



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	41797669	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	DOTTIE BERNTH		
PROPERTY ADDRESS:	57170 APPALOOSA CT, GOSHEN, INDIANA, 46528		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	02/02/2024	EFFECTIVE DATE:	02/01/2024
NAME(S) SEARCHED:	PHILLIP JOHN BERNTH		
ADDRESS/PARCEL SEARCHED:	57170 APPALOOSA CT, GOSHEN, INDIANA, 46528/20-07-18-127-010.000-019		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

PHILLIP JOHN BERNTH
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DAVID REED
DATED DATE:	09/01/2017	GRANTEE:	PHILLIP JOHN BERNTH
BOOK/PAGE:	N/A	RECORDED DATE:	09/18/2017
INSTRUMENT NO:	2017-20006		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ELKHART COUNTY IN THE STATE OF INDIANA, TO WIT:

LOT NUMBER SIXTY-FIVE (65) AS SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF JEFFERSON TRAILS WEST FIFTH, SAID PLAT BEING RECORDED IN PLAT BOOK 18, PAGE 70 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-07-18-127-010.000-019

General Information

Parcel Number
20-07-18-127-010.000-019

Local Parcel Number
07-18-127-010-019

Tax ID:
0718B

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
JEFFERSON TOWNSHIP

District 019 (Local 019)
JEFFERSON TOWNSHIP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 1951801-019
1951801-Jefferson Trails West (019)

Section/Plat

Location Address (1)
57170 APPALOOSA CT
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023
Review Group 2019

BERNTH PHILLIP JOHN

Ownership

BERNTH PHILLIP JOHN
57170 APPALOOSA CT
GOSHEN, IN 46526

Legal

JEFFERSON TRAILS WEST SEC FIVE LOT 65

57170 APPALOOSA CT

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/18/2017	BERNTH PHILLIP JO	05240	WD	/	\$150,000	V
10/31/2011	REED DAVID	003912	WD	/	\$110,000	V
01/01/1900	WITTMER GARY R &	003912	WD	/	\$110,000	V



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	\$16,500	\$16,500
\$16,500	Land Res (1)	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$193,900	Improvement	\$193,900	\$174,400	\$152,000	\$137,000	\$134,000
\$193,900	Imp Res (1)	\$193,900	\$174,400	\$152,000	\$137,000	\$133,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$700
\$210,400	Total	\$210,400	\$190,900	\$168,500	\$153,500	\$150,500
\$210,400	Total Res (1)	\$210,400	\$190,900	\$168,500	\$153,500	\$149,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$700

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	118x204	1.00	\$140	\$140	\$16,520	0%	100%	1.0000	\$16,520

1951801-Jefferson Trails W 1/2

Notes

Land Computations

Calculated Acreage	0.55
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.55
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	0.55
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 02/07/2019 Rod

Appraiser

20-07-18-127-010.000-019

BERNTH PHILLIP JOHN

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1008 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

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	96	\$4,900
Patio, Concrete	384	\$2,000

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	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

57170 APPALOOSA CT

510, 1 Family Dwell - Platted Lot

1951801-Jefferson Trails W 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$80,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1080	0	\$27,800	
Crawl					
Slab					

Total Base \$108,300

Adjustments 1 Row Type Adj. x 1.00 \$108,300

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) 3:850 \$11,000

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:1008 \$2,900

No Elec (-) \$0

Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$124,600

Sub-Total, 1 Units

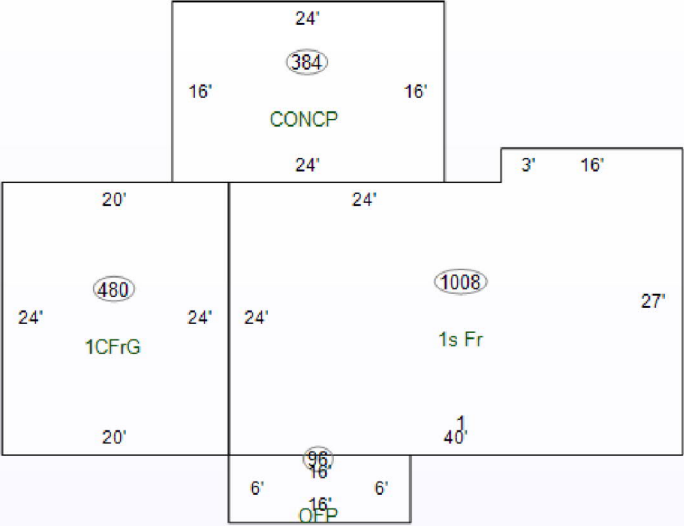
Exterior Features (+) \$6,900 \$131,500

Garages (+) 480 sqft \$15,200 \$146,700

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.92

Replacement Cost \$134,964



Specialty Plumbing

Description	Count	Value
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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	Wood Frame	C	1989	1989	34	G		0.92		2,088 sqft	\$134,964	24%	\$102,570	0%	100%	1.890	1.0000	\$193,900

2017-20006

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
09/18/2017 1:52 PM**

**Fidelity National
Title Company LLC**

WARRANTY DEED

File No.: 691700646

THIS INDENTURE WITNESSETH, that David Reed (Grantor) CONVEY(S) AND WARRANT(S) ⁶²Phillip John Bernth (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Elkhart County in the State of Indiana, to wit:

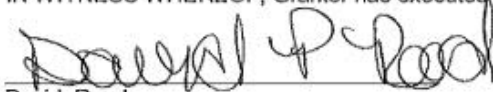
For APN/Parcel ID(s): 20-07-18-127-010.000-019

LOT NUMBER SIXTY-FIVE (65) AS SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF JEFFERSON TRAILS WEST FIFTH, SAID PLAT BEING RECORDED IN PLAT BOOK 18, PAGE 70 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

Property: 57170 Appaloosa Ct., Goshen, IN 46528

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 1 day of September, 2017.
David Reed**DISCLOSURE FEE PAID**

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 18 2017

PAULINE GRAFF, AUDITOR

05240

5.00

DM

PP

State of Indiana
County of Elkhart

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared David Reed 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 1 day of September, 2017

Signature: Susan M. Bowen

Printed: _____

Resident of: _____ County

State of: _____

My Commission expires: _____



Prepared By: Edward W. Hardig, Jr., Attorney at Law
401 W. High Street, Elkhart, IN 46516
IN19199-71/MIP60319 klb

Grantee's Address and Tax Billing Address: Philip J. Bernth
57170 Appaloosa Ct.
Goshen, IN 46528

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: Christine Wisniewski

Return To: Fidelity National Title Company, LLC
401 W. High Street, Elkhart, IN 46516

Criteria: Party Name = BERNTH

INDEXED THROUGH:

02/01/2024

VERIFIED THROUGH:

02/01/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/19/2023	07/13/2023	2023-11719	MORTGAGE	BERNTH ALEXANDER		MORTGAGOR
07/19/2023	07/13/2023	2023-11718	WARRANTY...	BERNTH ALEX		GRANTEE
10/26/2021	10/15/2021	2021-28901	MORTGAGE	BERNTH ALEXANDER J		MORTGAGOR
10/26/2021	10/15/2021	2021-28900	WARRANTY...	BERNTH ALEXANDER J		GRANTEE
12/01/2020	09/04/2020	2020-28618	MORTGAGE	BERNTH PHILLIP JOHN		MORTGAGOR
09/24/2020	09/23/2020	2020-22056	RELEASE ...	BERNTH PHILLIP JOHN		GRANTEE
11/12/2019	09/20/2019	2019-23719	WARRANTY...	BERNTH DANIEL E		GRANTOR
11/12/2019	11/09/2019	2019-23577	WARRANTY...	BERNTH APRIL		GRANTEE
11/12/2019	11/09/2019	2019-23577	WARRANTY...	BERNTH DANIEL E		GRANTEE
11/12/2019	11/09/2019	2019-23577	WARRANTY...	BERNTH DANIEL E		GRANTOR
09/28/2017	09/28/2017	2017-20957	RELEASE ...	BERNTH PHILLIP J		GRANTEE
09/28/2017	09/28/2017	2017-20957	RELEASE ...	BERNTH WENDY K		GRANTEE
09/18/2017	09/01/2017	2017-20007	MORTGAGE	BERNTH PHILLIP JOHN		MORTGAGOR
09/18/2017	09/01/2017	2017-20006	WARRANTY...	BERNTH PHILLIP JOHN		GRANTEE
09/18/2017	09/01/2017	2017-19987	WARRANTY...	BERNTH PHILLIP J		GRANTOR