750	0%	100%	2.000	1.0000
9: Utility Shed	0%	1		D	2016	2016	7	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	25%	\$1,460	0%	100%	2.000	1.0000
10: Utility Shed 02	0%	1		C	2021	2021	2	A	\$20.44	0.92	\$18.80	11'x20'	\$4,137	10%	\$3,720	0%	100%	2.000	1.0000
11: Wood Deck (free stan	0%	1		C	2021	2021	2	A		0.92		6'x11'	\$1,656	2%	\$1,620	0%	100%	2.000	1.0000

88 013855

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail tax bills to:

Tax Key No.:

WARRANTY DEED

JUL 28 11 45 AM '88

This indenture witnesseth that

Howard Hochstetler, an adult

ELKHART COUNTY RECORDER
PEGGY A. MILLER
FILED FOR RECORD

of Elkhart County in the State of Indiana

Convey and warrant to

Howard Dean Hochstetler and LeEtta N. Hochstetler, husband and wife, both adults, 63557 C.R. 43, Goshen, Indiana 46526

of Elkhart County in the State of Indiana

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

Part of the East Half (E½) of the Southeast Quarter (SE¼) of Section Twenty-three (23), Township Thirty-six (36) North, Range Seven (7) East, Elkhart County, Indiana, more particularly described as follows:

Beginning on the East Line of said Southeast Quarter (SE¼), at a point situated One Thousand Seven Hundred Sixteen and Fifty-five Hundredths (1716.55) feet Northerly of the Southeast Corner of said Southeast Quarter (SE¼); thence Northerly, on and along said East Line, being within the right-of-way of County Road Number Forty-three (43), a distance of Eight Hundred Fifty-eight and Six Tenths (858.6) feet; thence Westerly, by an interior angle of Ninety (90) degrees, Fifty-one (51) minutes and parallel to the North Line of said Southeast Quarter (SE¼), a distance of Five Hundred Seven and Four Tenths (507.4) feet; thence Southerly, by an interior angle of Eighty-nine (89) degrees, Nine (9) minutes and parallel to said East Line, a distance of Eight Hundred Fifty-eight and Six Tenths (858.6) feet; thence Easterly, by an interior angle of Ninety (90) degrees, Fifty-one (51) minutes and parallel to said North Line, a distance of Five Hundred Seven and Four Tenths (507.4) feet to the point of beginning. Containing Ten (10) acres of land, more or less.

Subject to all easements and restrictions of record.
Subject to accrued taxes, and those to accrue.

Grantor Howard Hochstetler avers that he is one and the same person as Howard Dean Hochstetler, and that this deed is being executed to change the form of ownership to the above described real property and for no other purpose.

State of Indiana, LAGRANGE County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 26 day of July 1988 personally appeared:

Howard Hochstetler, an adult

Dated this 26 Day of July 1988

Howard Hochstetler
Howard Hochstetler

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Charles R. Fought AUDITOR
3798



And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 2-14-89 19

Shawn R. Fought
Notary Public

Resident of LaGrange County

This instrument prepared by Fredrick J. Hartz Attorney at Law

ELKHART COUNTY INDIANA 88-013855 PAGE 001

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013855

88 005745

WARRANTY DEED

This indenture witnesseth that

Freeman E. Yutzy

of Elkhart

County in the State of

Indiana

Conveys and warrants to

Howard Hochstetler

APR 8 3 18 PM '88
ELKHART COUNTY RECORDER
REC'D & FILED
FILED FOR RECORD

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

Part of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Thirty-six (36) North, Range Seven (7) East, Elkhart County, Indiana, more particularly described as follows:

Beginning on the East Line of said Southeast Quarter (SE 1/4), at a point situated One Thousand Seven Hundred Sixteen and Fifty-five Hundredths (1716.55) feet Northerly of the Southeast Corner of said Southeast Quarter (SE 1/4); thence Northerly, on and along said East Line, being within the right-of-way of County Road Number Forty-three (43), a distance of Eight Hundred Fifty-eight and Six Tenths (858.6) feet; thence Westerly, by an interior angle of Ninety (90) degrees, Fifty-one (51) minutes and parallel to the North Line of said Southeast Quarter (SE 1/4), a distance of Five Hundred Seven and Four Tenths (507.4) feet; thence Southerly, by an interior angle of Eighty-nine (89) degrees, Nine (9) minutes and parallel to said East Line, a distance of Eight Hundred Fifty-eight and Six Tenths (858.6) feet; thence Easterly, by an interior angle of Ninety (90) degrees, Fifty-one (51) minutes and parallel to said North Line, a distance of Five Hundred Seven and Four Tenths (507.4) feet to the point of beginning. Containing Ten (10.00) acres of land, more or less.

Subject to all easements and restrictions of record.

LAGRANGE
State of Indiana, ~~ELKHART~~ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 6 day of April 19 88 personally appeared:
Freeman E. Yutzy

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires August 25 19 88

Robert K. Mishler
Robert K. Mishler
LaGrange (type name of Notary Public)
Residing in Elkhart County, Ind.

State of County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of April 19 88 personally appeared:

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 19

(Type name of Notary Public)
Residing in County

Prepared by SIMPSON & McLAUGHLIN, 112 South Fifth Street, Goshen, Ind. - By

Dated this 6 Day of April 19 88

Freeman E. Yutzy
Freeman E. Yutzy Seal

Seal

Seal

DULY ENTERED FOR TAXATION

Charles E. Miller
1450
AUDITOR Seal

Seal

Aldo J. Simpson

Shipshewana State Bank
→ P.O. Box 399

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0
5
7
4
5

Criteria: Party Name = HOCHSTETLER HOWARD

INDEXED THROUGH:
12/20/2023VERIFIED THROUGH:
12/20/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/22/2022	06/22/2022	2022-13386	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
05/26/2022	05/21/2022	2022-11222	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
07/13/2017	07/11/2017	2017-14452	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
07/10/2017	07/05/2017	2017-14058	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
02/01/2017	01/27/2017	2017-02370	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
01/12/2010	01/06/2010	2010-00549	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
01/12/2010	01/06/2010	2010-00548	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
01/08/2010	12/30/2009	2010-00289	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
06/19/2008	06/10/2008	2008-15164	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
06/19/2008	06/10/2008	2008-15163	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
04/25/2008	04/21/2008	2008-10151	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
04/25/2008	04/21/2008	2008-10150	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
04/25/2008	04/16/2008	2008-10149	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
04/25/2008	04/16/2008	2008-10148	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
05/11/2007	04/30/2007	2007-12750	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR

Results found: 32

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Criteria: Party Name = HOCHSTETLER HOWARD

INDEXED THROUGH:

12/20/2023

VERIFIED THROUGH:

12/20/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/08/2006	10/18/2006	2006-32923	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
10/16/2006	10/02/2006	2006-30473	MORTGAGE	HOCHSTETLER HOWARD D...		GRANTOR
03/16/2001	01/26/2001	2001-06786	EASEMENT	HOCHSTETLER HOWARD D...		GRANTOR
02/01/2001	01/26/2001	2001-02627	EASEMENT	HOCHSTETLER HOWARD D...		GRANTOR
12/07/1999	12/02/1999	99-40319	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
09/20/1999	09/08/1999	99-30836	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
09/09/1999	08/31/1999	99-29587	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
08/11/1993	08/09/1993	93-20596	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
08/11/1993	08/03/1993	93-20580	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
05/14/1992	05/09/1992	92-11582	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
05/13/1992	05/11/1992	92-11484	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
10/20/1989	10/20/1989	89-20243	RELEASE ...	HOCHSTETLER HOWARD D...		GRANTEE
10/04/1989	10/04/1989	89-19023	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
07/28/1988	07/28/1988	88-13856	MORTGAGE	HOCHSTETLER HOWARD D...		MORTGAGOR
07/28/1988	07/28/1988	88-13855	WARRANTY...	HOCHSTETLER HOWARD		GRANTOR

Results found: 32

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Criteria: Party Name = HOCHSTETLER HOWARD

INDEXED THROUGH:
12/20/2023VERIFIED THROUGH:
12/20/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/28/1988	07/28/1988	88-13855	WARRANTY...	HOCHSTETLER HOWARD D...		GRANTEE
04/08/1988	04/08/1988	88-05745	WARRANTY...	HOCHSTETLER HOWARD		GRANTEE

Results found: 32

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