



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	42678169	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	RONALD ROSS AND DEBRA ROSS		
PROPERTY ADDRESS:	312 BIRDEE BLVD		
CITY, STATE AND COUNTY:	BRISTOL, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	03/15/2024	EFFECTIVE DATE:	03/14/2024
NAME(S) SEARCHED:	RONALD ROSS AND DEBRA ROSS		
ADDRESS/PARCEL SEARCHED:	312 BIRDEE BLVD, BRISTOL, INDIANA, 46507/20-03-27-303-016.000-031		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RONALD N. ROSS AND DEBRA K. ROSS, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MATTHEW E. HUGHES
DATED DATE:	12/22/2018	GRANTEE:	RONALD N. ROSS AND DEBRA K. ROSS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	12/31/2018
INSTRUMENT NO:	2018-26658		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BRISTOL
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBERED TWENTY-NINE (29) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GREEN TREE MANOR, SECTION II; SAID PLAT BEING RECORDED IN PLAT BOOK 24, PAGE 45 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-03-27-303-016.000-031

General Information

Parcel Number
20-03-27-303-016.000-031

Local Parcel Number
03-27-303-016-031

Tax ID:
0327E

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
WASHINGTON TOWNSHIP

District 031 (Local 031)
BRISTOL CORP

School Corp 2305
ELKHART COMMUNITY

Neighborhood 3152713-031
3152713-Green Tree Manor (031)

Section/Plat

Location Address (1)
312 BIRDIE BLVD
BRISTOL, IN 46507

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard
Level

Public Utilities
All
ERA

Streets or Roads
Paved
TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, April 21, 2023
Review Group 2021

ROSS RONALD N & DEBRA K R

Ownership

ROSS RONALD N & DEBRA K ROSS
312 BIRDIE BLVD
BRISTOL, IN 46507

Legal

GREEN TREE MANOR SEC II LOT 29



312 BIRDIE BLVD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/31/2018	ROSS RONALD N & D	07388	WD	/	\$135,100	V
10/18/2004	HUGHES MATTHEW		CO	/	\$92,900	I
10/18/2004	WARD SCOTT G		CO	/	\$90,000	I
01/01/1900	NEICE TRACY L		QC	/	\$0	I
01/01/1900	HUGHES MATTHEW		QC	/	\$115,000	I
01/01/1900	NEICE TRACY L		QC	/	\$115,000	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"/>
\$20,500	Land	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500
\$20,500	Land Res (1)	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$181,400	Improvement	\$181,400	\$157,500	\$144,700	\$121,800	\$101,900
\$158,500	Imp Res (1)	\$158,500	\$136,900	\$125,000	\$103,800	\$98,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$22,900	Imp Non Res (3)	\$22,900	\$20,600	\$19,700	\$18,000	\$3,000
\$201,900	Total	\$201,900	\$178,000	\$165,200	\$142,300	\$122,400
\$179,000	Total Res (1)	\$179,000	\$157,400	\$145,500	\$124,300	\$119,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$22,900	Total Non Res (3)	\$22,900	\$20,600	\$19,700	\$18,000	\$3,000

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 90' X 150', CI 90' 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	90x147	0.99	\$230	\$228	\$20,520	0%	100%	1.0000	\$20,520

3152713-Green Tree Manor

1/2

Notes

Land Computations

Calculated Acreage	0.30
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.30
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	0.30
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	\$20,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,500

Data Source External Only Collector 03/15/2021 Rod Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1036 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
Wood Deck	224	\$3,900
Porch, Open Frame	144	\$6,400

Plumbing

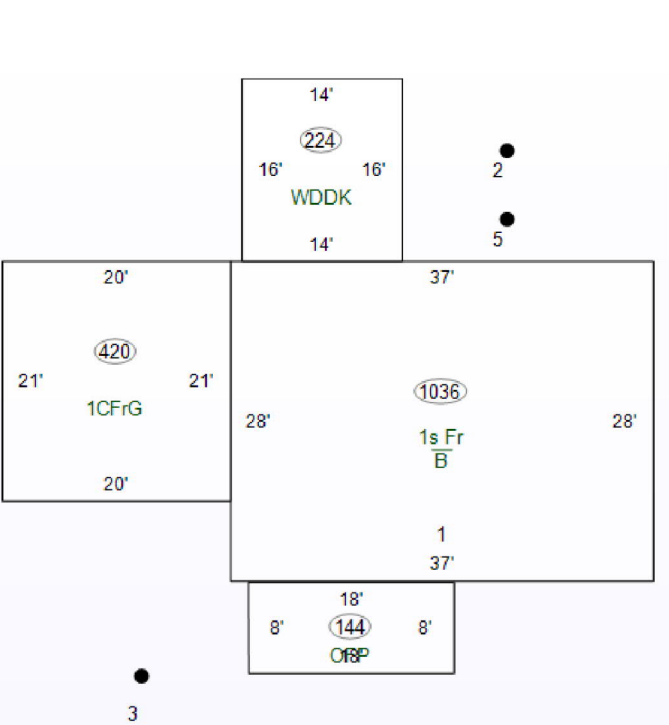
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
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	1036	1036	\$81,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1036	0	\$26,900	
Crawl					
Slab					

Total Base \$108,600

Adjustments 1 Row Type Adj. x 1.00 \$108,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1036	\$2,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$113,900

Sub-Total, 1 Units

Exterior Features (+)	\$10,300	\$124,200
Garages (+) 420 sqft	\$13,400	\$137,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$120,262

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-1	1998	1998	25	A		0.92		2,072 sqft	\$120,262	22%	\$93,800	0%	100%	1.690	1.0000	\$158,500
2: Pool, Above Ground (ci	0%	1		C	2019	2019	4	A		0.92		30' Circ	\$6,348	32%	\$4,320	0%	100%	1.690	1.0000	\$7,300
3: Utility Shed	0%	1		D+2	2015	2015	8	A	\$20.44	0.92	\$16.92	12'x16'	\$3,249	25%	\$2,440	0%	100%	1.690	1.0000	\$4,100
4: Utility Shed 02	0%	1		C	2019	2019	4	A	\$20.44	0.92	\$18.80	12'x16'	\$3,611	15%	\$3,070	0%	100%	1.690	1.0000	\$5,200
5: Wood Deck (free standi	0%	1		C	2019	2019	4	A		0.92		12'x20'	\$3,864	3%	\$3,750	0%	100%	1.690	1.0000	\$6,300

2018-26658**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
12/31/2018 11:50 AM****Warranty Deed**

This Indenture Witnesseth, that Matthew E. Hughes ("Grantor") of Elkhart County, State of Indiana, CONVEY(S) AND WARRANT(S) to Ronald N. Ross and Debra K. Ross, husband and wife ("Grantee") of Elkhart County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Elkhart County, State of Indiana, commonly known as 312 Birdee Blvd, Bristol, IN 46507, and more particularly described as:

Lot Numbered Twenty-nine (29) as the said Lot is known and designated on the recorded Plat of Green Tree Manor, Section II; said Plat being recorded in Plat Book 24, page 45 in the Office of the Recorder of Elkhart County, Indiana.

Parcel No.: 20-03-27-303-016.000-031

Subject to taxes for 2018 payable 2019, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 22 day of

December, 2018.



Matthew E. Hughes
12/22/18

Matthew E. Hughes
Matthew E. Hughes

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 31 2018

PAULINE GRAFF, AUDITOR

07388

5.00

EL

JS

STATE OF INDIANA)
)
COUNTY OF Elkhart)

Before me, a Notary Public in and for said County and State, personally appeared Matthew E. Hughes, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 22 day of December, 2018.



Signature: Marion L. Robbins Jr., Notary Public
Printed: MARION L. ROBBINS JR.

Subscribed Hereby to My
State Of South Carolina Notary Public Seal
My Commission Expires October 28, 2022
MARION L. ROBBINS JR.

Prepared by and return deed to:
Wendy K. Walker, Esq.

Hamilton National Title LLC, 1001 Parkway Avenue, Suite 1, Elkhart, IN 46516

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, Wendy K. Walker.

Grantee mailing address and please send tax statements/notices to:
PROPERTY ADDRESS

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/03/2021	12/02/2021	2021-32430	RELEASE ...	ROSS RONALD NEIL		GRANTEE
11/24/2021	11/16/2021	2021-31703	MORTGAGE	ROSS RONALD NEIL		MORTGAGOR
05/07/2021	05/07/2021	2021-11933	RELEASE ...	ROSS RONALD N		GRANTEE
04/29/2021	04/22/2021	2021-11012	MORTGAGE	ROSS RONALD N		MORTGAGOR
02/21/2020	02/20/2020	2020-03930	RELEASE ...	ROSS RONALD NEIL		GRANTEE
02/12/2020	02/04/2020	2020-03255	MORTGAGE	ROSS RONALD NEIL		MORTGAGOR
02/11/2019	02/06/2019	2019-02898	RELEASE ...	ROSS RONALD		GRANTEE
02/01/2019	02/01/2019	2019-02099	RELEASE ...	ROSS RONALD		GRANTEE
01/16/2019	01/09/2019	2019-01013	MORTGAGE	ROSS RONALD NEIL		MORTGAGOR
01/16/2019	01/09/2019	2019-01012	QUIT CLA...	ROSS RONALD		GRANTOR
01/16/2019	01/09/2019	2019-01012	QUIT CLA...	ROSS RONALD NEIL		GRANTEE
01/16/2019	01/09/2019	2019-01012	QUIT CLA...	ROSS RONALD NEIL		GRANTOR
12/31/2018	12/31/2018	2018-26659	MORTGAGE	ROSS RONALD N		MORTGAGOR
12/31/2018	12/22/2018	2018-26658	WARRANTY...	ROSS RONALD N		GRANTEE
02/28/2017	02/28/2017	2017-04151	ASSIGNME...	ROSS RONALD		GRANTOR