

20-06-23-404-012.000-009

General Information

Parcel Number
20-06-23-404-012.000-009

Local Parcel Number
06-23-404-012-009

Tax ID:
0623G

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
CONCORD TOWNSHIP

District 009 (Local 009)
CONCORD TOWNSHIP

School Corp 2270
CONCORD COMMUNITY

Neighborhood 950140-009
0950140-Off river N: CR 18 S: Flore

Section/Plat

Location Address (1)
58694 BROADWAY BLVD
ELKHART, IN 46514

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, April 21, 2023

Review Group 2020

EISMAN JAMA

Ownership

EISMAN JAMA
58694 Broadway Blvd
Elkhart, IN 465166233

Legal

MILLERS RIVER MANOR SOUTH 9TH SEC LOT
132



58694 BROADWAY BLVD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/18/2004	EISMAN JAMA		CO	/	\$0	I
01/01/1900	EISMAN DONALD R		CO	/	\$0	I

0950140-Off river N: CR 18

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
01/31/2023	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	☐	☐	☐	☐	☐
\$16,200	Land	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
\$16,200	Land Res (1)	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$148,400	Improvement	\$148,400	\$135,100	\$115,400	\$112,900	\$110,100
\$147,300	Imp Res (1)	\$147,300	\$134,100	\$114,600	\$112,100	\$109,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,100	Imp Non Res (3)	\$1,100	\$1,000	\$800	\$800	\$800
\$164,600	Total	\$164,600	\$151,300	\$131,600	\$129,100	\$126,300
\$163,500	Total Res (1)	\$163,500	\$150,300	\$130,800	\$128,300	\$125,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,100	Total Non Res (3)	\$1,100	\$1,000	\$800	\$800	\$800

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 105' X 175', CI 105' 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	97x160	0.98	\$170	\$167	\$16,199	0%	100%	1.0000	\$16,200

Land Computations

Calculated Acreage	0.36
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.36
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	0.36
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	\$16,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,200

Data Source Aerial

Collector 10/08/2020 Tim B

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1008 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
Wood Deck	204	\$3,500

Plumbing

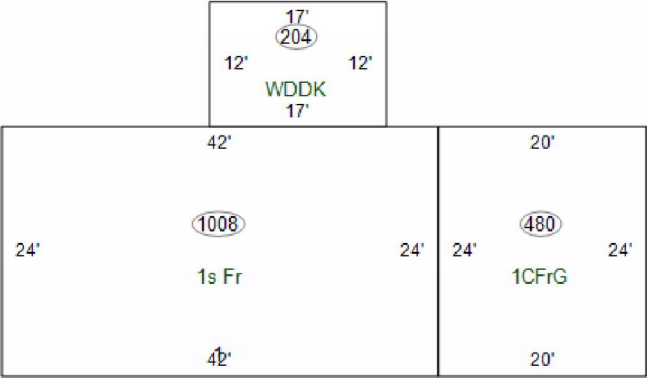
	#	TF
Full Bath	0	0
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	4	4
Total	6	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
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	7	1008	1008	\$88,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1008	0	\$26,500	
Crawl					
Slab					

Total Base	\$115,000
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Adjustments	1 Row Type Adj. x 1.00	\$115,000
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	\$0
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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 (+)	1:1008	\$2,900
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No Elec (-)	\$0
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Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$119,500
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Sub-Total, 1 Units	
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Exterior Features (+)	\$3,500	\$123,000
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Garages (+) 480 sqft	\$15,700	\$138,700
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Quality and Design Factor (Grade)	1.05
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Location Multiplier	0.92
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Replacement Cost	\$133,984
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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%	1	Brick	C+1	1979	1979	44	A		0.92		2,016 sqft	\$133,984	30%	\$93,790	0%	100%	1.570	1.0000	\$147,300
2: Utility Shed	0%	1		D	1984	1984	39	A	\$21.97	0.92	\$16.17	12'x10'	\$1,940	65%	\$680	0%	100%	1.570	1.0000	\$1,100

01-06-00 04:25

219 264 4873

INNOVATIVE SEATS

001

2000-03211

FEB 3 1 22 PM '00

ELKHART COUNTY RECORDER
SUSAN M. GUIPE
FILED FOR RECORD

QUIT-CLAIM DEED

This Indenture witnesseth that **DONALD R. EISMAN, JR.**
of Elkhart County, in the State of Indiana→ Releases and Quit-Claims to **JAMA EISMAN**
whose mailing address is 58694 Broadway Blvd., Elkhart, IN 46516
of Elkhart County in the State of Indianafor and in consideration of One (\$1.00) Dollar and other valuable considerations the receipt whereof is
hereby acknowledged, the following real estate in Elkhart County in the State of Indiana, to-wit:Lot Numbered One Hundred Thirty-two (132) as the said Lot is known and designated on
the recorded Plat of MILLER'S RIVER MANOR SOUTH NINTH SECTION, a subdivision
in Concord Township, Elkhart County, Indiana; said Plat being recorded in Plat Book 12,
page 52 in the Office of the Recorder of Elkhart County, Indiana.

Subject to covenants, restrictions and easements of record.

This deed is executed in conjunction with a Dissolution of Marriage in the Elkhart Circuit Court, under cause
number 20C01-9908-DR-143

DISCLOSURE FEE NOT REQUIRED

DATED THIS 18th day of January, 2000DMR JR.
Donald R. Eisman, Jr.

STATE OF INDIANA

SS:

COUNTY OF ELKHART

Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of
January, 2000, personally appeared Donald R. Eisman, Jr., and acknowledged the execu-
tion of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official
seal.

My Commission Expires:

10/14/06Jessica M. Miller
Notary Public Jessica M. Miller
Residing in Elkhart County, IndianaPREPARED BY: LEATHERMAN & MILLER LAW OFFICES, Thomas M. Leatherman
110 S. Main, Goshen, IN 46526 219-534-3421 Attorney No. 8737-20

ELKHART COUNTY INDIANA 2000-03211 PAGE 1 OF 1

Holder for Elkharl title Corp

Return To:

58694 BROADWAY BLVD.
ELKHART, INDIANA 46516

94 009525

Mail Tax Statements:
To Property Address

Key No. 05-06-23-404-012

WARRANTY DEED

THIS INDENTURE WITNESSETH

That DONALD R. EISMAN, JR. of ELKHART County, and State of INDIANA

CONVEY AND WARRANT

To DONALD R. EISMAN, JR. AND JAMA EISMAN, HUSBAND AND WIFE of ELKHART County, and State of INDIANA for and in consideration of 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:

Lot Numbered One Hundred Thirty-two (132) as the said Lot is known and designated on the recorded Plat of MILLER'S RIVER MANOR SOUTH NINTH SECTION, a subdivision in Concord Township, Elkhart County, Indiana; said Plat being recorded in Plat Book 12, page 52 in the Office of the Recorder of Elkhart County, Indiana.

Subject to all unpaid taxes for the year 1994, due and payable in 1995 and taxes for all subsequent years.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, The said DONALD R. EISMAN, JR. has hereunto set his hand(s) and seal(s) this 8 day of April, 1994.

Donald R. Eisman JR
DONALD R. EISMAN, JR.

STATE OF INDIANA, ELKHART COUNTY ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named DONALD R. EISMAN, JR. who acknowledged the execution of the foregoing Deed to be his voluntary act and deed.

WITNESS, my hand and Seal this 8th day of April, 1994.

My Commission Expires: 11-14-97

Roseann C. Hurdine
Signature of Notary Public

Elkhart
Notary Public's County of Residence

ROSEANN C. Hurdine
Notary Public's Printed Name

This instrument was prepared by: Frank A. Antonovitz, Attorney-at-Law
#94E8421 hs

DUL. ENTERED FOR RECORD
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
April 14 1994
Robert A. Antonovitz ADDITOR
000892
TRANSFER FEE pd
PARCEL NO. ✓
DISCLOSURE FEE NOT REQUIRED

APR 14 11 04 AM '94
ELKHART COUNTY INDIANA
RECORDED

LD FOR ELKHART TITLE CORP.

Return To:

94 009426

58694 BROADWAY BLVD.
ELKHART, INDIANA 46516 APR 13 12 03 PM '94Mail Tax Statements:
To Property Address

Key No. 05-06-23-404-012

WARRANTY DEED

THIS INDENTURE WITNESSETH

That PAUL RICHARD WALTER AND JOAN WALTER, HUSBAND AND WIFE of ELKHART County, and State of INDIANA

CONVEY AND WARRANT

To DONALD R. EISMAN, JR. of ELKHART County, and State of INDIANA for and in consideration of 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:

Lot Numbered One Hundred Thirty-two (132) as the said Lot is known and designated on the recorded Plat of MILLER'S RIVER MANOR SOUTH NINTH SECTION, a subdivision in Concord Township, Elkhart County, Indiana; said Plat being recorded in Plat Book 12, page 52 in the Office of the Recorder of Elkhart County, Indiana.

Subject to all unpaid taxes for the year 1994, due and payable in 1995 and taxes for all subsequent years.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, The said PAUL RICHARD WALTER AND JOAN WALTER, HUSBAND AND WIFE has hereunto set his hand(s) and seal(s) this 7th day of April, 1994.Paul Richard Walter
PAUL RICHARD WALTERJoan Walter
JOAN WALTER

STATE OF INDIANA, ELKHART COUNTY ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named PAUL RICHARD WALTER AND JOAN WALTER, HUSBAND AND WIFE who acknowledged the execution of the foregoing Deed to be his voluntary act and deed.

WITNESS, my hand and Seal this 7th day of April, 1994.My Commission Expires: Jan. 31, 1997Glendora V. Brown
Signature of Notary PublicElkhart County
Notary Public's County of ResidenceGlendora V. Brown
Notary Public's Printed NameThis instrument was prepared by: Frank A. Antonovitz, Attorney-at-Law
94E8421 hsDULY CHECKED FOR TAXES
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFERApril 13, 94000859 AUDITORTRANSFER FEE pdPARCEL NO. ☒ DISCLOSURE FEE PAID

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/28/2021	07/14/2021	2021-19925	RELEASE ...	EISMAN JAMA		GRANTEE
07/26/2021	06/25/2021	2021-19642	MORTGAGE	EISMAN JAMA		MORTGAGOR
07/14/2021	07/12/2021	2021-18573	RELEASE ...	EISMAN JAMA		GRANTEE
07/09/2021	07/09/2021	2021-18090	RELEASE ...	EISMAN JAMA		GRANTEE
09/14/2020	08/25/2020	2020-20931	WARRANTY...	EISMAN DONALD R JR		GRANTOR
09/14/2020	08/21/2020	2020-20930	QUIT CLA...	EISMAN DONALD R JR		GRANTEE
10/23/2019	10/21/2019	2019-22114	RELEASE ...	EISMAN JAMA		GRANTEE
09/30/2019	09/20/2019	2019-20212	RELEASE ...	EISMAN JAMA		GRANTEE
09/18/2019	09/05/2019	2019-19220	MORTGAGE	EISMAN JAMA		MORTGAGOR
06/06/2019	06/06/2019	2019-10872	RELEASE ...	EISMAN DONALD R JR		GRANTEE
03/21/2019	03/21/2019	2019-05247	RELEASE ...	EISMAN DONALD R JR		GRANTEE
12/21/2015	12/14/2015	2015-26218	CONTRACT	EISMAN DONALD R JR		GRANTOR
08/05/2014	07/31/2014	2014-14490	AFFIDAVI...	EISMAN DONALD R		GRANTOR
01/15/2014	12/30/2013	2014-00923	RELEASE ...	EISMAN DONALD R JR		GRANTEE
06/28/2013	06/27/2013	2013-15418	RELEASE ...	EISMAN ANNETTE		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/21/2013	06/10/2013	2013-14792	DELINQUE...	EISMAN DONALD R JR		GRANTOR
11/27/2012	11/05/2012	2012-28543	DELINQUE...	EISMAN ANNETTE		GRANTOR
08/02/2012	07/25/2012	2012-18708	SHERIFF'...	EISMAN DONALD R JR		GRANTOR
08/01/2012	07/24/2012	2012-18514	AFFIDAVI...	EISMAN DONALD R JR		GRANTOR
07/31/2012	07/02/2012	2012-18390	RELEASE ...	EISMAN ANNETTE		GRANTEE
05/01/2012	04/26/2012	2012-09715	ASSIGNME...	EISMAN DONALD R JR		GRANTOR
03/29/2012	03/15/2012	2012-06932	DELINQUE...	EISMAN ANNETTE		GRANTOR
01/05/2012	01/03/2012	2012-00264	RELEASE ...	EISMAN ANNETTE		GRANTEE
08/22/2011	08/18/2011	2011-15437	DELINQUE...	EISMAN ANNETTE		GRANTOR
02/24/2011	02/09/2011	2011-03847	ASSIGNME...	EISMAN DONALD R JR		GRANTOR
07/21/2010	07/19/2010	2010-14100	LIEN	EISMAN JAMA		GRANTOR
09/08/2008	08/28/2008	2008-21540	RELEASE ...	EISMAN DONALD R JR		GRANTEE
08/15/2008	08/12/2008	2008-19866	ENVIROME...	EISMAN DONALD R JR		GRANTOR
08/15/2008	08/12/2008	2008-19865	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
12/26/2006	12/15/2006	2006-37676	ASSIGNME...	EISMAN JAMA		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/30/2006	10/05/2006	2006-32089	MORTGAGE	EISMAN JAMA		MORTGAGOR
01/27/2006	12/26/2005	2006-02128	MORTGAGE	EISMAN JAMA		MORTGAGOR
01/13/2006	01/06/2006	2006-00946	RELEASE ...	EISMAN DONALD R JR		GRANTEE
07/12/2005	07/08/2005	2005-21529	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
07/12/2005	07/08/2005	2005-21528	DEED	EISMAN DONALD R JR		GRANTEE
04/04/2005	02/04/2005	2005-09520	RELEASE ...	EISMAN DONALD R JR		GRANTEE
04/04/2005	02/04/2005	2005-09520	RELEASE ...	EISMAN JAMA		GRANTEE
02/15/2005	02/04/2005	2005-04284	RELEASE ...	EISMAN DONALD R JR		GRANTEE
02/15/2005	02/04/2005	2005-04284	RELEASE ...	EISMAN JAMA		GRANTEE
02/15/2005	02/04/2005	2005-04283	RELEASE ...	EISMAN DONALD R JR		GRANTEE
02/15/2005	02/04/2005	2005-04283	RELEASE ...	EISMAN JAMA		GRANTEE
02/15/2005	02/04/2005	2005-04282	RELEASE ...	EISMAN DONALD R JR		GRANTEE
02/15/2005	02/04/2005	2005-04282	RELEASE ...	EISMAN JAMA		GRANTEE
02/04/2005	01/26/2005	2005-03296	RELEASE ...	EISMAN DONALD R JR		GRANTEE
02/04/2005	01/26/2005	2005-03296	RELEASE ...	EISMAN JAMA		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/27/2005	01/26/2005	2005-02457	MORTGAGE	EISMAN JAMA		MORTGAGOR
12/13/2004	12/08/2004	2004-41420	RELEASE ...	EISMAN DONALD R JR		GRANTEE
12/13/2004	12/08/2004	2004-41420	RELEASE ...	EISMAN JAMA		GRANTEE
08/16/2004	08/10/2004	2004-27747	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
05/12/2004	04/28/2004	2004-15991	RELEASE ...	EISMAN DONALD R JR		GRANTEE
04/15/2004	04/07/2004	2004-12233	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
07/19/2001	02/05/2001	2001-21666	ASSIGNME...	EISMAN DONALD R JR		GRANTOR
08/03/2000	08/02/2000	2000-21049	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
08/03/2000	08/02/2000	2000-21048	WARRANTY...	EISMAN DONALD R JR		GRANTEE
02/03/2000	01/18/2000	2000-03211	QUIT CLA...	EISMAN DONALD R JR		GRANTOR
02/03/2000	01/18/2000	2000-03211	QUIT CLA...	EISMAN JAMA		GRANTEE
02/23/1999	02/13/1999	99-05919	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
02/23/1999	02/13/1999	99-05919	MORTGAGE	EISMAN JAMA		MORTGAGOR
09/08/1998	08/28/1998	98-29133	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
09/08/1998	08/28/1998	98-29133	MORTGAGE	EISMAN JAMA		MORTGAGOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/18/1997	09/05/1997	97-23843	MORTGAGE	EISMAN DONALD R JR		MORTGAGOR
09/18/1997	09/05/1997	97-23843	MORTGAGE	EISMAN JAMA		MORTGAGOR
10/16/1995	08/29/1995	95-22964	ASSIGNME...	EISMAN DONALD R JR		GRANTOR
04/20/1994	04/11/1994	94-10076	RELEASE ...	EISMAN DONALD R		GRANTEE
04/14/1994	04/08/1994	94-09525	WARRANTY...	EISMAN DONALD R JR		GRANTEE
04/14/1994	04/08/1994	94-09525	WARRANTY...	EISMAN DONALD R JR		GRANTOR
04/14/1994	04/08/1994	94-09525	WARRANTY...	EISMAN JAMA		GRANTEE
04/13/1994	04/07/1994	94-09426	WARRANTY...	EISMAN DONALD R JR		GRANTEE
04/12/1994	04/08/1994	94-09266	WARRANTY...	EISMAN DONALD R		GRANTOR
02/02/1993	12/21/1992	93-02671	RELEASE ...	EISMAN DONALD R		GRANTEE
11/25/1992	11/20/1992	92-28799	WARRANTY...	EISMAN DONALD R		GRANTOR
05/02/1991	05/02/1991	91-07309	WARRANTY...	EISMAN DONALD R		GRANTEE
05/02/1991	05/02/1991	91-07308	MORTGAGE	EISMAN DONALD R		MORTGAGOR
10/17/1986	10/01/1986	R00066-00303	RELEASE ...	EISMAN DONALD R		GRANTEE
10/09/1986	09/25/1986	M00589-00945	MORTGAGE	EISMAN DONALD R		MORTGAGOR