

20-15-10-200-012.000-018

General Information

Parcel Number
20-15-10-200-012.000-018

Local Parcel Number
15-10-200-012-018

Tax ID:
1500D

Routing Number

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

Year: 2023

Location Information

County
Elkhart

Township
JACKSON TOWNSHIP

District 018 (Local 018)
JACKSON TOWNSHIP

School Corp 2155
FAIRFIELD COMMUNITY

Neighborhood 1851000-018
1851000-Residential default-2 (018)

Section/Plat

Location Address (1)
68146 COUNTY ROAD 25
NEW PARIS, IN 46553

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 Friday, April 21, 2023

Review Group 2019

KLINEDINST COURTNEY D TAY

Ownership

KLINEDINST COURTNEY D TAYLOR
KLINEDINST W & H
68146 COUNTY ROAD 25
NEW PARIS, IN 46553

Legal

1329.53FT W 1661.73FT N SE COR E1/2 NE1/4
409.78X341FT SEC 10 3.21A



68146 COUNTY ROAD 25

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/16/2019	KLINEDINST COURT	03643	WD	/	\$260,000	V
01/01/1900	WAKELAND MICHAЕ		CO	/	\$215,000	I
01/01/1900	FAUBION GREGORY		CO	/	\$215,000	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"/>
\$49,100	Land	\$49,100	\$49,100	\$49,100	\$49,100	\$49,100
\$26,900	Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$22,200	Land Non Res (3)	\$22,200	\$22,200	\$22,200	\$22,200	\$22,200
\$312,200	Improvement	\$312,200	\$283,800	\$250,300	\$248,200	\$198,000
\$252,200	Imp Res (1)	\$252,200	\$229,300	\$205,100	\$203,500	\$162,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$60,000	Imp Non Res (3)	\$60,000	\$54,500	\$45,200	\$44,700	\$35,700
\$361,300	Total	\$361,300	\$332,900	\$299,400	\$297,300	\$247,100
\$279,100	Total Res (1)	\$279,100	\$256,200	\$232,000	\$230,400	\$189,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$82,200	Total Non Res (3)	\$82,200	\$76,700	\$67,400	\$66,900	\$57,900

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. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	\$26,900	\$26,900	\$26,900	0%	100%	1.0000	\$26,900
91	A		0	2.022000	1.00	\$11,000	\$11,000	\$22,242	0%	0%	1.0000	\$22,240
82	A		0	0.188000	1.00	\$1,900	\$1,900	\$357	-100%	0%	1.0000	\$00

1851000-Residential default

1/2

Notes

Land Computations

Calculated Acreage	3.21
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.21
81 Legal Drain NV	0.00
82 Public Roads NV	0.19
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.02
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	\$26,900
91/92 Value	\$22,200
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$0
CAP 3 Value	\$22,200
Total Value	\$49,100

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2804 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
Porch, Open Frame	90	\$4,900
Porch, Open Frame	110	\$4,900
Porch, Open Frame	144	\$6,400

Plumbing

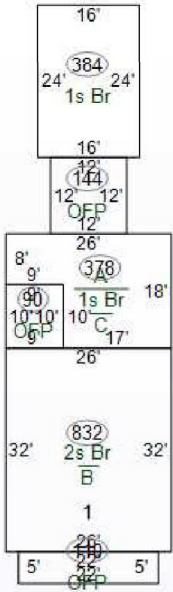
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Hot Water or Steam



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1594	1594	\$117,100	
2	7	832	832	\$42,800	
3					
4					
1/4					
1/2					
3/4					
Attic		378	378	\$9,000	
Bsmt		832	0	\$23,900	
Crawl		378	0	\$3,900	
Slab					

	Total Base	\$196,700
Adjustments	1 Row Type Adj. x 1.00	\$196,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$199,100
Sub-Total, 1 Units		
Exterior Features (+)	\$16,200	\$215,300
Garages (+) 0 sqft	\$0	\$215,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
Replacement Cost		\$207,980

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	2	Brick	C+1	1860	1860	163	A		0.92		3,636 sqft	\$207,980	45%	\$114,390	0%	100%	1.970	1.0000	\$225,300
2: Canopy- Roof Extensio	0%	1		C	1929	1929	94	F		0.92		7'x36'	\$2,208	50%	\$1,100	0%	100%	1.970	1.0000	\$2,200
3: Detached Garage/Boat	100%	1	Wood Frame	D	1945	1945	78	F	\$33.35	0.92	\$24.55	20'x24'	\$11,782	65%	\$4,120	0%	100%	1.970	1.0000	\$8,100
4: Detached Garage/Boat	100%	1	Wood Frame	C	1950	1950	73	A	\$31.48	0.92	\$28.96	20'x30'	\$17,377	45%	\$9,560	0%	100%	1.970	1.0000	\$18,800
5: Lean-to	0%	1	Concrete Floor	D	1900	1900	123	P	\$8.36	0.92		6'x10' x 7'	\$369	80%	\$70	0%	100%	1.970	1.0000	\$100
6: Silo	0%	1	SV	C	1900	1900	123	P		0.92		10' x 32'		80%		0%	100%	1.970	1.0000	\$100
7: Type 2 Barn	0%	1		C	1929	1929	94	F	\$32.12	0.92		36' x 74' x 16'	\$85,077	70%	\$25,520	0%	100%	1.970	1.0000	\$50,300
8: Type 3 Barn	0%	1	T3AW	C	1900	1900	123	F	\$25.62	0.92		18' x 22' x 13'	\$9,140	70%	\$2,740	0%	100%	1.970	1.0000	\$5,400
9: Utility Shed	0%	1		D	1900	1900	123	P	\$17.96	0.92	\$13.22	12'x30'	\$4,759	80%	\$950	0%	100%	1.970	1.0000	\$1,900

2019-13998

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
07/16/2019 11:00 AM
AS PRESENTED

Tax ID Number(s):
State ID Number Only 20-15-10-200-012.000-018

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Michael Duane Wakeland

CONVEY(S) AND WARRANT(S) TO

Courtney D. Taylor Klinedinst and Jeremy David Klinedinst, Wife and Husband, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24th day of JUNE, 2019.
Michael Duane Wakeland

DISCLOSURE FEE PAID

MTC File No.: 19-20413 (UD)

Page 1 of 3

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 16 2019

PATRICIA A. PICKENS, AUDITOR

03643

10.00

EL

AL

State of INDIANA County of ELKHART ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Michael Duane Wakeland** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 24th day of JUNE 2019

My Commission Expires:

Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Property Address:
68146 CR 25
New Paris, IN 46553

Grantee's Address and Mail Tax Statements To:

PROPERTY

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. Andrew R. Drake

MTC File No.: 19-20413 (UD)

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EXHIBIT A

A part of the East Half of the Northeast Quarter of Section 10, Township 35 North, Range 6 East, Second Principal Meridian, Jackson Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a PK Nail County Monument monumenting the Southeast corner of said East Half of the Northeast Quarter of Section 10, and the West line of said East Half of the Northeast Quarter of Section 10 to have a recorded bearing of North 90 degrees 00 minutes 00 seconds East; thence South 89 degrees 49 minutes 54 seconds West along the South line of said East Half of the Northeast Quarter of Section 10, a distance of 1329.53 feet to the Southwest corner of said East Half of the Northeast Quarter of Section 10; thence North 0 degrees 00 minutes 00 seconds East along said West line of said East Half of the Northeast Quarter of Section 10, a distance of 1661.73 feet to a Mag-Nail with Brass Washer (Doriot 890028) being the Point of Beginning of this description; thence continuing North 0 degrees 00 minutes 00 seconds East along said West line of the East half of the Northeast Quarter of Section 10, a distance of 409.78 feet to a Mag-Nail with Brass Washer (Doriot 890028) on said West line of the East Half of the Northeast Quarter of Section 10; thence North 89 degrees 49 minutes 54 seconds East, a distance of 341.00 feet to an iron rebar with cap (Doriot 890028); thence South 0 degrees 00 minutes 00 seconds East, a distance of 409.78 feet to an iron rebar with cap (Doriot 890028); thence South 89 degrees 49 minutes 54 seconds West, a distance of 341.00 feet to the Point of Beginning.

MTC File No.: 19-20413 (UD)

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/08/2022	12/08/2022	2022-25631	RELEASE ...	KLINEDINST CHERYL		GRANTEE
12/08/2022	12/08/2022	2022-25631	RELEASE ...	KLINEDINST DAVID		GRANTEE
11/17/2022	11/12/2022	2022-24292	MORTGAGE	KLINEDINST CHERYL		MORTGAGOR
11/17/2022	11/12/2022	2022-24292	MORTGAGE	KLINEDINST DAVID		MORTGAGOR
09/17/2021	09/14/2021	2021-24957	RELEASE ...	KLINEDINST CHERYL		GRANTEE
09/17/2021	09/14/2021	2021-24957	RELEASE ...	KLINEDINST DAVID		GRANTEE
03/30/2021	03/30/2021	2021-08113	RELEASE ...	KLINEDINST CHRISTINE...		GRANTEE
03/30/2021	03/30/2021	2021-08113	RELEASE ...	KLINEDINST DAVID L J...		GRANTEE
03/23/2021	03/16/2021	2021-07397	MORTGAGE	KLINEDINST CHRISTINE...		MORTGAGOR
03/23/2021	03/16/2021	2021-07397	MORTGAGE	KLINEDINST DAVID L J...		MORTGAGOR
11/03/2020	11/02/2020	2020-26001	RELEASE ...	KLINEDINST CHRISTINE...		GRANTEE
11/03/2020	11/02/2020	2020-26001	RELEASE ...	KLINEDINST DAVID L J...		GRANTEE
11/06/2019	11/06/2019	2019-23264	RELEASE ...	KLINEDINST COURTNEY ...		GRANTEE
11/06/2019	11/06/2019	2019-23264	RELEASE ...	KLINEDINST JEREMY D		GRANTEE
10/14/2019	10/11/2019	2019-21362	WARRANTY...	KLINEDINST COURTNEY ...		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/14/2019	10/11/2019	2019-21362	WARRANTY...	KLINEDINST JEREMY D		GRANTOR
07/16/2019	07/12/2019	2019-13999	MORTGAGE	KLINEDINST COURTNEY ...		MORTGAGOR
07/16/2019	07/12/2019	2019-13999	MORTGAGE	KLINEDINST JEREMY DA...		MORTGAGOR
07/16/2019	06/24/2019	2019-13998	WARRANTY...	KLINEDINST COURTNEY ...		GRANTEE
07/16/2019	06/24/2019	2019-13998	WARRANTY...	KLINEDINST JEREMY DA...		GRANTEE
10/23/2018	10/19/2018	2018-21964	MORTGAGE	KLINEDINST CHRISTINE...		MORTGAGOR
10/23/2018	10/19/2018	2018-21964	MORTGAGE	KLINEDINST DAVID L J...		MORTGAGOR
10/23/2018	10/19/2018	2018-21963	MORTGAGE	KLINEDINST CHRISTINE...		MORTGAGOR
10/23/2018	10/19/2018	2018-21963	MORTGAGE	KLINEDINST DAVID L J...		MORTGAGOR
10/23/2018	10/19/2018	2018-21962	WARRANTY...	KLINEDINST CHRISTINE...		GRANTEE
10/23/2018	10/19/2018	2018-21962	WARRANTY...	KLINEDINST DAVID L J...		GRANTEE
07/23/2018	07/05/2018	2018-14687	RELEASE ...	KLINEDINST CHRISTINE...		GRANTEE
07/23/2018	07/05/2018	2018-14687	RELEASE ...	KLINEDINST DAVID L J...		GRANTEE
07/23/2018	07/05/2018	2018-14686	ASSIGNME...	KLINEDINST CHRISTINE...		GRANTOR
07/23/2018	07/05/2018	2018-14686	ASSIGNME...	KLINEDINST DAVID L J...		GRANTOR