



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	51869	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	CODY HERR AND TERRA CODY		
PROPERTY ADDRESS:	19087 DREW LANE, NEW PARIS, INDIANA, 46553		
CITY, STATE AND COUNTY:	NEW PARIS, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	02/05/2024	EFFECTIVE DATE:	02/02/2024
NAME(S) SEARCHED:	CODY HERR		
ADDRESS/PARCEL SEARCHED:	19087 DREW LANE, NEW PARIS, INDIANA, 46553/ 20-15-16-227-015.000-018		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CODY L. HERR AND TERRA R. HERR, HUSBAND AND WIFE.	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	GREGORY B. STAINES AND N. DOREEN STAINES, TENANTS IN COMMON
DATED DATE:	04/07/2016	GRANTEE:	CODY L. HERR AND TERRA R. HERR, HUSBAND AND WIFE.
BOOK/PAGE:	N/A	RECORDED DATE:	04/08/2016
INSTRUMENT NO:	2016-06284		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NEW PARIS
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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

LOT NUMBERED THREE (3) IN THE PLAT OF SOUTHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 37, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-15-16-227-015.000-018

General Information

Parcel Number
20-15-16-227-015.000-018

Local Parcel Number
15-16-227-015-018

Tax ID:
1516D

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
JACKSON TOWNSHIP

District 018 (Local 018)
JACKSON TOWNSHIP

School Corp 2155
FAIRFIELD COMMUNITY

Neighborhood 1850911-018
1850911-Southland (018)

Section/Plat

Location Address (1)
19087 DREW LANE
NEW PARIS, IN 46553

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 Friday, April 21, 2023

Review Group 2019

HERR CODY L & TERRA R HERR

Ownership

HERR CODY L & TERRA R HERR H&
19087 DREW LN
NEW PARIS, IN 46553-9179

Legal

SOUTHLAND LOT 3

19087 DREW LANE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/08/2016	HERR CODY L & TER	1568	WD	/	\$178,000	V
01/01/1900	B&B BUILDERS INC		CO	/	\$26,900	I
01/01/1900	STAINES GREGORY		CO	/	\$157,900	I
01/01/1900	B&B BUILDERS INC		CO	/	\$157,900	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"/>
\$22,300	Land	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300
\$22,300	Land Res (1)	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$237,100	Improvement	\$237,100	\$217,600	\$197,000	\$194,100	\$183,800
\$234,600	Imp Res (1)	\$234,600	\$215,200	\$194,900	\$192,000	\$183,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,500	Imp Non Res (3)	\$2,500	\$2,400	\$2,100	\$2,100	\$0
\$259,400	Total	\$259,400	\$239,900	\$219,300	\$216,400	\$206,100
\$256,900	Total Res (1)	\$256,900	\$237,500	\$217,200	\$214,300	\$206,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,500	Total Non Res (3)	\$2,500	\$2,400	\$2,100	\$2,100	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 115' X 150', CI 115' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	108x141	0.98	\$210	\$206	\$22,248	0%	100%	1.0000	\$22,250

1850911-Southland (018)/1

1/2

Notes

Land Computations

Calculated Acreage	0.35
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.35
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	0.35
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	\$22,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,300

Data Source Left Door Hanger Collector 04/04/2019 Rod

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2101 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
Patio, Concrete	144	\$900
Canopy, Roof Extension	30	\$600
Stoop, Masonry	30	\$1,500

Plumbing

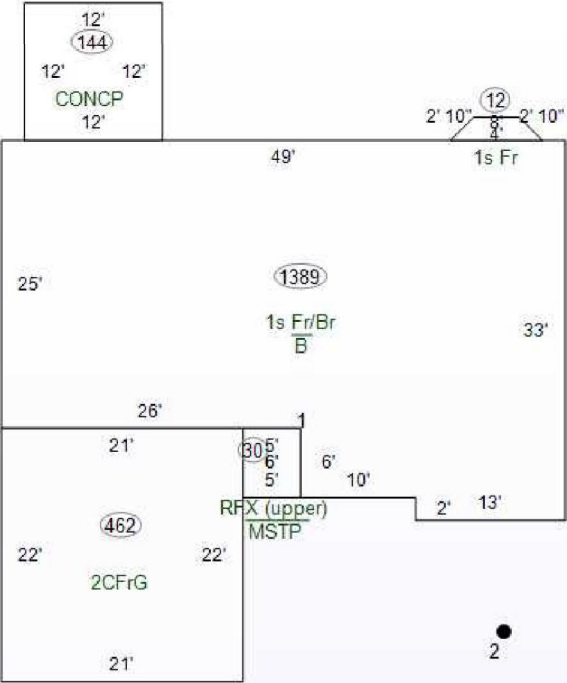
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1401	1401	\$101,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1389	700	\$55,200	
Crawl					
Slab					

Total Base	\$156,500
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Adjustments	1 Row Type Adj. x 1.00	\$156,500
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1401	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$162,400
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Sub-Total, 1 Units	
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Exterior Features (+)	\$3,000	\$165,400
Garages (+) 462 sqft	\$14,300	\$179,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	
Replacement Cost	\$165,324	

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	Improv Value
1: Residential Dwelling	100%	1	2/6 Masonry	C	2005	2005	18	A		0.92		2,790 sqft	\$165,324	17%	\$137,220	0%	100%	1.710	1.0000	\$234,600
2: Utility Shed	0%	1		D	2016	2016	7	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	25%	\$1,460	0%	100%	1.710	1.0000	\$2,500

2016-06284

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
04/08/2016 3:24 PM**

Tax ID Number(s):
State ID Number Only 20-15-16-227-015.000-018

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT****Gregory B. Staines and N. Doreen Staines, Tenants in Common****CONVEY(S) AND WARRANT(S) TO**

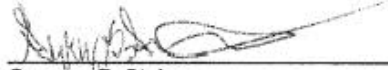
Cody L. Herr and Terra R. Herr, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 7th day of April, 2016.



Gregory B. Staines



N. Doreen Staines

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 08 2016

PAULINE GRAFF, AUDITOR

1568

5.00

MTC File No.: 16-6267 (UD)

Page 1 of 3

DM

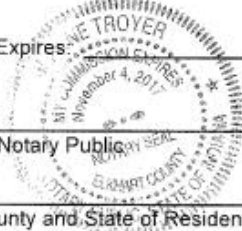
PP

State of INDIANA, County of ELKHART ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Gregory B. Staines and N. Doreen Staines** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 7th day of April, 2016

My Commission Expires:



Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence

This instrument was prepared by:

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:

19087 Drew Lane
New Paris, IN 46553

Grantee's Address and Mail Tax Statements To:

PROPERTY

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. Debra A. Guy

MTC File No.: 16-6267 (UD)

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EXHIBIT A

Lot Numbered Three (3) in the Plat of Southland, as per plat thereof, recorded in Plat Book 30, page 37, in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 16-6267 (UD)

Page 3 of 3

Criteria: Party Name = HERR CODY

INDEXED THROUGH:
02/02/2024

VERIFIED THROUGH:
02/02/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/04/2021	01/20/2021	2021-03107	RELEASE ...	HERR CODY L		GRANTEE
01/06/2021	12/29/2020	2021-00288	MORTGAGE	HERR CODY L		MORTGAGOR
04/13/2016	04/12/2016	2016-06494	RELEASE ...	HERR CODY L		GRANTEE
04/11/2016	04/07/2016	2016-06315	WARRANTY...	HERR CODY L		GRANTOR
04/08/2016	04/07/2016	2016-06285	MORTGAGE	HERR CODY L		MORTGAGOR
04/08/2016	04/07/2016	2016-06284	WARRANTY...	HERR CODY L		GRANTEE
08/17/2010	06/03/2010	2010-16179	MORTGAGE	HERR CODY L		MORTGAGOR
08/17/2010	06/03/2010	2010-16178	MORTGAGE	HERR CODY L		MORTGAGOR
06/11/2010	06/03/2010	2010-11382	MORTGAGE	HERR CODY L		MORTGAGOR
06/11/2010	06/03/2010	2010-11381	MORTGAGE	HERR CODY L		MORTGAGOR
06/11/2010	05/06/2010	2010-11380	WARRANTY...	HERR CODY L		GRANTEE