

50-53-31-000-030.000-005

General Information

Parcel Number
50-53-31-000-030.000-005

Local Parcel Number
505331000030000005

Tax ID:
0030400200

Routing Number
53-31-303-015

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Marshall

Township
GERMAN TOWNSHIP

District 005 (Local 005)
GERMAN TOWNSHIP

School Corp 5480
BREMEN PUBLIC

Neighborhood 300502-005
LAKE OF THE WOODS - OFF WAT

Section/Plat
31

Location Address (1)
8886 COFFEL DR
BREMEN, IN 46506

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 12, 2023

Review Group 2021

SEEL DAVID BRIAN & LORI ANN

Ownership

SEEL DAVID BRIAN & LORI ANN H/W
8886 COFFEL DR
BREMEN, IN 46506

Legal

ACREAGE: AUDITOR DESC: SYCAMORE ACRES
4TH ADD LOT 20 LEGAL DESC:



8886 COFFEL DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/05/2021	SEEL DAVID BRIAN &	\$279,900	Wa	2021/02097	\$279,900	V
09/22/1998	KNEZ JOHN R & KIM		WD	98/8838	\$0	I
05/16/1995	COFFEL, HERMAN W		WD	94/13081	\$0	I
03/01/1979	COFFEL BETH S		WD	/	\$0	I
03/01/1979	HUMMEL FARMS, IN		WD	/	\$0	I
01/01/1900	HUMMEL FARMS, IN		WD	/	\$0	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	Annual Value	Annual Value	Annual Value	Annual Value	Annual Value
04/08/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$84,000	Land	\$84,000	\$80,800	\$64,600	\$63,900	\$33,500
\$84,000	Land Res (1)	\$84,000	\$80,800	\$64,600	\$63,900	\$33,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$198,500	Improvement	\$198,500	\$190,800	\$148,400	\$118,900	\$120,800
\$198,500	Imp Res (1)	\$198,500	\$190,800	\$148,400	\$118,900	\$120,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$282,500	Total	\$282,500	\$271,600	\$213,000	\$182,800	\$154,300
\$282,500	Total Res (1)	\$282,500	\$271,600	\$213,000	\$182,800	\$154,300
\$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		150	150x190	1.14	\$592	\$675	\$101,250	-17%	100%	1.0000	\$84,040

LAKE OF THE WOODS - O 1/2

Notes

2/15/2021 21GI: REVISED GRADE, FIXT. CT. ADDED REC FIN. ADJUSTED BRP ON SKETCH, ADJUSTED EFF YR FOR REMODEL/UPDATES PER LIST INFO/PICS FOR 1/1/21.

11/18/2020 21CR: CHANGED MSTP TO BRP.

1/30/2020 20GI: REMOVED HOT-TUB.

9/22/2016 17CR: ADDED HOT TUB

Land Computations

Calculated Acreage	0.65
Actual Frontage	150
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	\$84,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$84,000

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1604 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
Patio, Brick	588	\$7,400
Stoop, Masonry	144	\$2,900
Canopy, Roof Extension	144	\$1,600

Plumbing

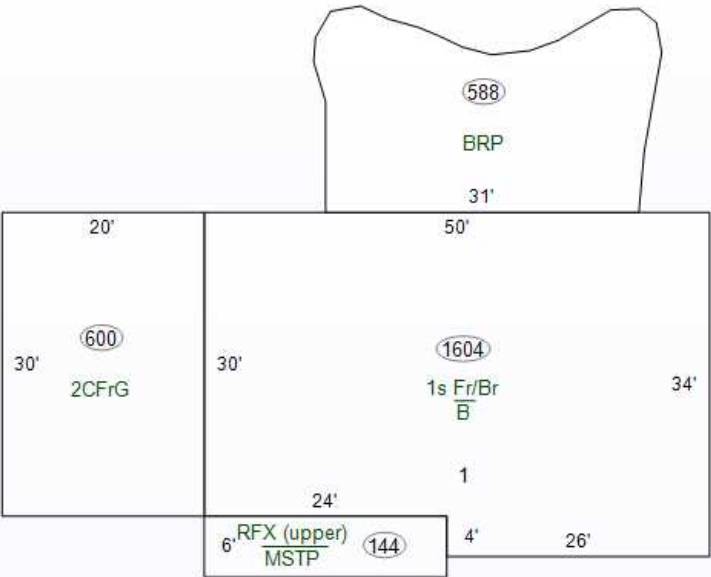
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	7	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1604	1604	\$107,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1604	0	\$35,500	
Crawl					
Slab					

Total Base \$143,400

Adjustments 1 Row Type Adj. x 1.00 \$143,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1400	\$20,100
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1604	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$172,100

Sub-Total, 1 Units

Exterior Features (+)	\$11,900	\$184,000
Garages (+) 600 sqft	\$18,600	\$202,600
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.92	
Replacement Cost		\$195,712

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	1/6 Masonry	C+1	1993	2000	23 A		0.92		3,208 sqft	\$195,712	22%	\$152,660	0%	100%	1.300 1.0000	\$198,500

202102097**JANET HOWARD****MARSHALL COUNTY RECORDER****04/05/2021 10:10 AM****REC FEE: 25.00 PGS: 2****WARRANTY DEED**

Property Address: 8886 Coffel Drive, Bremen, IN 46506 Mail Tax Statements To: 8886 Coffel Drive
Bremen, IN 46506

Return to: Heritage Parke Title, LLC Parcel No.: 50-53-31-000-030.000-005
102 Heritage Pkwy
Nappanee, IN 46550-1156

THIS INDENTURE WITNESSETH, THAT:

John R Knez and Kimberly A Knez, husband and wife

of Marshall County, in the State of Indiana,

CONVEY AND WARRANT TO:


David Brian Seel and Lori Ann Seel, husband and wife

of Marshall 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 Marshall County, Indiana, to-wit:

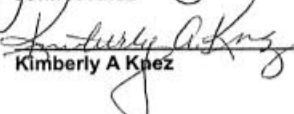
Lot Number Twenty (20) Sycamore Acres Fourth Addition in the Southwest Quarter (SW1/4) of Section Thirty-One (31), Township Thirty-Five (35) North, Range Three (3) East.

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 31st day of March, 2021.



John R Knez



Kimberly A Knez

Duly Entered For Taxation Subject To
Final Acceptance For Transfer
Apr 05 2021

Julie A. Fox (KK)
AUDITOR MARSHALL COUNTY
ParcelID: 50-53-31-000-030.000-005

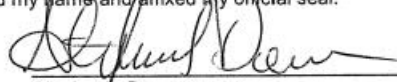
AS PRESENTED
Apr 01 2021
Janet Howard, Recorder
Marshall County Indiana

STATE OF INDIANA

COUNTY OF ELKHART

)
) SS:
)

Before me, the undersigned Notary Public in and for said county and State, this 31st day of March, 2021, personally appeared **John R Knez and Kimberly A Knez, husband and wife** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



NOTARY PUBLIC

Stephanie Douwsma
Residing in Elkhart County, Indiana

My Commission Expires: May 29, 2024

Grantee Address: 8886 Coffel Drive, Bremen, IN 46506

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.

Loren R Sloat

This instrument prepared by Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.



Criteria: Party Name = SEEL

Last Indexed Date: 03/14/2024

Last Verified Date: 03/14/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/13/2022	11/27/2021	202202707	MORTGAGE	SEEL DAVID BRIAN		MORTGAGOR
05/13/2022	11/27/2021	202202707	MORTGAGE	SEEL LORI ANN		MORTGAGOR
12/09/2021	12/09/2021	202108480	RELEASE ...	SEEL DAVID BRIAN		MORTGAGOR
12/09/2021	12/09/2021	202108480	RELEASE ...	SEEL LORI ANN		MORTGAGOR
04/05/2021	03/31/2021	202102098	MORTGAGE	SEEL DAVID BRIAN		MORTGAGOR
04/05/2021	03/31/2021	202102098	MORTGAGE	SEEL LORI ANN		MORTGAGOR
04/05/2021	03/31/2021	202102097	WARRANTY...	SEEL DAVID BRIAN		GRANTEE
04/05/2021	03/31/2021	202102097	WARRANTY...	SEEL LORI ANN		GRANTEE
07/28/2020	07/16/2020	202004187	WARRANTY...	SEELY BRENDA		GRANTOR
10/04/2019	10/02/2019	201905055	LAND CON...	SEELY BRENDA		GRANTOR
10/04/2019	10/02/2019	201905054	AFFIDAVI...	SEELY ALAN		GRANTOR
10/04/2019	10/02/2019	201905054	AFFIDAVI...	SEELY BRENDA		GRANTEE
10/04/2019	10/02/2019	201905054	AFFIDAVI...	SEELY BRENDA		GRANTOR
11/15/2018	10/29/2018	201805468	WARRANTY...	SEELY ALAN		GRANTEE
11/15/2018	10/29/2018	201805468	WARRANTY...	SEELY BRENDA		GRANTEE

Results found: 31



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