



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00505	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	BRYAN MIERAU AND LOUISE E. MIERAU		
PROPERTY ADDRESS:	720 EMERSON ST, GOSHEN IN 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	07/18/2024	EFFECTIVE DATE:	07/17/2024
NAME(S) SEARCHED:	BRYAN MIERAU AND LOUISE E. MIERAU		
ADDRESS/PARCEL SEARCHED:	720 EMERSON ST, GOSHEN IN 46526/20-11-16-210-007.000-015		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

BRYAN D. MIERAU AND LOUISE E. MIERAU HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	TRACY DUANE TAYLOR AND JULIE ANN TAYLOR, FORMERLY KNOWN AS JULIE ANN HOKE, HUSBAND AND WIFE
DATED DATE:	07/06/1990	GRANTEE:	BRYAN D. MIERAU AND LOUISE E. MIERAU HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	07/17/1990
INSTRUMENT NO:	90 013408		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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### ADDITIONAL NOTES

TRANSFER ON DEATH DEED RECORDED ON 08/02/2023 IN INSTRUMENT NO. 2023-12551.
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### LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, INDIANA, TO-WIT:  LOT NUMBER SIXTEEN (16) IN WILSON AND BEYERLE'S ADDITION TO THE CITY OF GOSHEN, INDIANA; AS RECORDED IN DEED RECORD 42, PAGE 158 OF THE RECORDS IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.
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20-11-16-210-007.000-015

General Information

Parcel Number  
20-11-16-210-007.000-015

Local Parcel Number  
11-16-210-007-015

Tax ID:  
1116C

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)  
720 EMERSON 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

MIERAU BRYAN D & LOUISE E

Ownership

MIERAU BRYAN D & LOUISE E  
720 Emerson St  
Goshen, IN 465263904

Legal

WILSON & BEYERLE LOT 16

720 EMERSON ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	MIERAU BRYAN D &		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	\$29,800	\$29,800	\$29,800	\$29,800	\$29,800
Land Res (1)	\$29,800	\$29,800	\$29,800	\$29,800	\$29,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$167,400	\$152,200	\$133,300	\$115,100	\$107,500
Imp Res (1)	\$167,400	\$152,200	\$133,300	\$115,100	\$107,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$197,200	\$182,000	\$163,100	\$144,900	\$137,300
Total Res (1)	\$197,200	\$182,000	\$163,100	\$144,900	\$137,300
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	66x165	1.05	\$430	\$452	\$29,832	0%	1.0000	100.00	0.00	0.00	\$29,830

Land Computations

Calculated Acreage	0.25
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$29,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,800

Data Source Aerial

Collector 11/29/2023 Rod

Appraiser

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		4
Living Rooms		1
Dining Rooms		1
Family Rooms		1
Total Rooms		8
Heat Type		
Central Warm Air		



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1343	1343	\$96,200	
2					
3					
4					
1/4					
1/2	1Fr	520	520	\$21,000	
3/4					
Attic					
Bsmt		600	0	\$20,600	
Crawl		731	0	\$5,200	
Slab					
				Total Base	\$143,000
Adjustments			1 Row Type Adj. x 1.00		\$143,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MO:1	\$3,500
No Heating (-)					\$0
A/C (+)			1:1343	1/2:520	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x	\$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$152,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$15,300	\$168,000
Garages (+) 0 sqft				\$0	\$168,000
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.92
				Replacement Cost	\$139,104

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 1/2	Wood Fr	D+2	1900	1939	85	A		0.92		2,463 sqft	\$139,104	50%	\$69,550	0%	100%	2.210	1.000	100.00	0.00	0.00	\$153,700
2: Detached Garage/Boat H		1 Concrete	D	1940	1940	84	A	\$31.80	0.92	\$23.40	24'x22'	\$12,358	50%	\$6,180	0%	100%	2.210	1.000	100.00	0.00	0.00	\$13,700

MAIL TAX BILLS TO: WATERFIELD MTC. CO., 200 E. BERRY ST., FT. WAYNE, IN 46802

RETURN DEED TO: WATERFIELD MTC. CO., P.O. BOX 600, SOUTH BEND, IN 46624

90 013408

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

WARRANTY DEED ①

July 17 1990  
Robert A. Miller AUDITOR  
27658

TRANSFER FEE 1.00

THIS INSTRUMENT WITNESSETH, THAT:

TRACY DUANE TAYLOR and JULIE ANN TAYLOR,  
formerly known as Julie Ann Hoke,  
husband and wife

JUL 17 9 52 AM '90

of Elkhart County, in the State of Indiana,

ELKHART COUNTY RECORDER  
PEGGY A. MILLER  
FILED FOR RECORD

CONVEY AND WARRANT TO:

BRYAN D. MIERAU and LOUISE E. MIERAU  
husband and wife  
720 Emerson St.  
Goshen, IN 46526

of Elkhart County, in the State of Indiana, for and in  
consideration of One (\$1.00) Dollar and other good and valuable  
consideration, the receipt whereof is hereby acknowledged, the  
following real estate in Elkhart County, Indiana, to-wit:

Lot Number Sixteen (16) in Wilson and Beyerle's Addition  
to the City of Goshen, Indiana; as recorded in Deed  
Record 42, page 158 of the records in the Office of the  
Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes,  
assessments, restrictions and rights of way of record.

IN WITNESS WHEREOF, Grantors have executed this Deed this 6  
day of JULY, 1990.

Tracy Duane Taylor  
Tracy Duane Taylor

Julie Ann Taylor  
Julie Ann Taylor

STATE OF INDIANA )  
COUNTY OF ELKHART ) SS:

Before me, the undersigned Notary Public in and for said County  
and State, this 6 day of JULY, 1990,  
personally appeared Tracy Duane Taylor and Julie Ann Taylor,  
husband and wife, and acknowledged the execution of the foregoing  
Deed. In witness whereof, I have hereunto subscribed my name and  
official seal.

Edward W. Hardig, Jr. NOTARY  
(print or type name) PUBLIC  
Residing in \_\_\_\_\_ County

My Commission expires:  
EDWARD W. HARDIG, JR.  
NOTARY PUBLIC, STATE OF INDIANA  
ST. JOSEPH COUNTY  
MY COMMISSION EXPIRES MAY 24, 1992

This instrument prepared by the law office of Kindig & Sloat, by  
Loren R. Sloat, 100 W. Waterford Street, Wakarusa, IN 46573.

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**2023-12551**

ELKHART COUNTY RECORDS  
KAALA BAKER  
FILED FOR RECORD ON  
08/02/2023 10:31 AM  
AS PRESENTED



**TRANSFER ON DEATH DEED**

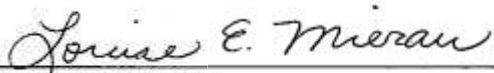
THIS INDENTURE WITNESSES, that Bryan D. Mierau and Louise E. Mierau, husband and wife ("Owners") hereby TRANSFER on death of survivor of husband and wife (second death) to Julie M. Bergdall, No LDPS ("Primary Beneficiary"), if she survives, and if she does not survive to Jennifer L. Yoder, No LDPS ("Contingent Beneficiary), for no consideration and as a gift, any interest Owner owns in the following described real estate in Elkhart County, in the State of Indiana, to-wit:

Lot Number Sixteen (16) in Wilson and Beyerle's Addition to the City of Goshen, Indiana; as recorded in Deed Record 42, page 158 of the records in the Office of the Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments, restrictions, and rights of way of record.

Dated this 27<sup>th</sup> day of July, 2023

  
Bryan D. Mierau

  
Louise E. Mierau

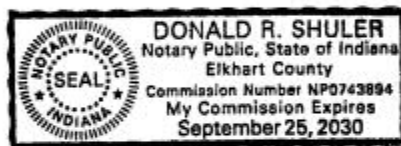
20-11-16-210-009.000-015  
KEK  
08/02/23


DNEK

STATE OF INDIANA     )  
                                      ) SS:  
COUNTY OF ELKHART)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Bryan D. Mierau and Louise E. Mierau, husband and wife, and acknowledged the execution of the foregoing instrument this 27<sup>th</sup> day of July, 2023.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal.



  
Donald R. Shuler, Notary Public

This instrument was prepared by Donald R. Shuler, Barkes, Kolbus, Rife & Shuler, LLP, 118 North Main Street, Goshen, Indiana 46526.

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 (Donald R. Shuler).



Criteria: Party Name = MIERAU BRYAN

INDEXED THROUGH:

07/17/2024

VERIFIED THROUGH:

07/17/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/02/2023	07/27/2023	2023-12551	TRANSFER...	MIERAU BRYAN D		GRANTOR
06/19/2012	06/19/2012	2012-14172	AFFIDAVI...	MIERAU BRYAN D		GRANTOR
11/10/2011	11/07/2011	2011-21282	RELEASE ...	MIERAU BRYAN D		GRANTEE
03/16/2004	03/10/2004	2004-08410	RELEASE ...	MIERAU BRYAN D		GRANTEE
03/04/2004	02/20/2004	2004-06965	SUBORDIN...	MIERAU BRYAN D		GRANTOR
03/04/2004	02/27/2004	2004-06964	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
08/31/2000	08/29/2000	2000-23918	SUBORDIN...	MIERAU BRYAN D		GRANTOR
08/29/2000	08/24/2000	2000-23673	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
08/16/1999	08/09/1999	99-27026	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
07/24/1997	07/19/1997	97-18469	RELEASE ...	MIERAU BRYAN D		GRANTEE
06/24/1997	06/10/1997	97-15609	RELEASE ...	MIERAU BRYAN D		GRANTEE
12/20/1994	12/16/1994	94-30574	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
09/02/1993	08/27/1993	93-22820	RELEASE ...	MIERAU BRYAN D		GRANTEE
08/03/1993	07/30/1993	93-19736	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
03/10/1992	02/26/1992	92-05279	RELEASE ...	MIERAU BRYAN D		GRANTEE

Criteria: Party Name = MIERAU BRYAN

INDEXED THROUGH:

07/17/2024

VERIFIED THROUGH:

07/17/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/20/1991	12/20/1991	91-23774	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
08/16/1990	08/16/1990	90-15433	ASSIGNME...	MIERAU BRYAN D		GRANTOR
07/17/1990	07/17/1990	90-13409	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
07/17/1990	07/17/1990	90-13408	WARRANTY...	MIERAU BRYAN D		GRANTEE
10/19/1984	10/05/1984	R00057-00629	RELEASE ...	MIERAU BRYAN D		GRANTEE
08/24/1984	08/20/1984	D00410-00968	WARRANTY...	MIERAU BRYAN D		GRANTOR
06/19/1981	06/04/1981	X00141-00500	AGREEMEN...	MIERAU BRYAN D		GRANTOR
06/19/1981	06/15/1981	M00497-00538	MORTGAGE	MIERAU BRYAN D		MORTGAGOR
06/19/1981	05/28/1981	D00392-00608	WARRANTY...	MIERAU BRYAN D		GRANTEE