



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00448	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	AUDREY OOSTLAND		
PROPERTY ADDRESS:	503 N GREENE RD, GOSHEN IN 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN), ELKHART		

SEARCH INFORMATION

SEARCH DATE:	07/05/2024	EFFECTIVE DATE:	07/03/2024
NAME(S) SEARCHED:	AUDREY OOSTLAND AND JAN OOSTLAND		
ADDRESS/PARCEL SEARCHED:	503 N GREENE RD, GOSHEN, IN 46526		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JAN OOSTLAND AND AUDREY OOSTLAND, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	HOWARD M. BIERBAUM AND CHARLOTTE D. DAVIDSON, EACH AS TO AN UNDIVIDED ONE-HALF INTEREST
DATED DATE:	11/14/2005	GRANTEE:	JAN OOSTLAND AND AUDREY OOSTLAND, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	11/21/2005
INSTRUMENT NO:	2005 36958		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF ELKHART
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN EIKHART COUNTY, IN THE STATE OF INDIANA:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, TO WIT;

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS WEST 228.25 FEET TO AN IRON PIPE; THENCE NORTH 00 DEGREES 38 MINUTES 15 SECONDS WEST 160.70 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 20 MINUTES 56 SECONDS EAST 226.14 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER THENCE SOUTH 00 DEGREES 40 MINUTES EAST 163.72 FEET, ALONG THE LAST DESCRIBED LINE, AND GREENE ROAD, TO THE POINT OF BEGINNING.

20-11-07-229-013.000-015

General Information

Parcel Number
20-11-07-229-013.000-015

Local Parcel Number
11-07-229-013-015

Tax ID:
1107D

Routing Number

Ownership

OOSTLAND JAN & AUDREY
503 N Greene Rd
Goshen, IN 465261309

Legal

164X226FT IN SE COR NE NE SEC 7 .842A

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

Year: 2024

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 015 (Local 015)
GOSHEN CORP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1550001-015
1550001-Residential default:greater

Section/Plat

Location Address (1)
503 N GREENE RD
GOSHEN, IN 46526

Zoning
Z001 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 24, 2024

Review Group 2023

OOSTLAND JAN & AUDREY

503 N GREENE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/18/2004	OOSTLAND JAN & AU		CO	/		I
10/18/2004	BIERBAUM HOWARD		CO	/		I
10/18/2004	BIERBAUM HOWARD		CO	/	\$125,000	I
01/01/1900	OOSTLAND JAN & AU		CO	/	\$147,000	I
01/01/1900	BIERBAUM HOWARD		CO	/	\$147,000	I

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
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"/>
Land	\$29,500	\$29,500	\$29,500	\$29,500	\$29,500
Land Res (1)	\$29,500	\$29,500	\$29,500	\$29,500	\$29,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$219,400	\$219,400	\$192,900	\$171,900	\$171,200
Imp Res (1)	\$219,400	\$218,100	\$191,800	\$170,800	\$170,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$1,300	\$1,100	\$1,100	\$1,000
Total	\$248,900	\$248,900	\$222,400	\$201,400	\$200,700
Total Res (1)	\$248,900	\$247,600	\$221,300	\$200,300	\$199,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$1,300	\$1,100	\$1,100	\$1,000

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

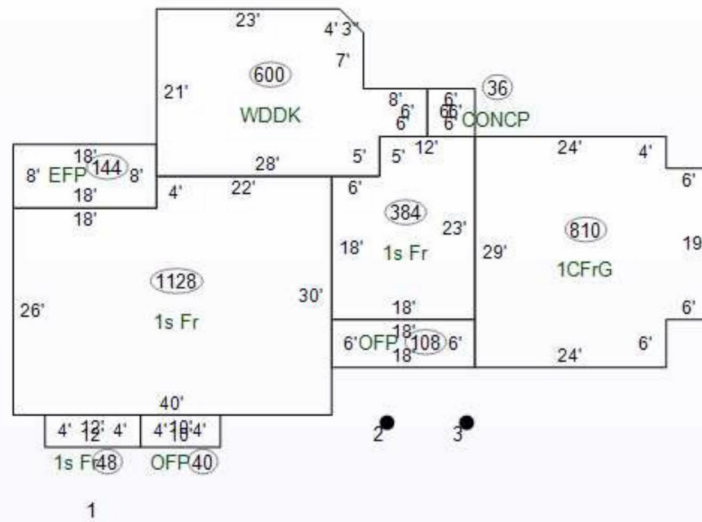
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.842000	1.13	\$31,000	\$35,030	\$29,495	0%	1.0000	100.00	0.00	0.00	\$29,500

Notes

Land Computations

Calculated Acreage	0.84
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.84
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.84
91/92 Acres	0.00
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	\$29,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$29,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,500

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Residential Dwelling		Full Bath	2	6
Story Height	1		Half Bath	1	2
Style	N/A		Kitchen Sinks	1	1
Finished Area	2688 sqft		Water Heaters	1	1
Make			Add Fixtures	1	1
Floor Finish			Total	6	11
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		Accommodations		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		Bedrooms	4	
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		Living Rooms	1	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Dining Rooms	1	
<input type="checkbox"/> Parquet			Family Rooms	0	
Wall Finish			Total Rooms	6	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		Heat Type		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		Central Warm Air		
<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	108	\$4,900			
Patio, Concrete	36	\$200			
Wood Deck	600	\$8,600			
Porch, Enclosed Frame	144	\$8,900			
Porch, Open Frame	108	\$4,900			



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1560	1560	\$104,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1128	1128	\$18,300	
Bsmt		1128	0	\$28,600	
Crawl		384	0	\$3,900	
Slab					
Total Base					\$154,800
Adjustments 1 Row Type Adj. x 1.00					\$154,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					3:640 \$8,200
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 \$4,500
No Heating (-)					\$0
A/C (+)					1:1560 A:1128 \$4,500
No Elec (-)					\$0
Plumbing (+ / -)					11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$176,800
Sub-Total, 1 Units					
Exterior Features (+)					\$27,500 \$204,300
Garages (+) 810 sqft					\$22,800 \$227,100
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.92
Replacement Cost					\$208,932

Summary of Improvements																			
Description	Story Height	Constr Type	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	Cap 1
1: Residential Dwelling	1	Wood Fr	C	1950	1970	54	A		0.92		3,816 sqft	\$208,932	40%	\$125,360	0%	100%	1.740	1.000	100.00
2: Utility Shed	1	SV	C	1970	1970	54	A		0.92		6'x8'		65%		0%	100%	1.740	1.000	100.00
3: Utility Shed	1		D	1995	1995	29	A	\$23.66	0.92	\$17.41	8'x12'	\$1,672	60%	\$670	0%	100%	1.740	1.000	100.00
																			Cap 2
																			Cap 3
																			Improv Value

2005 36958

ELKHART CNTY RECORDER
CHRISTOPHER J ANDERSON
FILED FOR RECORD
AS PRESENTED

2005 NOV 21 A 10 13

①

WARRANTY DEED

Grantee's Mailing Address:

Property Address:
503 N. Greene Street
Goshen, IN 46526

Tax Parcel No.: 20-11-07-229-013-
000-015

Metropolitan Title

This Indenture Witnesseth, That **Howard M. Bierbaum and Charlotte D. Davidson, each as to an undivided one-half interest,**

Convey(s) and Warrant(s) to **Jan X Oostland and Audrey X Oostland, husband and wife**

for the sum of **Ten & 00/100 Dollars (\$10.00)** and other valuable consideration, the following described real estate in **Elkhart County, in the State of Indiana:**

A part of the Northeast quarter of the Northeast quarter of Section 7, Township 36 North, Range 6 East, Elkhart Township, Elkhart County, Indiana, to wit;

Beginning at the Southeast corner of the Northeast quarter of said Northeast quarter thence North 89 degrees 53 minutes 11 seconds West 228.25 feet to an iron pipe; thence North 00 degrees 38 minutes 15 seconds West 160.70 feet to an iron pipe; thence North 89 degrees 20 minutes 56 seconds East 226.14 feet to a point on the East line of said Northeast quarter thence South 00 degrees 40 minutes East 163.72 feet, along the last described line, and Greene Road, to the point of beginning.

Subject to legal highways.

Subject to real estate taxes not yet due and payable.

Subject To any and all easements, agreements, and restrictions of record.

Signed this 14th day of November, 2005.

Howard M. Bierbaum
Howard M. Bierbaum

Charlotte D. Davidson
Charlotte D. Davidson

State of Indiana; Elkhart County:

Before me, a Notary Public in and for the said County and State, personally appeared **Howard M. Bierbaum and Charlotte D. Davidson**, 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 14th day of November, 2005.

My commission expires:

2-04-2012

Signature

Printed

TAMARA K. MENTOR

Notary Public

Residing in

Elkhart

County, Indiana



This instrument prepared by: Louis Klatch, Attorney at Law.

DISCLOSURE FEE PAID

File No.: 103653

Page 1 of 1

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
11-21 2005
David F. Johnson AUDITOR
007127
TRANSFER FEE

PARCEL NO.

ELKHART COUNTY INDIANA 2005-36958 PAGE 1 OF 1

Criteria: Party Name = OOSTLAND AUDREY

INDEXED THROUGH:

07/03/2024

VERIFIED THROUGH:

07/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/12/2012	10/12/2012	2012-24806	RELEASE ...	OOSTLAND AUDREY		GRANTEE
10/10/2012	10/05/2012	2012-24474	MORTGAGE	OOSTLAND AUDREY		MORTGAGOR
02/04/2010	02/01/2010	2010-02292	RELEASE ...	OOSTLAND AUDREY		GRANTEE
09/02/2009	03/03/2009	2009-21836	RELEASE ...	OOSTLAND AUDREY		GRANTEE
02/09/2009	02/06/2009	2009-02578	RELEASE ...	OOSTLAND AUDREY		GRANTEE
02/04/2009	01/29/2009	2009-02315	MORTGAGE	OOSTLAND AUDREY		MORTGAGOR
06/12/2007	06/04/2007	2007-15808	MORTGAGE	OOSTLAND AUDREY		GRANTOR
10/10/2006	10/04/2006	2006-29937	RELEASE ...	OOSTLAND AUDREY J		GRANTEE
08/28/2006	08/18/2006	2006-25345	RELEASE ...	OOSTLAND AUDREY J		GRANTEE
02/13/2006	02/06/2006	2006-03691	RELEASE ...	OOSTLAND AUDREY J		GRANTEE
02/10/2006	02/02/2006	2006-03602	RELEASE ...	OOSTLAND AUDREY J		GRANTEE
01/30/2006	01/28/2006	2006-02365	WARRANTY...	OOSTLAND AUDREY J		GRANTOR
11/21/2005	11/14/2005	2005-36959	MORTGAGE	OOSTLAND AUDREY		MORTGAGOR
11/21/2005	11/14/2005	2005-36958	WARRANTY...	OOSTLAND AUDREY		GRANTEE
03/25/2003	03/18/2003	2003-12101	RELEASE ...	OOSTLAND AUDREY J		GRANTEE

Criteria: Party Name = OOSTLAND AUDREY

INDEXED THROUGH:

07/03/2024

VERIFIED THROUGH:

07/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/05/2003	01/22/2003	2003-05153	MORTGAGE	OOSTLAND AUDREY J		MORTGAGOR
02/05/2003	01/22/2003	2003-05152	MORTGAGE	OOSTLAND AUDREY J		MORTGAGOR
10/25/1999	09/16/1999	99-35275	ASSIGNME...	OOSTLAND AUDREY J		GRANTOR
03/12/1999	03/11/1999	99-08167	MORTGAGE	OOSTLAND AUDREY J		MORTGAGOR
03/12/1999	03/01/1999	99-08166	WARRANTY...	OOSTLAND AUDREY J		GRANTEE