

20-08-33-200-027.000-034

General Information

Parcel Number
20-08-33-200-027.000-034

Local Parcel Number
08-33-200-027-034

Tax ID:

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County
Elkhart

Township
MIDDLEBURY TOWNSHIP

District 034 (Local 034)
MIDDLEBURY TOWNSHIP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 3459999-034
3459999-AG parcels entire TD (034

Section/Plat

Location Address (1)
13405 COUNTY RD 28
MIDDLEBURY, IN 46540

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 2022

BONTRAGER MERLIN & REGIN

Ownership

BONTRAGER MERLIN & REGINA
13405 County Road 28
Middlebury, IN 465408512

Legal

385.82FT E NW COR NE1/4 195.09 X470.95FT
SEC 33 2.11A



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	☐	☐	☐	☐	☐
\$28,900	Land	\$28,900	\$28,500	\$28,300	\$28,200	\$28,500
\$26,900	Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
\$2,000	Land Non Res (2)	\$2,000	\$1,600	\$1,400	\$1,300	\$1,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$570,500	Improvement	\$570,500	\$514,600	\$431,600	\$398,300	\$372,500
\$399,700	Imp Res (1)	\$399,700	\$363,200	\$305,700	\$283,100	\$265,600
\$169,400	Imp Non Res (2)	\$169,400	\$150,200	\$124,800	\$114,200	\$105,900
\$1,400	Imp Non Res (3)	\$1,400	\$1,200	\$1,100	\$1,000	\$1,000
\$599,400	Total	\$599,400	\$543,100	\$459,900	\$426,500	\$401,000
\$426,600	Total Res (1)	\$426,600	\$390,100	\$332,600	\$310,000	\$292,500
\$171,400	Total Non Res (2)	\$171,400	\$151,800	\$126,200	\$115,500	\$107,500
\$1,400	Total Non Res (3)	\$1,400	\$1,200	\$1,100	\$1,000	\$1,000

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
4	A	WOAA	0	1.110000	0.94	\$1,900	\$1,786	\$1,982	0%	0%	1.0000	\$1,980

13405 COUNTY RD 28

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	BONTRAGER MERLI		CO	/	\$0	I
01/01/1900	BONTRAGER MERLI		CO	/	\$0	I

101, Cash Grain/General Farm

3459999-AG parcels entire

1/4

Notes

Land Computations

Calculated Acreage	2.11
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.11
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	1.11
Farmland Value	\$1,980
Measured Acreage	1.11
Avg Farmland Value/Acre	1784
Value of Farmland	\$1,980
Classified Total	\$0
Farm / Classified Value	\$2,000
Homesite(s) Value	\$26,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$2,000
CAP 3 Value	\$0
Total Value	\$28,900

2/4

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1260 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 Frame

360

\$11,700

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

2

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

7

Heat Type

Central Warm Air

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	768	768	\$66,600	
2	1Fr	768	492	\$34,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
				Total Base	\$101,000
Adjustments				1 Row Type Adj. x 1.00	\$101,000
Unfin Int (-)				2:276	(\$7,400)
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$93,600
				Sub-Total, 1 Units	
Exterior Features (+)				\$11,700	\$105,300
Garages (+) 1152 sqft				\$30,900	\$136,200
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.92
				Replacement Cost	\$112,774

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	0%	2	Wood Frame	D+2	1998	1998	25	A		0.92		1,536 sqft	\$112,774	26%	\$83,450	0%	100%	2.030	1.0000	\$169,400

Total all pages

\$570,500

Total this page

\$169,400

20-08-33-200-028.000-034

General Information

Parcel Number
20-08-33-200-028.000-034

Local Parcel Number
08-33-200-028-034

Tax ID:
0800P

Routing Number

Property Class 100
Vacant Land

Year: 2023

Location Information

County
Elkhart

Township
MIDDLEBURY TOWNSHIP

District 034 (Local 034)
MIDDLEBURY TOWNSHIP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 3459999-034
3459999-AG parcels entire TD (034)

Section/Plat

Location Address (1)
COUNTY RD 28
MIDDLEBURY, IN 46540

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Friday, April 21, 2023

Review Group 2022

BONTRAGER MERLIN & REGIN

Ownership

BONTRAGER MERLIN & REGINA
13405 County Road 28
Middlebury, IN 465408512

Legal

580.91FT E 470.95FT S NW COR NE1/4
620.31X220X719.51X195.09 FT SEC 33 3.00A



COUNTY RD 28

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	BONTRAGER MERLI		CO	/	\$0	I

100, Vacant Land

3459999-AG parcels entire

1/2

Notes

Agricultural

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	☐	☐	☐	☐	☐
\$4,600	Land	\$4,600	\$3,700	\$3,200	\$3,100	\$3,800
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$4,600	Land Non Res (2)	\$4,600	\$3,700	\$3,200	\$3,100	\$3,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$4,600	Total	\$4,600	\$3,700	\$3,200	\$3,100	\$3,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$4,600	Total Non Res (2)	\$4,600	\$3,700	\$3,200	\$3,100	\$3,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
4	A	WOAA	0	0.755000	0.94	\$1,900	\$1,786	\$1,348	0%	0%	1.0000	\$1,350
4	A	ROPA	0	2.058000	0.82	\$1,900	\$1,558	\$3,206	0%	0%	1.0000	\$3,210
4	A	CVDA	0	0.041000	1.02	\$1,900	\$1,938	\$79	0%	0%	1.0000	\$80
82	A		0	0.146000	1.00	\$1,900	\$1,900	\$277	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	3.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.15
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	2.85
Farmland Value	\$4,640
Measured Acreage	2.85
Avg Farmland Value/Acre	1626
Value of Farmland	\$4,640
Classified Total	\$0
Farm / Classified Value	\$4,600
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$4,600
CAP 3 Value	\$0
Total Value	\$4,600

Data Source External Only

Collector 07/05/2022 James

Appraiser

2008-11192
 ELKHART COUNTY RECORDER
 CHRISTOPHER J. ANDERSON
 FILED FOR RECORD
 AS PRESENTED
 2008 MAY -7 P 3:49

QUIT-CLAIM DEED

19856

RETURN TO:
 YAUB

This indenture witnesseth that MERLIN BONTRAGER, surviving spouse of Robin Bontrager, deceased ("Grantor"), of Elkhart County in the State of Indiana, releases and quit-claims to MERLIN BONTRAGER and REGINA BONTRAGER, husband and wife ("Grantee"), of Elkhart County in the State of Indiana, whose mailing address is 13405 County Road 28, Middlebury, Indiana 46540-8512, 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:

③

20-
 CK

Tract #1: A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 580.91 feet, along the North line of said Northeast Quarter, to a rebar; thence South 00 degrees, 00 minutes, 47 seconds East, 470.95 feet, to a rebar at the point of beginning of this description; thence continuing along the last described bearing, 620.31 feet, to a spindle in the center of County Road #28; thence South 62 degrees, 26 minutes, 49 seconds West, 220.0 feet, along the centerline of County Road 28, to a P.K. nail; thence North 00 degrees, 00 minutes, 47 seconds West, 719.51 feet, to a rebar; thence North 89 degrees, 14 minutes, 56 seconds East, 195.09 feet to the point of beginning.

Being tax code number: 20-08-33-200-028.000-034.

DISCLOSURE FEE NOT REQUIRED
 DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 5-7 2008
 Duxin AUDITOR
 001150
 TRANSFER FEE 10.00
 PARCEL NO. 20-33-200-027/028.000-
 034

2008-11192

Tract #2: A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 385.82 feet, along the North line of said Northeast Quarter, to a rebar at the point of beginning of this description; thence continuing along the last described line and bearing, 195.09 feet, to a rebar; thence South 00 degrees, 00 minutes, 47 seconds East, 470.95 feet, to a rebar; thence South 89 degrees, 14 minutes, 56 seconds West, 195.09 feet, to a rebar; thence North 00 degrees, 00 minutes, 47 seconds West 470.95 feet, to the point of beginning.

Being tax code number 20-08-33-200-027.000-034.

Grantor, Merlin Bontrager, certifies that he is the surviving spouse of Robin Bontrager, deceased, who died on May 4, 2000. Grantor further certifies that they were husband and wife continuously from date of acquiring title to the aforescribed real estate until the date of her death, and that no death or inheritances taxes are due or owing as a result of her death.

IN WITNESS WHEREOF, the Grantor has executed this Quit-Claim Deed this 2nd day of May, 2008.


Merlin Bontrager

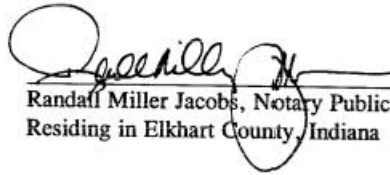
2008-11192

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Merlin Bontrager, surviving spouse of Robin Bontrager, deceased, and acknowledged the execution of the foregoing Quit-Claim Deed this 2nd day of May, 2008.

WITNESS my hand and notarial seal.




Randall Miller Jacobs, Notary Public
Residing in Elkhart County, Indiana

Prepared by Randall M. Jacobs, Yoder, Ainlay, Ulmer & Buckingham, LLP
130 N. Main St., P.O. Box 575, Goshen, IN 46527-0575

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. Randall M. Jacobs, 130 N. Main St., P.O. Box 575, Goshen, IN 46527-0575

Mail Tax Statements To: 13405 County Road 28, Middlebury, IN 46540
Return Deed To: Randall M. Jacobs, 130 N. Main St., P.O. Box 575, Goshen, IN 46527-0575

97 024716

2

SEP 26 2 35 PM '97

ELKHART COUNTY RECORDER
SHEILA A. GUYE
FILE FOR RECORDWARRANTY DEED

This indenture witnesseth that Merlin D. Miller and Lila J. Miller, husband and wife, of Elkhart County in the State of Indiana, convey and warrant to Merlin Bontrager and Robin Bontrager, husband and wife, whose mailing address is 6322 CR 33, Gosport IN 46528, 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:

Tract #1

③
ACK

A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 580.91 feet, along the North line of said Northeast Quarter, to a rebar; thence South 00 degrees, 00 minutes 47 seconds East, 470.95 feet, to a rebar at the point of beginning of this description; thence continuing along the last described bearing, 620.31 feet, to a spindle in the center of County Road #28; thence ^{South} 62 degrees, 26 minutes, 49 seconds West, 220.0 feet, along the centerline of County Road 28, to a P.K. nail; thence North 00 degrees, 00 minutes, 47 seconds West, 719.51 feet, to a rebar; thence North 89 degrees, 14 minutes, 56 seconds East, 195.09 feet to the point of beginning.

DISCLOSURE FEE PAID

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sept. 26 1997

004527

RECORDED

INDEXED

→ 14 State Bk. Filed
ELKHART COUNTY INDIANA 97-24716 PAGE 1 OF 3

97 024716

Tract #2

A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

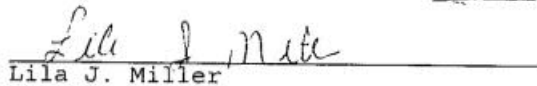
Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 385.82 feet, along the North line of said Northeast Quarter, to a rebar at the point of beginning of this description; thence continuing along the last described line and bearing, 195.09 feet, to a rebar; thence South 00 degrees, 00 minutes, 47 seconds East, 470.95 feet, to a rebar; thence South 89 degrees, 14 minutes, 56 seconds West, 195.09 feet, to a rebar; thence North 00 degrees, 00 minutes, 47 seconds West 470.95 feet, to the point of beginning.

Being part of tax code number 11-08-33-200-010.

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

Dated this 15th day of August, 1997.


Merlin D. Miller


Lila J. Miller

97 024716

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 Merlin D. Miller and Lila J. Miller, husband and wife, and acknowledged the execution of the foregoing Warranty Deed this 15th day of August, 1997.

WITNESS my hand and notarial seal.

Mary Dunker
Mary Dunker Notary Public
Residing in ~~Elkhart~~ County, Indiana
LaGrange

My Commission Expires:

3-20-01

Prepared by B. Douglas Hayes, Yoder, Ainlay, Ulmer & Buckingham
130 North Main Street, P.O. Box 575, Goshen, IN 46527-0575

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/18/2011	05/16/2011	2011-09134	WARRANTY...	BONTRAGER MERLIN E		GRANTEE
05/13/2011	05/11/2011	2011-08853	RELEASE ...	BONTRAGER MERLIN E		GRANTEE
05/11/2011	05/09/2011	2011-08726	WARRANTY...	BONTRAGER MERLIN E		GRANTOR
05/07/2008	05/02/2008	2008-11192	QUIT CLA...	BONTRAGER MERLIN		GRANTEE
05/07/2008	05/02/2008	2008-11192	QUIT CLA...	BONTRAGER MERLIN		GRANTOR
08/13/2007	08/06/2007	2007-22325	MORTGAGE	BONTRAGER MERLIN E		MORTGAGOR
01/12/2006	12/23/2005	2006-00806	WARRANTY...	BONTRAGER MERLIN		GRANTEE
08/29/2005	08/26/2005	2005-27448	QUIT CLA...	BONTRAGER MERLIN E		GRANTEE
08/29/2005	08/26/2005	2005-27448	QUIT CLA...	BONTRAGER MERLIN E		GRANTOR
05/26/2004	05/24/2004	2004-17788	MORTGAGE	BONTRAGER MERLIN E		MORTGAGOR
05/26/2004	05/24/2004	2004-17787	WARRANTY...	BONTRAGER MERLIN E		GRANTEE
10/15/2003	10/15/2003	2003-44164	WAIVER	BONTRAGER MERLIN		GRANTOR
10/15/2003	10/15/2003	2003-44163	WAIVER	BONTRAGER MERLIN		GRANTOR
09/12/2003	09/12/2003	2003-38970	MECHANIC...	BONTRAGER MERLIN R		GRANTEE
06/01/1998	05/29/1998	98-17078	WARRANTY...	BONTRAGER MERLIN		GRANTOR

Criteria: Party Name = BONTRAGER MERLIN

INDEXED THROUGH:

03/15/2024

VERIFIED THROUGH:

03/15/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/26/1997	08/15/1997	97-24716	WARRANTY...	BONTRAGER MERLIN		GRANTEE
06/11/1996	06/05/1996	96-14125	WARRANTY...	BONTRAGER MERLIN		GRANTEE
06/24/1994	06/23/1994	94-16396	RELEASE ...	BONTRAGER MERLIN R		GRANTEE
06/20/1994	06/18/1994	94-15903	WARRANTY...	BONTRAGER MERLIN R		GRANTOR
05/05/1994	05/04/1994	94-11533	WARRANTY...	BONTRAGER MERLIN R		GRANTEE
06/10/1992	06/08/1992	92-13953	RELEASE ...	BONTRAGER MERLIN R		GRANTEE
06/09/1992	05/30/1992	92-13770	MORTGAGE	BONTRAGER MERLIN R		MORTGAGOR
05/30/1991	05/30/1991	91-09226	MORTGAGE	BONTRAGER MERLIN R		MORTGAGOR
05/30/1991	05/30/1991	91-09225	WARRANTY...	BONTRAGER MERLIN R		GRANTEE