



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00449	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	ROBERT COLEMAN		
PROPERTY ADDRESS:	815 S 8TH ST, GOSHEN, IN 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN), ELKHART		

SEARCH INFORMATION

SEARCH DATE:	07/08/2024	EFFECTIVE DATE:	07/05/2024
NAME(S) SEARCHED:	ROBERT COLEMAN AND DIANA COLEMAN		
ADDRESS/PARCEL SEARCHED:	815 S 8TH ST, GOSHEN, IN 46526/20-11-15-151-010.000-015		

ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

CURRENT OWNER VESTING

ROBERT J. COLEMAN AND DIANA K. COLEMAN, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MARCIA J. PISKOR, F/K/A MARCIA J. MITCHELL
DATED DATE:	03/10/1988	GRANTEE:	ROBERT J. COLEMAN AND DIANA K. COLEMAN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/10/1988
INSTRUMENT NO:	88 003977		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
-----------------------	----------------

ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBER TEN (10) AND THE NORTH HALF (N-1/2) OF LOT NUMBER FIFTEEN (15) IN HENRY W. BISSELL'S FIRST ADDITION TO THE CITY OF GOSHEN, INDIANA; EXCEPTING FORTY-NINE AND ONE-HALF (49-1/2) FEET BY PARALLEL LINES OFF THE NORTH SIDE OF LOT NUMBER TEN (10).

20-11-15-151-010.000-015

General Information

Parcel Number
20-11-15-151-010.000-015

Local Parcel Number
11-15-151-010-015

Tax ID:
1115A

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 015 (Local 015)
GOSHEN CORP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1551611-015
1551611-Mercers, Cranes, Wurster

Section/Plat

Location Address (1)
815 S 8TH ST
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 25, 2024

Review Group 2023

COLEMAN ROBERT J & DIANA

Ownership

COLEMAN ROBERT J & DIANA K
815 S 8th St
Goshen, IN 465264022

Legal

BISSELLS N1/2 LOT 15 EX N 49 1/2FT LOT 10



815 S 8TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	COLEMAN ROBERT J		CO	/		I

510, 1 Family Dwell - Platted Lot

1551611-Mercers, Cranes, 1/2

Notes

Res

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	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600
Land Res (1)	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$181,700	\$165,300	\$144,700	\$125,400	\$117,100
Imp Res (1)	\$181,700	\$165,300	\$144,700	\$125,400	\$117,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$204,300	\$187,900	\$167,300	\$148,000	\$139,700
Total Res (1)	\$204,300	\$187,900	\$167,300	\$148,000	\$139,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 66' X 150', CI 66' X 150')

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
F	F		0	50x166	1.05	\$430	\$452	\$22,600	0%	1.0000	100.00	0.00	0.00	\$22,600

Land Computations

Calculated Acreage	0.19
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.19
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	0.19
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	\$22,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,600

Data Source Aerial

Collector 11/01/2023 Rod

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

2007 sqft

Make

Floor Finish

☐Earth

☒Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

88

\$7,200

Stoop, Masonry

32

\$1,500

Porch, Enclosed Masonry

72

\$6,700

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

5

10

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

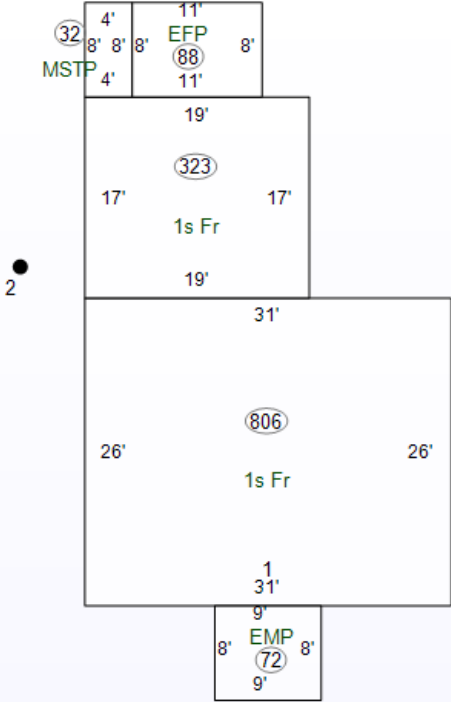
0

Total Rooms

6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1129	1129	\$94,800
2				
3				
4				
1/4				
1/2				
3/4				
Attic		878	878	\$15,900
Bsmt		1201	0	\$29,900
Crawl				
Slab				
Total Base				\$140,600
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				2:1201
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$153,700
Sub-Total, 1 Units				
Exterior Features (+)				\$15,400
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.92
Replacement Cost				\$140,015

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	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Brick	D+2	1948	1948	76	G		0.92		3,208 sqft	\$140,015	45%	\$77,010	0%	100%	2.210	1.000	100.00	0.00	0.00	\$170,200
2: Detached Garage/Boat H	1	Wood Fr	D	1948	1948	76	A	\$39.23	0.92	\$28.87	18'x20'	\$10,394	50%	\$5,200	0%	100%	2.210	1.000	100.00	0.00	0.00	\$11,500

DULY ENTERED FOR TAXATION

WARRANTY DEED

88 003977

This indenture witnesseth that

Marcia J. Piskor, f/k/a Marcia J. Mitchell

917

of Elkhart

County in the State of Indiana

MAR 10 11 54 AM '88

Conveys and warrants to

Robert J. Coleman and Diana K. Coleman,
husband and wifeELKHART COUNTY RECORDER
PEGGY A. MILLER
FILED FOR RECORD

whose mailing address is

815 South 8th Street, Goshen, IN 46526

of Elkhart

County in the State of Indiana

for and in consideration of

the receipt whereof is hereby acknowledged, the following Real Estate in
in the State of Indiana, to wit:

Elkhart

County

Lot Number Ten (10) and the North Half (N-1/2) of Lot Number Fifteen (15) in
Henry W. Bissell's First Addition to the City of Goshen, Indiana; excepting
forty-nine and one-half (49-1/2) feet by parallel lines off the north side
of Lot Number Ten (10).

State of Indiana, Elkhart County, ss:

Before me, the undersigned, a Notary Public in and for said County and
State, this 10 day of March 19 88 personally appeared:

Marcia J. Piskor, f/k/a Marcia J. Mitchell

Dated this 10th Day of March 19 88

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 October 18 1989

George E. Buckingham, Notary Public

(type name of Notary Public)

Residing in Elkhart County, Ind.

State of

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

(type name of Notary Public)

Residing in County

Mail to:

Marcia J. Piskor Seal
Marcia J. Piskor, f/k/a Marcia J. Mitchell

Seal

Seal

Seal

Seal

Seal

Seal

Prepared by George E. Buckingham of
Member of Goshen, Indiana City Bar Association
Yoder, Ainlay, Ulmer & Buckingham

003977

Criteria: Party Name = COLEMAN ROBERT

INDEXED THROUGH:

07/05/2024

VERIFIED THROUGH:

07/05/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/05/2019	01/28/2019	2019-02334	AFFIDAVI...	COLEMAN ROBERT J		GRANTOR
09/04/2014	08/22/2014	2014-16721	MORTGAGE	COLEMAN ROBERT J		MORTGAGOR
03/24/2014	03/20/2014	2014-04973	RELEASE ...	COLEMAN ROBERT J		GRANTEE
06/18/2003	06/18/2003	2003-25229	RELEASE ...	COLEMAN ROBERT J		GRANTEE
06/18/2003	06/18/2003	2003-25228	RELEASE ...	COLEMAN ROBERT J		GRANTEE
04/10/2003	04/02/2003	2003-14720	MORTGAGE	COLEMAN ROBERT J		MORTGAGOR
07/16/1999	07/16/1999	12111	UCC FINA...	COLEMAN ROBERT J JR		GRANTOR
03/19/1997	03/13/1997	97-06331	MORTGAGE	COLEMAN ROBERT J		MORTGAGOR
05/12/1992	05/10/1992	92-11358	POWER OF...	COLEMAN ROBERT J		GRANTEE
03/10/1988	03/10/1988	88-03978	MORTGAGE	COLEMAN ROBERT J		MORTGAGOR
03/10/1988	03/10/1988	88-03977	WARRANTY...	COLEMAN ROBERT J		GRANTEE
09/18/1986	03/19/1985	R00065-00661	RELEASE ...	COLEMAN ROBERT LEE		GRANTEE
04/11/1980	03/28/1980	D00386-00400	QUIT CLA...	COLEMAN ROBERT LEE		GRANTOR
06/28/1974	04/27/1973	D00343-00434	QUIT CLA...	COLEMAN ROBERT D TRU...		GRANTOR
04/01/1974	03/30/1974	R00027-00515A	RELEASE ...	COLEMAN ROBERT J		GRANTEE

Criteria: Party Name = COLEMAN ROBERT

INDEXED THROUGH:

07/05/2024

VERIFIED THROUGH:

07/05/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/01/1974	03/30/1974	D00341-00670	WARRANTY...	COLEMAN ROBERT J		GRANTOR
03/26/1973	03/24/1973	M00389-00518	MORTGAGE	COLEMAN ROBERT J		MORTGAGOR
03/26/1973	03/24/1973	D00331-00529	WARRANTY...	COLEMAN ROBERT J		GRANTEE
07/30/1965	07/27/1965	M00302-00674	ASSIGNME...	COLEMAN ROBERT LEE		GRANTOR
05/26/1965	05/24/1965	M00300-00363	MORTGAGE	COLEMAN ROBERT LEE		MORTGAGOR
05/26/1965	05/19/1965	D00260-00016	WARRANTY...	COLEMAN ROBERT LEE		GRANTEE