

20-11-16-230-019,000-015

General Information

Parcel Number
20-11-16-230-019.000-015

Local Parcel Number
11-16-230-019-015

Tax ID:
1116D

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 015 (Local 015)
GOSHEN CORP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1550940-015
1550940-Between 5th & Cottage so

Section/Plat

Location Address (1)
617 S 6TH ST
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023
Review Group 2019

MORRICAL JAMES H & ELIZABE

Ownership

MORRICAL JAMES H & ELIZABETH A
617 S 6th St
Goshen, IN 46526-4002

Legal

LATTA & COPELAND LOT 470 477& N1/4 LOT 480
EX S 10'



617 S 6TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	MORRICAL JAMES H		CO	/	\$0	I

510, 1 Family Dwell - Platted Lot

1550940-Between 5th & Co

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
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	☐	☐	☐	☐	☐
\$41,500	Land	\$41,500	\$41,500	\$41,500	\$46,700	\$42,700
\$41,500	Land Res (1)	\$41,500	\$41,500	\$41,500	\$46,700	\$42,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$286,300	Improvement	\$286,300	\$250,700	\$221,100	\$201,400	\$201,300
\$286,300	Imp Res (1)	\$286,300	\$250,700	\$221,100	\$201,400	\$201,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$327,800	Total	\$327,800	\$292,200	\$262,600	\$248,100	\$244,000
\$327,800	Total Res (1)	\$327,800	\$292,200	\$262,600	\$248,100	\$244,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 66' X 175', CI 66' X 175')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	145x165	0.98	\$390	\$382	\$55,390	-25%	100%	1.0000	\$41,540

Land Computations

Calculated Acreage	0.55
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.55
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	0.55
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	\$41,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$41,500

Data Source Left Door Hanger Collector 08/01/2019 Rod

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	3775 sqft
Make	

Floor Finish

☐ Earth	☐ Tile
☒ Slab	☐ Carpet
☐ Sub & Joist	☒ Unfinished
☐ Wood	☐ Other
☐ Parquet	

Wall Finish

☒ Plaster/Drywall	☐ Unfinished
☐ Paneling	☐ Other
☐ Fiberboard	

Roofing

☐ Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
☐ Wood Shingle		☐ Other		

Exterior Features

Description	Area	Value
Porch, Open Masonry	154	\$6,700
Stoop, Masonry	40	\$1,800
Wood Deck	392	\$6,000
Canopy, Roof Extension	40	\$800

Plumbing

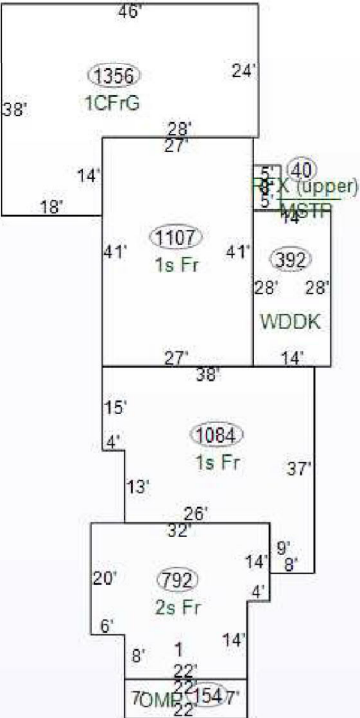
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2983	2983	\$175,700	
2	1Fr	792	792	\$35,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		560	0	\$19,700	
Crawl		2423	0	\$9,000	
Slab					

Total Base	\$239,400
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Adjustments	1 Row Type Adj. x 1.00	\$239,400
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	2:336	\$3,000
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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 (+)	1:2983 2:792	\$8,100
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No Elec (-)	\$0
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Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$256,100
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Sub-Total, 1 Units	
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Exterior Features (+)	\$15,300	\$271,400
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Garages (+) 1356 sqft	\$34,400	\$305,800
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Quality and Design Factor (Grade)	1.00
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Location Multiplier	0.92
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Replacement Cost	\$281,336
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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%	2	Wood Frame	C	1900	1946	77	A		0.92		4,335 sqft	\$281,336	45%	\$154,730	0%	100%	1.850	1.0000	\$286,300

DULY ENTERED FOR REGISTRATION
 SUBJECT TO FINAL ACCEPTANCE AND TRANSFER
July 26 1996
 AUDITOR

JUL 26 2 54 PM '96
 96 018827
 ELKHART COUNTY RECORDER
 SHERIFF'S OFFICE
 FINANCIAL RECORD

003258
 TRANSFER FEE 1.00 DISCLOSURE FEE PAID
 WARRANTY DEED

PARCEL NO. 1 This indenture witnesseth that Laura Ann Martin, of Elkhart

County in the State of Indiana, conveys and warrants to James H. Morrical and Elizabeth A. Morrical, husband and wife, whose mailing address is 617 S. 6th GOSHEN, IN. 46526 of Elkhart County in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the following described real estate located in Elkhart County, State of Indiana, to-wit:

Lot Number 477 in Latta and Copelands Addition to the Town, now City of Goshen; also, Lot Number 470 and the north 16.5 feet of Lot Number 480 in said addition.

Being Parcel Number 30-11-16-230-019.

Subject to current taxes, easements, and restrictions of record.

Dated this 22 day of July, 1996.

Laura Ann Martin
 Laura Ann Martin

State of Indiana, Elkhart County, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Laura Ann Martin, and acknowledged the execution of the foregoing Warranty Deed this 22 day of July, 1996.

WITNESS my hand and notarial seal.

G.E. Buckingham
 G.E. Buckingham, Notary Public
 Residing in Elkhart County, Indiana

My Commission Expires:
 October 18, 1997

Prepared by George E. Buckingham, Yoder, Ainlay, Ulmer & Buckingham
 130 N. Main St., P.O. Box 575, Goshen, IN 46526-0575

ELKHART COUNTY INDIANA 96-18827 PAGE 1 OF 1

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/28/2023	08/22/2023	2023-14190	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
08/28/2023	08/22/2023	2023-14190	RELEASE ...	MORRICAL JAMES H		GRANTEE
08/18/2023	08/17/2023	2023-13639	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
08/18/2023	08/17/2023	2023-13639	RELEASE ...	MORRICAL JAMES H		GRANTEE
08/16/2023	08/11/2023	2023-13548	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
08/16/2023	08/11/2023	2023-13548	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
10/29/2021	10/28/2021	2021-29238	RELEASE ...	MORRICAL VICTORIA		GRANTEE
10/19/2021	10/08/2021	2021-28144	WARRANTY...	MORRICAL VICTORIA		GRANTOR
10/19/2021	10/08/2021	2021-28144	WARRANTY...	MORRICAL VICTORIA K		GRANTOR
07/26/2021	02/02/2021	2021-19762	MORTGAGE	MORRICAL CHRISTOPHER...		MORTGAGOR
07/26/2021	02/02/2021	2021-19762	MORTGAGE	MORRICAL KAITLYN NOE...		MORTGAGOR
03/22/2021	02/23/2021	2021-07256	RELEASE ...	MORRICAL CHRISTOPHER...		GRANTEE
03/22/2021	02/23/2021	2021-07256	RELEASE ...	MORRICAL KAITLYN NOE...		GRANTEE
10/30/2020	10/28/2020	2020-25765	PARTIAL ...	MORRICAL ELIZABETH A		GRANTEE
10/30/2020	10/28/2020	2020-25765	PARTIAL ...	MORRICAL JAMES H		GRANTEE

Criteria: Party Name = MORRICAL

INDEXED THROUGH:
03/04/2024VERIFIED THROUGH:
03/04/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/07/2020	10/07/2020	2020-23412	PARTIAL ...	MORRICAL ELIZABETH A		GRANTEE
10/07/2020	10/07/2020	2020-23412	PARTIAL ...	MORRICAL JAMES H		GRANTEE
07/22/2020	07/17/2020	2020-15951	QUIT CLA...	MORRICAL ELIZABETH A		GRANTOR
07/22/2020	07/17/2020	2020-15951	QUIT CLA...	MORRICAL JAMES H		GRANTOR
07/21/2020	07/17/2020	2020-15864	QUIT CLA...	MORRICAL ELIZABETH A		GRANTOR
07/21/2020	07/17/2020	2020-15864	QUIT CLA...	MORRICAL JAMES H		GRANTOR
12/13/2019	12/10/2019	2019-26113	DEED	MORRICAL VICTORIA K		GRANTEE
12/04/2019	12/03/2019	2019-25320	ORDINANC...	MORRICAL ELIZABETH A		GRANTEE
12/04/2019	12/03/2019	2019-25320	ORDINANC...	MORRICAL JAMES H		GRANTEE
10/01/2019	09/07/2019	2019-20243	TRUST	MORRICAL LIBBY		GRANTOR
10/01/2019	09/07/2019	2019-20242	TRUST	MORRICAL LIBBY		GRANTOR
09/04/2019	07/11/2019	2019-18102	REVOCATI...	MORRICAL KAITLYN NOE...		GRANTOR
09/04/2019	07/11/2019	2019-18101	POWER OF...	MORRICAL CHRISTOPHER...		GRANTEE
09/04/2019	07/11/2019	2019-18101	POWER OF...	MORRICAL KAITLYN NOE...		GRANTOR
09/04/2019	07/11/2019	2019-18100	REVOCATI...	MORRICAL CHRISTOPHER...		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/04/2019	07/11/2019	2019-18099	POWER OF...	MORRICAL CHRIS		GRANTOR
09/04/2019	07/11/2019	2019-18099	POWER OF...	MORRICAL CHRISTOPHER...		GRANTOR
09/04/2019	07/11/2019	2019-18099	POWER OF...	MORRICAL KAITLYN NOE...		GRANTEE
08/14/2019	07/24/2019	2019-16461	TRANSFER...	MORRICAL KAITLYN N		GRANTEE
04/25/2019	04/22/2019	2019-07775	WARRANTY...	MORRICAL ELIZABETH T...		GRANTOR
04/26/2018	04/25/2018	2018-08098	MORTGAGE	MORRICAL VICTORIA		MORTGAGOR
04/26/2018	04/25/2018	2018-08097	WARRANTY...	MORRICAL VICTORIA		GRANTEE
11/16/2017	11/11/2017	2017-24813	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
11/16/2017	11/11/2017	2017-24813	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
01/13/2016	01/08/2016	2016-00706	MORTGAGE	MORRICAL CHRISTOPHER...		MORTGAGOR
01/13/2016	01/08/2016	2016-00706	MORTGAGE	MORRICAL KAITLYN NOE...		MORTGAGOR
01/13/2016	01/08/2016	2016-00705	WARRANTY...	MORRICAL CHRISTOPHER...		GRANTEE
01/13/2016	01/08/2016	2016-00705	WARRANTY...	MORRICAL KAITLYN NOE...		GRANTEE
12/10/2012	11/21/2012	2012-29652	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
12/10/2012	11/21/2012	2012-29652	MORTGAGE	MORRICAL JAMES H		MORTGAGOR

Criteria: Party Name = MORRICAL

INDEXED THROUGH:
03/04/2024VERIFIED THROUGH:
03/04/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/05/2012	11/30/2012	2012-29347	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
12/05/2012	11/30/2012	2012-29347	RELEASE ...	MORRICAL JAMES H		GRANTEE
03/15/2010	03/02/2010	2010-05027	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
03/15/2010	03/02/2010	2010-05027	RELEASE ...	MORRICAL JAMES H		GRANTEE
03/11/2010	02/24/2010	2010-04815	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
03/11/2010	02/24/2010	2010-04815	RELEASE ...	MORRICAL JAMES H		GRANTEE
03/05/2010	02/17/2010	2010-04347	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
03/05/2010	02/17/2010	2010-04347	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
06/08/2005	05/25/2005	2005-17373	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
06/08/2005	05/25/2005	2005-17373	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
12/23/2002	12/17/2002	2002-47468	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
12/23/2002	12/17/2002	2002-47468	RELEASE ...	MORRICAL JAMES H		GRANTEE
12/18/2002	12/11/2002	2002-46660	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
12/18/2002	12/11/2002	2002-46660	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
04/02/2001	03/24/2001	2001-08424	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/02/2001	03/24/2001	2001-08424	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
10/22/1997	10/17/1997	97-27305	WARRANTY...	MORRICAL SANDY K		GRANTOR
07/26/1996	07/22/1996	96-18827	WARRANTY...	MORRICAL ELIZABETH A		GRANTEE
07/26/1996	07/22/1996	96-18827	WARRANTY...	MORRICAL JAMES H		GRANTEE
07/08/1996	06/19/1996	96-16850	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
07/08/1996	06/19/1996	96-16850	RELEASE ...	MORRICAL JAMES H		GRANTEE
06/10/1996	06/07/1996	96-13961	WARRANTY...	MORRICAL ELIZABETH A		GRANTOR
06/10/1996	06/07/1996	96-13961	WARRANTY...	MORRICAL JAMES H		GRANTOR
06/07/1993	04/23/1993	93-13890	RELEASE ...	MORRICAL ELIZABETH A		GRANTEE
06/07/1993	04/23/1993	93-13890	RELEASE ...	MORRICAL JAMES H		GRANTEE
04/15/1993	04/06/1993	93-08186	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
04/15/1993	04/06/1993	93-08186	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
09/12/1989	09/12/1989	89-17396	MORTGAGE	MORRICAL ELIZABETH A		MORTGAGOR
09/12/1989	09/12/1989	89-17396	MORTGAGE	MORRICAL JAMES H		MORTGAGOR
09/12/1989	09/12/1989	89-17395	WARRANTY...	MORRICAL ELIZABETH A		GRANTEE