

20-11-06-453-004.000-015

General Information

Parcel Number  
20-11-06-453-004.000-015

Local Parcel Number  
11-06-453-004-015

Tax ID:  
1106G

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County  
Elkhart

Township  
ELKHART TOWNSHIP

District 015 (Local 015)  
GOSHEN CORP

School Corp 2315  
GOSHEN COMMUNITY

Neighborhood 1550604-015  
1550604-Colonial Manor (015)

Section/Plat

Location Address (1)  
834 COLONIAL MANOR  
GOSHEN, IN 46526

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Public Utilities  
All

Streets or Roads  
Paved, Sidewalk

Neighborhood Life Cycle Stage  
Static

Printed Thursday, April 20, 2023

Review Group 2019

PEREZ-HERNANDEZ EMMANUE

Ownership

PEREZ-HERNANDEZ EMMANUEL E  
H&W  
834 COLONIAL MANOR  
GOSHEN, IN 46526

Legal

COLONIAL MANOR SECTION 3 LOT 6

834 COLONIAL MANOR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

| Date       | Owner               | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|---------------------|--------|------|-----------|----------------|-----|
| 09/30/2019 | PEREZ-HERNANDEZ     | 05266  | WD   | /         | \$135,000      | V   |
| 01/29/2015 | LOPEZ NELIDA        | 6450   | WD   | /         | \$85,000       | V   |
| 01/01/1900 | MILLER LESTER I & N | 6450   | WD   | /         | \$85,000       | V   |



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"/> |
| \$12,500         | Land                | \$12,500                 | \$12,500                 | \$12,500                 | \$12,500                 | \$12,500                 |
| \$12,500         | Land Res (1)        | \$12,500                 | \$12,500                 | \$12,500                 | \$12,500                 | \$12,500                 |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$153,200        | Improvement         | \$153,200                | \$134,400                | \$122,600                | \$111,700                | \$104,100                |
| \$153,200        | Imp Res (1)         | \$153,200                | \$134,400                | \$122,600                | \$111,700                | \$104,100                |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$165,700        | Total               | \$165,700                | \$146,900                | \$135,100                | \$124,200                | \$116,600                |
| \$165,700        | Total Res (1)       | \$165,700                | \$146,900                | \$135,100                | \$124,200                | \$116,600                |
| \$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 175', CI 175' Base Lot: Res 80' X 175', CI 80' 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          | 76x131 | 0.91   | \$180 | \$164     | \$12,464   | 0%      | 100%       | 1.0000        | \$12,460 |

1550604-Colonial Manor (0

1/2

Notes

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.23                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.23                     |
| 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    | 0.23                     |
| 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             | \$12,500                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$12,500                 |

General Information

|               |                      |
|---------------|----------------------|
| Occupancy     | Single-Family        |
| Description   | Residential Dwelling |
| Story Height  | 1                    |
| Style         | N/A                  |
| Finished Area | 990 sqft             |
| Make          |                      |

Floor Finish

|                                                 |                                            |
|-------------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Earth                  | <input type="checkbox"/> Tile              |
| <input checked="" type="checkbox"/> Slab        | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input 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 checked="" 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 | 120  | \$5,800 |
| Patio, Concrete   | 120  | \$800   |

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 | 0 |
| Family Rooms | 0 |
| Total Rooms  | 5 |

Heat Type

|                  |
|------------------|
| Central Warm Air |
|------------------|



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value    | Totals |
|-------|--------|------|--------|----------|--------|
| 1     | 1Fr    | 990  | 990    | \$80,500 |        |
| 2     |        |      |        |          |        |
| 3     |        |      |        |          |        |
| 4     |        |      |        |          |        |
| 1/4   |        |      |        |          |        |
| 1/2   |        |      |        |          |        |
| 3/4   |        |      |        |          |        |
| Attic |        |      |        |          |        |
| Bsmt  |        | 960  | 0      | \$25,800 |        |
| Crawl |        |      |        |          |        |
| Slab  |        |      |        |          |        |

|            |           |
|------------|-----------|
| Total Base | \$106,300 |
|------------|-----------|

|             |                        |           |
|-------------|------------------------|-----------|
| Adjustments | 1 Row Type Adj. x 1.00 | \$106,300 |
|-------------|------------------------|-----------|

|               |  |     |
|---------------|--|-----|
| Unfin Int (-) |  | \$0 |
|---------------|--|-----|

|                  |  |     |
|------------------|--|-----|
| Ex Liv Units (+) |  | \$0 |
|------------------|--|-----|

|              |       |         |
|--------------|-------|---------|
| Rec Room (+) | 2:216 | \$2,400 |
|--------------|-------|---------|

|          |  |     |
|----------|--|-----|
| Loft (+) |  | \$0 |
|----------|--|-----|

|               |  |     |
|---------------|--|-----|
| Fireplace (+) |  | \$0 |
|---------------|--|-----|

|                |  |     |
|----------------|--|-----|
| No Heating (-) |  | \$0 |
|----------------|--|-----|

|         |       |         |
|---------|-------|---------|
| A/C (+) | 1:990 | \$2,900 |
|---------|-------|---------|

|             |  |     |
|-------------|--|-----|
| No Elec (-) |  | \$0 |
|-------------|--|-----|

|                  |                   |         |
|------------------|-------------------|---------|
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
|------------------|-------------------|---------|

|                |  |     |
|----------------|--|-----|
| Spec Plumb (+) |  | \$0 |
|----------------|--|-----|

|              |  |     |
|--------------|--|-----|
| Elevator (+) |  | \$0 |
|--------------|--|-----|

|                     |  |           |
|---------------------|--|-----------|
| Sub-Total, One Unit |  | \$114,000 |
|---------------------|--|-----------|

|                    |  |  |
|--------------------|--|--|
| Sub-Total, 1 Units |  |  |
|--------------------|--|--|

|                       |         |           |
|-----------------------|---------|-----------|
| Exterior Features (+) | \$6,600 | \$120,600 |
|-----------------------|---------|-----------|

|                      |          |           |
|----------------------|----------|-----------|
| Garages (+) 440 sqft | \$14,300 | \$134,900 |
|----------------------|----------|-----------|

|                                   |  |      |
|-----------------------------------|--|------|
| Quality and Design Factor (Grade) |  | 0.95 |
|-----------------------------------|--|------|

|                     |  |      |
|---------------------|--|------|
| Location Multiplier |  | 0.92 |
|---------------------|--|------|

|                  |  |           |
|------------------|--|-----------|
| Replacement Cost |  | \$117,903 |
|------------------|--|-----------|

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%        | 1            | Wood Frame   | C-1   | 1996       | 1996     | 27         | A  |           | 0.92 |          | 1,950 sqft | \$117,903 | 24%      | \$89,610      | 0%      | 100% | 1.710 | 1.0000 | \$153,200    |

**2019-20165**

**ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
09/30/2019 01:02 PM  
AS PRESENTED**

**NEAR NORTH TITLE GROUP****Warranty Deed**

This Indenture Witnesseth, that Nelida Lopez ("Grantor") of Elkhart County, State of Indiana, CONVEY(S) AND WARRANT(S) to **Emmanuel E. Perez-Hernandez and Yuliana Leon, husband and wife** ("Grantee") of Elkhart County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Elkhart County, State of Indiana, commonly known as 834 Colonial Manor Dr, Goshen, IN 46526, and more particularly described as:

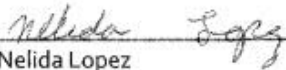
**Lot Number Six (6) as the said lot is known and designated on the Plat of Colonial Manor, Section Three, said plat being recorded in Plat Book 22, Page 23, in the Office of the Recorder of Elkhart County, Indiana.**

Parcel No.: 20-11-06-453-004.000-015

Subject to taxes for 2019 payable 2020, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 27 day of September, 2019.

  
\_\_\_\_\_  
Nelida Lopez

**DISCLOSURE FEE PAID**  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Sep 30 2019  
PATRICIA A. PICKENS, AUDITOR  
**05266**  
**10.00**

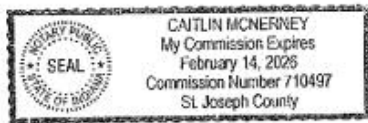
MC

KB

STATE OF INDIANA )  
COUNTY OF Elkhart )

Before me, a Notary Public in and for said County and State, personally appeared Nelida Lopez, 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 27 day of September, 2019.



Signature: Caitlin McNerney, Notary Public  
Printed: \_\_\_\_\_

My Commission Expires:  
My County Of Residence is:  
IN1908593

Prepared by and return deed to:  
Wendy K. Walker, Esq.  
Near North Title Group, 1001 Parkway Avenue, Suite 1, Elkhart, IN 46516

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, Wendy K. Walker.

Grantee mailing address and please send tax statements/notices to:  
property address

| RecDate    | DocDate    | DocNumber  | DocType     | Last Name    | First Name | Party Type |
|------------|------------|------------|-------------|--------------|------------|------------|
| 09/30/2019 | 09/27/2019 | 2019-20166 | MORTGAGE    | LEON YULIANA |            | MORTGAGOR  |
| 09/30/2019 | 09/27/2019 | 2019-20165 | WARRANTY... | LEON YULIANA |            | GRANTEE    |
| 12/07/2015 | 12/04/2015 | 2015-25003 | RELEASE ... | LEON YULIANA |            | GRANTEE    |
| 11/18/2015 | 11/17/2015 | 2015-23822 | WARRANTY... | LEON YULIANA |            | GRANTOR    |
| 12/10/2009 | 11/19/2009 | 2009-28986 | MORTGAGE    | LEON YULIANA |            | MORTGAGOR  |
| 12/10/2009 | 11/18/2009 | 2009-28985 | WARRANTY... | LEON YULIANA |            | GRANTEE    |
| 07/09/2007 | 06/26/2007 | 2007-18610 | RELEASE ... | LEON YULIANA |            | GRANTEE    |
| 06/12/2007 | 06/08/2007 | 2007-15866 | WARRANTY... | LEON YULIANA |            | GRANTOR    |
| 05/17/2004 | 05/14/2004 | 2004-16361 | MORTGAGE    | LEON YULIANA |            | MORTGAGOR  |
| 05/17/2004 | 05/14/2004 | 2004-16360 | WARRANTY... | LEON YULIANA |            | GRANTEE    |