



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	37126469	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	MICHELE CARLOS		
PROPERTY ADDRESS:	67600 PATRICIA DR, MILLERSBURG, INDIANA, 46543		
CITY, STATE AND COUNTY:	MILLERSBURG, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	01/10/2024	EFFECTIVE DATE:	01/09/2024
NAME(S) SEARCHED:	MICHELE CARLOS		
ADDRESS/PARCEL SEARCHED:	67600 PATRICIA DR, MILLERSBURG, INDIANA, 46543/ 20-16-02-302-027.000-003		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KEVIN CARLOS AND MICHELE CARLOS, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DONALD E. JOHNSON AND BARBARA J. JOHNSON, HUSBAND AND WIFE
DATED DATE:	12/22/2011	GRANTEE:	KEVIN CARLOS AND MICHELE CARLOS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	12/29/2011
INSTRUMENT NO:	2011025116		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MILLERSBURG
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBERED TWENTY-ONE (21), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SANDBROOKE SECTION 3, SAID PLAT BEING RECORDED IN PLAT BOOK, 28, PAGE 25, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-16-02-302-027.000-003

General Information

Parcel Number
20-16-02-302-027.000-003

Local Parcel Number
16-02-302-027-003

Tax ID:
1602E

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
BENTON TOWNSHIP

District 003 (Local 003)
BENTON TOWNSHIP

School Corp 2155
FAIRFIELD COMMUNITY

Neighborhood 350203-003
0350203-Sandbrooke (003)

Section/Plat

Location Address (1)
67600 PATRICIA DRIVE
MILLERSBURG, IN 46543

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard Level

Public Utilities
ERA All

Streets or Roads
TIF Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023

Review Group 2020

CARLOS KEVIN & MICHELE CA

Ownership

CARLOS KEVIN & MICHELE CARLOS
67600 Patricia Dr
Millersburg, IN 465439474

Legal

SANDBROOKE SEC 3 LOT 21

67600 PATRICIA DRIVE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/29/2011	CARLOS KEVIN & MI	004886	WD	/	\$177,000	V
10/18/2004	HALL TROY R		CO	/	\$17,500	I
01/01/1900	JOHNSON DONALD E		CO	/	\$170,900	I
01/01/1900	HALL TROY R & DEB		CO	/	\$170,900	I



Res

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"/>
\$16,500	Land	\$16,500	\$16,500	\$16,500	\$17,600	\$17,600
\$16,500	Land Res (1)	\$16,500	\$16,500	\$16,500	\$17,600	\$17,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$288,700	Improvement	\$288,700	\$268,500	\$226,000	\$218,500	\$209,000
\$288,700	Imp Res (1)	\$288,700	\$268,500	\$226,000	\$218,500	\$209,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$305,200	Total	\$305,200	\$285,000	\$242,500	\$236,100	\$226,600
\$305,200	Total Res (1)	\$305,200	\$285,000	\$242,500	\$236,100	\$226,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 110' X 175', CI 110' X 175')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	105x165	0.98	\$160	\$157	\$16,485	0%	100%	1.0000	\$16,490

0350203-Sandbrooke (003)/

1/2

Notes

Land Computations

Calculated Acreage	0.40
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.40
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	0.40
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	\$16,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,500

Data Source External Only

Collector 01/23/2020 Kayla

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	3038 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

☒ Plaster/Drywall ☐ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☒ Asphalt
☐ Wood Shingle ☐ Other

Exterior Fea

Description	Area	Value
Wood Deck	436	\$6,000
Canopy, Roof Extension	30	\$600
Stoop, Masonry	30	\$1,500

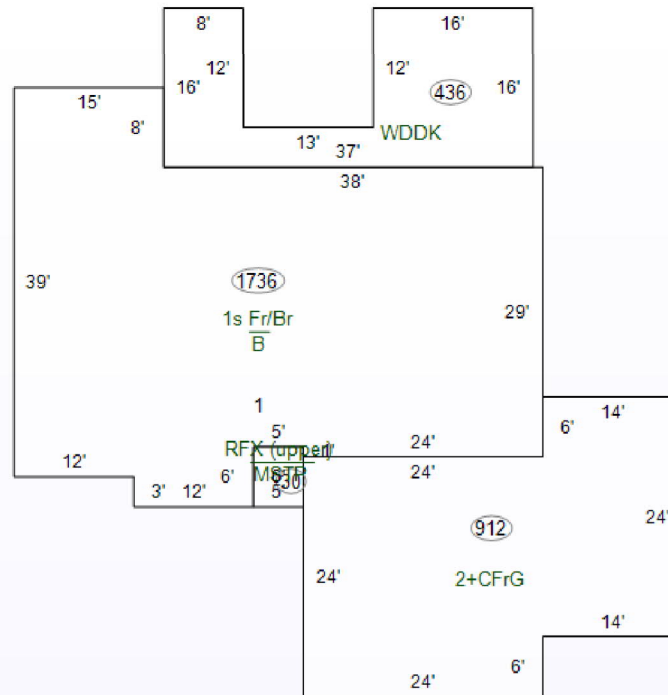
Plumbing

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1736	1736	\$114,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1736	1302	\$73,500	
Crawl					
Slab					

	Total Base	\$187,900
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Adjustments	1 Row Type Adj. x 1.00	\$187,900
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	\$0
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Loft (+)	\$0
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Fireplace (+)	\$0
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No Heating (-)	\$0
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A/C (+)	1:1736	\$4,000
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No Elec (-)	\$0
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Plumbing (+ / -)	$12 - 5 = 7 \times \$800$	\$5,600
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$197,500
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Sub-Total, 1 Units

Exterior Features (+)	\$8,100	\$205,600
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Garages (+) 912 sqft	\$25,000	\$230,600
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Quality and Design Factor (Grade)	1.05
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Location Multiplier	0.92
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Replacement Cost	\$222,760
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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%	1	1/6 Masonry	C+1	2003	2003	20	A		0.92		3,472 sqft	\$222,760	20%	\$178,210	0%	100%	1.620	1.0000	\$288,700

2011 025116

ELKHART COUNTY
JERRY L. WEAVER
FILED FOR RECORD
AS PRESENTED

2011 DEC 29 P 3:33

File Number: 01077-4019

WARRANTY DEED
STEWART TITLE / CLOSING

THIS INDENTURE WITNESSETH, That Donald E. Johnson and Barbara J. Johnson, husband and wife, (Grantor) of Elkhart County, in the State of Indiana, CONVEY AND WARRANT(S) to Kevin Carlos and Michele Carlos, husband and wife, (Grantee) of Elkhart County, in the State of Indiana for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, State of Indiana:

Lot Numbered Twenty-one (21), as the said Lot is known and designated on the recorded Plat of Sandbrooke Section 3; said Plat being recorded in Plat Book 28, page 25, in the Office of the Recorder of Elkhart County, Indiana.

①
1666.
Key #20-16-02-302-027.000-003

Subject to Restrictions as recorded in Instrument Record 2003-10316 and 2006-35127.

Subject to real estate taxes payable in 2011 and all subsequent taxes and assessments thereon, all of which Grantee herein assumes and agrees to pay.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 67600 Patricia Drive, Millersburg, IN 46543.

IN WITNESS WHEREOF, Grantor has executed this deed this 22nd day of December, 2011.

[Signature]
Donald E. Johnson

[Signature]
Barbara J. Johnson

State of Indiana

ss: ACKNOWLEDGEMENT

County of Elkhart

Before me, a Notary Public in and for the said County and State, personally appeared Donald E. Johnson and Barbara J. Johnson, husband and wife, who acknowledged the execution of the foregoing Instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 22nd day of December, 2011

[Signature]
Kurt P. Simpson
Notary Public
Residing in Hamilton County, Indiana.



KURT P. SIMPSON, Notary Public,
Hamilton County, State of Indiana
My Commission Expires January 24, 2015

My commission expires: January 24, 2015

This instrument prepared by: Wendy S. Gibbons, Attorney at Law 16726-53

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

Information from Stewart Title Company

Send Tax bills to: 67600 PATRICIA DRIVE MILLERSBURG IN 46543

Grantee's street or rural route address is: 67600 PATRICIA DR. MILLERSBURG IN 46543

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
12/29 20 11
Pauline E. Huff AUDITOR
00488680
TRANSFER FEE ✓
PARCEL NO. ✓

Criteria: Party Name = CARLOS MICHELE

INDEXED THROUGH:

01/09/2024

VERIFIED THROUGH:

01/09/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/11/2020	12/10/2020	2020-29633	RELEASE ...	CARLOS MICHELE		GRANTEE
11/23/2020	11/18/2020	2020-28014	MORTGAGE	CARLOS MICHELE		MORTGAGOR
12/29/2011	12/22/2011	2011-25117	MORTGAGE	CARLOS MICHELE		MORTGAGOR
12/29/2011	12/22/2011	2011-25116	WARRANTY...	CARLOS MICHELE		GRANTEE