

71-10-08-102-009.000-031

General Information

Parcel Number
71-10-08-102-009.000-031

Local Parcel Number
014-1044-077720

Tax ID:

Routing Number
10-8A

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
St. Joseph

Township
PENN TOWNSHIP

District 031 (Local 014)
PENN TOWNSHIP-PHM SCHOOL

School Corp 7175
PENN-HARRIS-MADISON

Neighborhood 7131050-031
14525

Section/Plat

Location Address (1)
56231 ERICKSON DR
MISHAWAKA, IN 46545

Zoning

Subdivision

Lot

Market Model
7131050-031 - Residential

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, January 24, 2024

Review Group 2017

Pontius Bruce A & Amy M

Ownership

Pontius Bruce A & Amy M
56231 Erickson Drive
Mishawaka, IN 46545-7803

Legal

LOT 1 LONG'S BOWMAN STREET MINOR



56231 ERICKSON DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/06/1997	Pontius Bruce A & Am	0	WD	0/0		I
10/24/1996	BERKELEY CORPOR	0	WD	0/0		I
09/19/1996	NOLEN LARRYW	0	WD	0/0		I
05/03/1996	LONG LYNN J& HEIDI	0	WD	0/0		I
12/11/1992	LONG LYNN J& HEIDI	0	WD	0/0		I

Res

Valuation Records

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	GenReval	GenReval	GenReval	GenReval	GenReval
As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
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	\$50,900	\$50,900	\$27,800	\$27,400	\$25,200
Land Res (1)	\$50,900	\$50,900	\$27,800	\$27,400	\$25,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$124,900	\$124,900	\$120,800	\$123,200	\$113,300
Imp Res (1)	\$124,900	\$124,900	\$120,300	\$122,700	\$112,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$500	\$500	\$500
Total	\$175,800	\$175,800	\$148,600	\$150,600	\$138,500
Total Res (1)	\$175,800	\$175,800	\$148,100	\$150,100	\$138,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$500	\$500	\$500

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 111' X 176', CI 111' X 176')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		100	100x151	0.96	\$662.16	\$636	\$63,600	0%	100%	0.8000	\$50,880

14525

/71310

1/2

Notes

Land Computations

Calculated Acreage	0.35
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$50,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$50,900

Data Source N/A

Collector

Appraiser

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

N/A

Finished Area

1196 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☒Wood

☐Parquet

☒Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

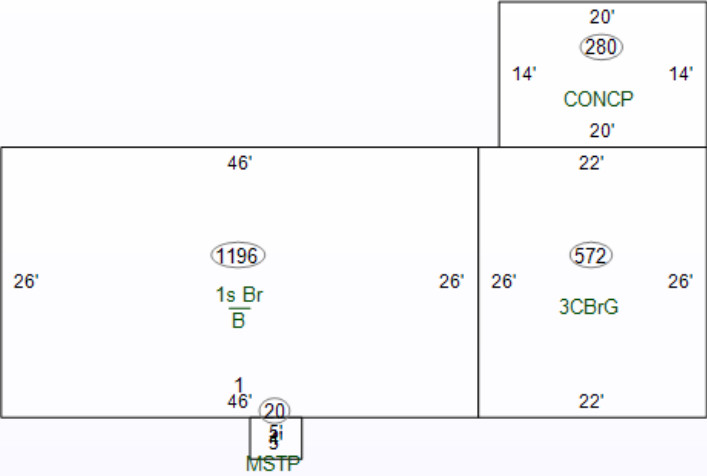
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1196	1196	\$98,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1196	0	\$29,900	
Crawl					
Slab					
		Total Base			\$128,500
Adjustments		1 Row Type Adj. x 1.00			\$128,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:1196			\$3,200
No Elec (-)					\$0
Plumbing (+ / -)		7 – 5 = 2 x \$800			\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$133,300
		Sub-Total, 1 Units			
Exterior Features (+)		\$3,000			\$136,300
Garages (+) 572 sqft		\$16,800			\$153,100
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.92
		Replacement Cost			\$154,937

Description	Area	Value
Patio, Concrete	280	\$0
Stoop, Masonry	20	\$0

Specialty Plumbing		
Description	Count	Value

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: Single-Family R 01	100%	1	Brick	C+2	1960	1960	64	A		0.92		2,392 sqft	\$154,937	42%	\$89,860	0%	100%	1.000	1.3800	\$124,000

Deed: Trust Deed No.

Key No. 14; 1044 077720
Grantee's mailing address

Property Address:
56231 Erickson Drive
Mishawaka, IN 46545

Corporate Warranty Deed

This Indenture Witnesseth, That Berkeley Corporation
9740806

10-000-00 7939
Taxing Unit 10-6-9
Date 10-6-9

3. Conveys and Warrants to Bruce A. Pontius and Amy M. Pontius, husband and wife

for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the following described real estate in St. Joseph County, in the State of Indiana: Lot Numbered One (1) as shown on the recorded Plat of Long's Bowman Street Minor Subdivision, recorded May 3, 1996 in the Office of the Recorder of St. Joseph County, Indiana, as Instrument No. 9616863.

Subject to the second installment of taxes for the year 1996 due in November, 1997 and all subsequent taxes.

Grantor certifies that there is no Indiana Gross Income Tax due or payable at this time.

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO. INDIANA

ST. JOSEPH CO. RECORDER
STEPHEN JAWORSKI
CLERK
INST. CCI - 6 P. 3-05

The undersigned persons executing this deed on behalf of said grantor corporation represent and certify that they are duly elected officers of said corporation and have been fully empowered by proper resolution of the Board of Directors of said corporation to execute and deliver this deed; that the grantor corporation has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

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

Signed this 30TH day of SEPTEMBER 19 97 .

Berkeley Corporation

BY: Thomas Selsor

THOMAS SELSOR

STATE OF INDIANA, MARSHALL COUNTY, ss:

Before me, a Notary Public in and for the said County and State, personally appeared
THOMAS SELSOR as PRESIDENT of Berkeley Corporation

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 30TH day of SEPTEMBER, 19 97 .

My commission expires:

MARCH 1999

Signature Lawrence L. Faulstich

Printed LAWRENCE L. FAULSTICH, Notary Public

Residing in MARSHALL County, Indiana

This instrument prepared by: Louis Klatch, Attorney at Law

00137227

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/06/1997	09/30/1997	9740806	CORP WAR...	PONTIUS	BRUCE A	GRANTEE
10/02/1997	09/30/1997	9740272	WARRANTY...	PONTIUS	BRUCE A	GRANTOR
05/07/1992	05/05/1992	9215864	WARRANTY...	PONTIUS	BRUCE A	GRANTEE
05/07/1992	05/05/1992	9215863	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
09/20/1991	09/12/1991	9127018	QUIT CLA...	PONTIUS	BRUCE A	GRANTOR
02/22/1991	01/24/1991	9104135	ASSIGNME...	PONTIUS	BRUCE A	MORTGAGOR/...
10/23/1990	10/19/1990	9029577	WARRANTY...	PONTIUS	BRUCE	GRANTEE



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/31/2019	07/26/2019	2019-18587	2ND MORT...	PONTIUS	BRUCE A	MORTGAGOR
02/04/2016	02/03/2016	1602731	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
01/13/2016	01/12/2016	1600895	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
12/29/2015	12/21/2015	1534537	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
06/10/2011	06/10/2011	1115006	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
06/08/2011	05/23/2011	1114851	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
11/17/2003	10/31/2003	0373490	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
10/01/2003	09/15/2003	0363350	SUBORDIN...	PONTIUS	BRUCE A	GRANTEE/BO...
10/01/2003	09/19/2003	0363346	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
04/06/1999	02/16/1999	9914937	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
02/08/1999	01/28/1999	9906041	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
02/03/1999	01/27/1999	9905408	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR
10/08/1998	08/27/1998	9852329	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
10/20/1997	10/15/1997	9743118	MORTGAGE...	PONTIUS	BRUCE A	MORTGAGOR
10/06/1997	09/30/1997	9740807	1ST MORT...	PONTIUS	BRUCE A	MORTGAGOR

