



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	91268	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	WILLIAM HERSHBERGER AND DIANE HERSHBERGER		
PROPERTY ADDRESS:	65927 STATE ROAD 15		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	02/29/2024	EFFECTIVE DATE:	02/28/2024
NAME(S) SEARCHED:	WILLIAM HERSHBERGER		
ADDRESS/PARCEL SEARCHED:	65927 STATE ROAD 15, GOSHEN, INDIANA, 46526		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

WILLIAM A. HERSHBERGER AND DIANE K. HERSHBERGER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	CLIFFORD C. MILLER AND PATRICIA J. MILLER HUSBAND AND WIFE
DATED DATE:	09/06/1977	GRANTEE:	WILLIAM A. HERSHBERGER AND DIANE K. HERSHBERGER, HUSBAND AND WIFE
BOOK/PAGE:	366/669	RECORDED DATE:	09/08/1977
INSTRUMENT NO:	N/A		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 364 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 28 THENCE WEST 640 FEET; THENCE NORTH 100 FEET; THENCE EAST 640 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 28; THENCE SOUTH ON SAID EAST SECTION LINE ONE HUNDRED (100) FEET TO THE PLACE OF BEGINNING.

20-11-28-477-017.000-014

General Information

Parcel Number
20-11-28-477-017.000-014

Local Parcel Number
11-28-477-017-014

Tax ID:
1128H

Routing Number

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

Year: 2023

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 014 (Local 014)
ELKHART TOWNSHIP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1452703-014
1452703-sunny acres, pleasant prai

Section/Plat

Location Address (1)
65927 STATE RD 15
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 2019

HERSHBERGER WILLIAM A &

Ownership

HERSHBERGER WILLIAM A &
DIANE K
65927 State Road 15
Goshen, IN 46526-5480

Legal

100X640-364FT N SE COR SEC 28 1.50A



65927 STATE RD 15

Transfer of Ownership

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

511, 1 Family Dwell - Unplatted (0 to 9.9

1452703-sunny acres, plea

1/2

Notes

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
01/07/2023	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"/>
\$29,700	Land	\$29,700	\$29,700	\$29,700	\$29,700	\$29,700
\$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
\$2,800	Land Non Res (3)	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800
\$97,000	Improvement	\$97,000	\$97,000	\$86,300	\$80,300	\$80,900
\$97,000	Imp Res (1)	\$97,000	\$97,000	\$86,300	\$80,300	\$79,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$1,400
\$126,700	Total	\$126,700	\$126,700	\$116,000	\$110,000	\$110,600
\$123,900	Total Res (1)	\$123,900	\$123,900	\$113,200	\$107,200	\$106,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,800	Total Non Res (3)	\$2,800	\$2,800	\$2,800	\$2,800	\$4,200

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
9	A		0	1.000000	1.00	\$26,900	\$26,900	\$26,900	0%	100%	1.0000	\$26,900
91	A		0	0.400000	1.00	\$6,900	\$6,900	\$2,760	0%	0%	1.0000	\$2,760
82	A		0	0.100000	1.00	\$1,900	\$1,900	\$190	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	1.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.40
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	\$2,800
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$0
CAP 3 Value	\$2,800
Total Value	\$29,700

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1264 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
Stoop, Masonry	30	\$1,500
Canopy, Roof Extension	30	\$600
Porch, Enclosed Frame	160	\$8,900

Plumbing

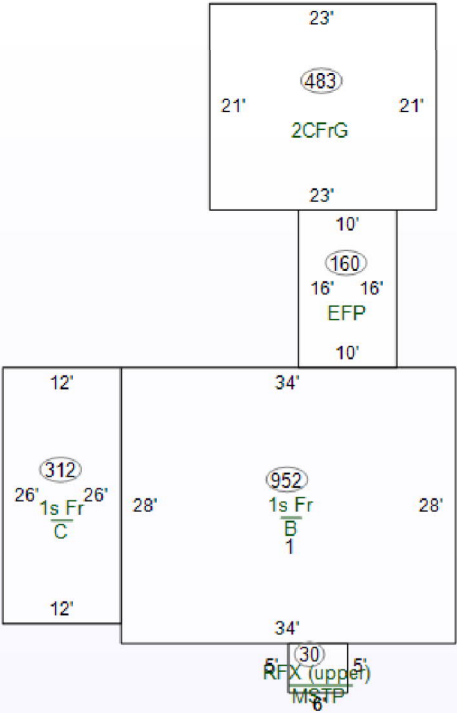
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1264	1264	\$93,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		952	0	\$25,800	
Crawl		312	0	\$3,500	
Slab					

Total Base	\$122,600
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Adjustments	1 Row Type Adj. x 1.00	\$122,600
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Unfin Int (-)		\$0
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Ex Liv Units (+)		\$0
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Rec Room (+)	2:104	\$1,700
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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 (+)	1:1264	\$3,300
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No Elec (-)		\$0
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Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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Sub-Total, One Unit		\$130,000
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Sub-Total, 1 Units		
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Exterior Features (+)	\$11,000	\$141,000
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Garages (+) 483 sqft	\$15,200	\$156,200
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Quality and Design Factor (Grade)		0.90
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Location Multiplier		0.92
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Replacement Cost		\$129,334
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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	D+2	1949	1949	74	A		0.92		2,216 sqft	\$129,334	50%	\$64,670	0%	100%	1.500	1.0000	\$97,000

By: Salem Bank & Tr. Co.
Mortgage Loan Dept.

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WARRANTY DEED

This indenture witnesseth that

Clifford C. Miller and Patricia J. Miller,
husband and wife

of Elkhart County in the State of Indiana

Conveys and warrants to

William A. Hershberger and Diane K. Hershberger,
husband and wife whose mailing address is
65927 State Road 15, 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:

A part of the East Half of the Southeast Quarter of Section
28, Township 36 North, Range 6 East, described as follows:

Beginning at a point 364 feet North of the Southeast corner
of said Section 28, thence West 640 feet; thence North 100
feet; thence East 640 feet, more or less, to the East line
of Said Section 28; thence South on said East Section line
One Hundred (100) feet to the place of beginning.

Subject to all easements and restrictions of record.

TRANSFER NO.	1382
KEY NO.	2280
TOWNSHIP	Elkhart
DATE	9-8-77

636812

FILED FOR RECORD

SEP 8 8 30 AM '77

Marjorie L. Millhouse
ELKHART COUNTY RECORDER

State of Indiana, Elkhart County, ss:

Before me, the undersigned, a Notary Public in and for said County
and State, this 6th day of September 1977 personally appeared:

Clifford C. Miller and Patricia
J. Miller, husband and wife

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 April 10, 1980

Karen D. Cripe Notary Public

State of Indiana, Elkhart County, ss:

Before me, the undersigned, a Notary Public in and for said County
and State, this day of 19 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

Notary Public

Dated this 6th Day of September, 1977

Clifford C. Miller Seal
Clifford C. Miller

Patricia J. Miller Seal
Patricia J. Miller

Seal

Seal

Seal

Seal

Prepared By SIMPSON & McLAUGHLIN, Sheets Building, Goshen, Ind. — By

James A. Simpson

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/05/2021	08/04/2021	2021-20906	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
02/25/2020	02/24/2020	2020-04153	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
04/24/2019	04/23/2019	2019-07677	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
04/17/2019	04/12/2019	2019-07096	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
07/28/2009	07/27/2009	2009-18892	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
07/23/2009	07/16/2009	2009-18585	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
01/03/2005	12/21/2004	2005-00121	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
04/18/2000	04/11/2000	2000-10429	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
02/09/2000	02/05/2000	2000-03657	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
02/04/2000	01/27/2000	2000-03343	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
09/17/1999	09/15/1999	99-30567	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
01/05/1999	12/22/1998	99-00162	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
11/13/1998	11/05/1998	98-36899	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
06/04/1998	05/16/1998	98-17604	MODIFICA...	HERSHBERGER WILLIAM ...		GRANTOR
10/21/1997	10/09/1997	97-27142	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/08/1996	05/04/1996	96-10880	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
05/06/1996	04/26/1996	96-10726	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
12/20/1995	12/18/1995	95-28576	RELEASE ...	HERSHBERGER WILLIAM		GRANTEE
12/18/1995	12/12/1995	95-28347	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
10/03/1995	09/25/1995	95-21829	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
06/15/1995	06/03/1995	95-11734	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
06/15/1995	06/13/1995	95-11733	RELEASE ...	HERSHBERGER WILLIAM		GRANTEE
02/25/1992	02/15/1992	92-04044	MORTGAGE	HERSHBERGER WILLIAM		MORTGAGOR
02/25/1992	02/24/1992	92-03978	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
10/13/1989	10/13/1989	89-19784	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
10/06/1989	10/06/1989	89-19337	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
10/20/1987	10/20/1987	87-23349	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
01/30/1987	01/30/1987	87-02643	MORTGAGE	HERSHBERGER WILLIAM		MORTGAGOR
01/27/1987	01/27/1987	87-02318	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
09/08/1977	09/06/1977	M00445-00200	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/08/1977	09/06/1977	D00366-00669	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTEE
08/25/1977	08/19/1977	D00366-00320	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTOR
06/09/1973	06/01/1973	R00024-00596	RELEASE ...	HERSHBERGER WILLIAM ...		GRANTEE
05/21/1973	05/18/1973	D00333-00462	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTOR
04/24/1973	04/21/1973	D00332-00568	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTEE
04/14/1973	04/14/1973	M00390-00319	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
04/14/1973	04/14/1973	D00332-00320	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTEE
12/04/1964	11/11/1964	M00295-00075	ASSIGNME...	HERSHBERGER WILLIAM ...		GRANTOR
11/10/1964	11/06/1964	M00294-00124	MORTGAGE	HERSHBERGER WILLIAM ...		MORTGAGOR
11/10/1964	11/06/1964	D00256-00206	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTEE
06/06/1950	05/18/1950	D00190-00363A	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTOR
08/02/1949	08/02/1949	D00188-00289A	WARRANTY...	HERSHBERGER WILLIAM ...		GRANTOR
08/26/1947	08/23/1947	D00183-00336	DEED	HERSHBERGER WILLIAM ...		GRANTEE
05/19/1938	05/18/1938	X00025-00537A	AGREEMEN...	HERSHBERGER WILLIAM		GRANTOR
08/01/1936	07/18/1936	S00005-00294	SHERIFF'...	HERSHBERGER WILLIAM ...		GRANTOR