



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	40820768	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	DAVID HEISEY		
PROPERTY ADDRESS:	24401 COUNTY ROAD 38, GOSHEN, INDIANA, 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	01/30/2024	EFFECTIVE DATE:	01/29/2024
NAME(S) SEARCHED:	DAVID HEISEY		
ADDRESS/PARCEL SEARCHED:	24401 COUNTY ROAD 38, GOSHEN, INDIANA, 46526/20-10-22-400-002.000-016		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DAVID M. HEISEY AND ANNA M. HEISEY, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	CHARLES A. CRIST AND AMY D. CRIST
DATED DATE:	05/26/2021	GRANTEE:	DAVID M. HEISEY AND ANNA M. HEISEY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/27/2021
INSTRUMENT NO:	2021-13989		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN ELKART COUNTY, INDIANA, TO-WIT: PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 5 EAST, IN HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ASSUMING THE SOUTH LINE OF THE AFORESAID SOUTHEAST QUARTER RUNS EAST AND WEST AND BEGINNING AT A P.K. NAIL THAT IS EAST, 460 FEET FROM THE IRON PIPE AT THE SOUTHWEST CORNER OF THE AFORESAID QUARTER; RUNNING THENCE NORTH 0 DEGREES 7 MINUTES EAST, 305.53 FEET TO AN IRON PIPE; EAST, 183.91 FEET TO AN IRON PIPE; SOUTH, 0 DEGREES 7 MINUTES WEST, 305.53 FEET TO A P.K. NAIL; WEST, 183.91 FEET TO THE POINT OF BEGINNING.

20-10-22-400-002.000-016

General Information

Parcel Number
20-10-22-400-002.000-016

Local Parcel Number
10-22-400-002-016

Tax ID:
1000K

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County
Elkhart

Township
HARRISON TOWNSHIP

District 016 (Local 016)
HARRISON TOWNSHIP

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 1650000-016
1650000-Residential Acreage defau

Section/Plat

Location Address (1)
24401 COUNTY RD 38
GOSHEN, IN 46526

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 2022

HEISEY DAVID M & ANNA M HEI

Ownership

HEISEY DAVID M & ANNA M HEISEY
24401 COUNTY RD 38
GOSHEN, IN 46526

Legal

305.53X183.91-460FT E FROM SW COR OF SE1/4
SEC 22 1.29A



24401 COUNTY RD 38

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/27/2021	HEISEY DAVID M & A	02924	WD	/	\$198,000	V
05/23/2016	CRIST CHARLES A &	2460	QC	/	\$0	I
01/01/1900	CRIST CHARLES A	2460	QC	/	\$0	I

511, 1 Family Dwell - Unplatted (0 to 9.9

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"/>
\$31,000	Land	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000
\$26,900	Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$4,100	Land Non Res (3)	\$4,100	\$4,100	\$4,100	\$4,100	\$4,100
\$155,300	Improvement	\$155,300	\$143,400	\$121,900	\$114,500	\$107,300
\$109,800	Imp Res (1)	\$109,800	\$98,600	\$85,700	\$80,100	\$75,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$45,500	Imp Non Res (3)	\$45,500	\$44,800	\$36,200	\$34,400	\$32,200
\$186,300	Total	\$186,300	\$174,400	\$152,900	\$145,500	\$138,300
\$136,700	Total Res (1)	\$136,700	\$125,500	\$112,600	\$107,000	\$102,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$49,600	Total Non Res (3)	\$49,600	\$48,900	\$40,300	\$38,500	\$36,300

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	1.000000	1.00	\$26,900	\$26,900	\$26,900	0%	100%	1.0000	\$26,900
91	A		0	0.290000	1.00	\$14,000	\$14,000	\$4,060	0%	0%	1.0000	\$4,060

1650000-Residential Acrea

1/2

Notes

Land Computations

Calculated Acreage	1.29
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.29
Total Acres Farmland	0.00
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	\$26,900
91/92 Value	\$4,100
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$0
CAP 3 Value	\$4,100
Total Value	\$31,000

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1822 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

☐Slate

☐Tile

☐Wood Shingle

☐Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

5

Living Rooms

1

Dining Rooms

1

Family Rooms

0

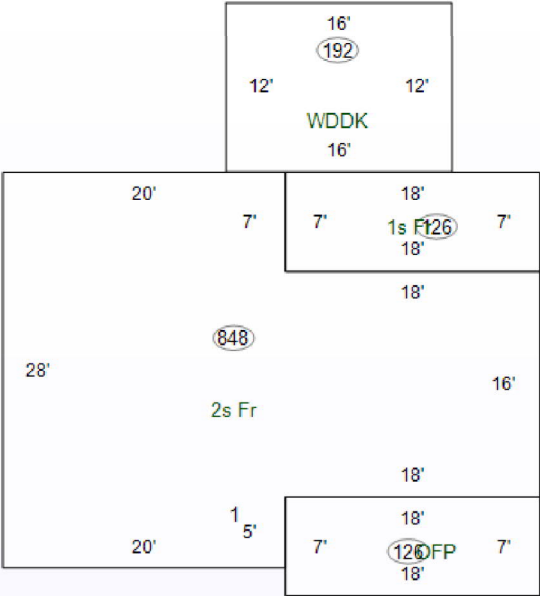
Total Rooms

9

Heat Type

Central Warm Air

Exterior Features		
Description	Area	Value
Porch, Open Frame	126	\$5,800
Wood Deck	192	\$3,500



Specialty Plumbing		
Description	Count	Value
	2	
	3	
	4	

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	974	974	\$79,000	
2	1Fr	848	848	\$36,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		848	0	\$24,300	
Crawl		126	0	\$2,700	
Slab					
				Total Base	\$142,200
Adjustments				1 Row Type Adj. x 1.00	\$142,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$142,200
				Sub-Total, 1 Units	
Exterior Features (+)				\$9,300	\$151,500
Garages (+) 0 sqft				\$0	\$151,500
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.92
				Replacement Cost	\$125,442

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	Wood Frame	D+2	1880	1880	143	A		0.92		2,670 sqft	\$125,442	50%	\$62,720	0%	100%	1.750	1.0000	\$109,800
2: Type 3 Barn	0%	1	T3AW	C	2012	2012	11	A	\$18.00	0.92		29' x 54' x 14'	\$25,931	25%	\$19,450	0%	100%	1.750	1.0000	\$34,000
3: Utility Shed	0%	1		C	2014	2014	9	A	\$19.35	0.92	\$17.80	16'x16'	\$4,557	30%	\$3,190	0%	100%	1.750	1.0000	\$5,600
4: Utility Shed	0%	1		D	2012	2012	11	A	\$17.72	0.92	\$13.04	20'x20'	\$5,217	35%	\$3,390	0%	100%	1.750	1.0000	\$5,900

2021-13989

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
05/27/2021 02:29 PM
AS PRESENTED**

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Charles A. Crist and Amy D. Crist ("Grantor"), conveys and warrants to David M. Heisey and Anna M. Heisey, husband and wife ("Grantee"), for and in consideration of ONE HUNDRED NINETY EIGHT THOUSAND AND 00/100 (\$198,000.00) and other valuable consideration described, the following described real estate located in Elkhart County, Indiana, to-wit:

Part of the Southeast Quarter of Section 22, Township 36 North, Range 5 East, in Harrison Township, Elkhart County, Indiana, more particularly described as follows:

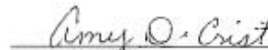
Assuming the South line of the aforesaid Southeast Quarter runs East and West and beginning at a P.K. Nail that is East, 460 feet from the iron pipe at the Southwest Corner of the aforesaid Quarter; running thence North 0 degrees 7 minutes East, 305.53 feet to an iron pipe; East, 183.91 feet to an iron pipe; South, 0 degrees 7 minutes West, 305.53 feet to a P.K. Nail; West, 183.91 feet to the point of beginning.

Commonly known as 24401 County Road 38, Goshen, IN 46526
Parcel No. 20-10-22-400-002.000-016

Subject to all easements and restrictions of record, and subject to all real estate taxes and assessments currently due, delinquent or which are to become a lien.

IN WITNESS WHEREOF, Charles A. Crist and Amy D. Crist, has hereunto set their hand this 26th day of May, 2021.


Charles A. Crist


Amy D. Crist

DM

MC

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 27 2021

PATRICIA A. PICKENS, AUDITOR

02924

10.00

STATE OF INDIANA)
COUNTY OF Elkhart) SS:
)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles A. Crist and Amy D. Crist, Grantor in the above conveyance, and acknowledged the execution of the same to be his voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 26th day of May, 2021.

My Commission expires: 10/12/23



Notary Public

My County of Residence is: St Joseph

Thomas J. Clemons

Printed Name

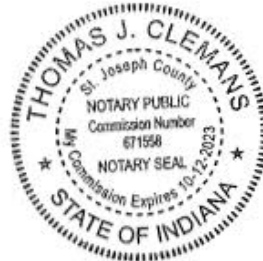
Return Recorded Deed to: Voyager Title, LLC, 41 East Washington Street, Suite 400, Indianapolis, IN 46204.

Send tax statements to: 24401 County Road 38, Goshen, IN 46526

Grantee's Mailing Address: 24401 County Road 38, Goshen, IN 46526

This instrument prepared by Craig D. Doyle, Attorney at Law, DOYLE & FOUTTY, P.C., 41 East Washington Street, Suite 400, Indianapolis, IN 46204-2456.

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. DELANDRIA N POWELL.



Criteria: Party Name = HEISEY DAVID

INDEXED THROUGH:
01/29/2024VERIFIED THROUGH:
01/29/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/14/2022	02/08/2022	2022-03251	MORTGAGE	HEISEY DAVID M		MORTGAGOR
05/27/2021	05/26/2021	2021-13990	MORTGAGE	HEISEY DAVID M		MORTGAGOR
05/27/2021	05/26/2021	2021-13989	WARRANTY...	HEISEY DAVID M		GRANTEE