

20-01-27-351-014.000-005

General Information

Parcel Number
20-01-27-351-014.000-005

Local Parcel Number
01-27-351-014-005

Tax ID:
0127E

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2023

Location Information

County
Elkhart

Township
CLEVELAND TOWNSHIP

District 005 (Local 005)
CLEVELAND TOWNSHIP

School Corp 2305
ELKHART COMMUNITY

Neighborhood 554000-005
0554000-MH priced as stick-built (0

Section/Plat

Location Address (1)
30746 OAK SPRINGS
GRANGER, IN 46530

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard
Level

Public Utilities
ERA
All

Streets or Roads
TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 20, 2023

Review Group 2020

MANN MADISON E & BRANDON

Ownership

MANN MADISON E & BRANDON A ST
30746 Oak Springs Dr
Granger, IN 465309391

Legal

GLEN HAVEN ESTATES LOT 19



30746 OAK SPRINGS

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/30/2014	MANN MADISON E &	1604	QC	/	\$0	I
02/25/2010	MANN DEBRA A & M	6960	WD	/	\$90,000	V
10/18/2004	WAGNER NICOLE E		CO	/	\$71,000	I
10/18/2004	FEDERAL NATIONAL		CO	/	\$0	I
10/18/2004	HOMESIDE LENDING		CO	/	\$0	I
01/01/1900	SHEIRFF OF ELKHAR		CO	/	\$0	I

540, Mobile or Manufactured Home - Pla

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"/>
\$17,800	Land	\$17,800	\$17,800	\$17,800	\$17,800	\$17,800
\$17,800	Land Res (1)	\$17,800	\$17,800	\$17,800	\$17,800	\$17,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$154,500	Improvement	\$154,500	\$136,900	\$122,400	\$117,300	\$94,000
\$154,500	Imp Res (1)	\$154,500	\$136,900	\$122,400	\$115,800	\$92,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,500	\$1,200
\$172,300	Total	\$172,300	\$154,700	\$140,200	\$135,100	\$111,800
\$172,300	Total Res (1)	\$172,300	\$154,700	\$140,200	\$133,600	\$110,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,500	\$1,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	OV		0	0.345000	1.00	\$17,780	\$17,780	\$17,780	0%	100%	1.0000	\$17,780

0554000-MH priced as stick 1/2

Notes

Land Computations

Calculated Acreage	0.34
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.35
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.34
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	\$17,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$17,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,800

Data Source External Only

Collector 03/04/2020 Kayla

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1782 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
Porch, Open Frame	120	\$5,800
Patio, Concrete	240	\$1,400

Plumbing

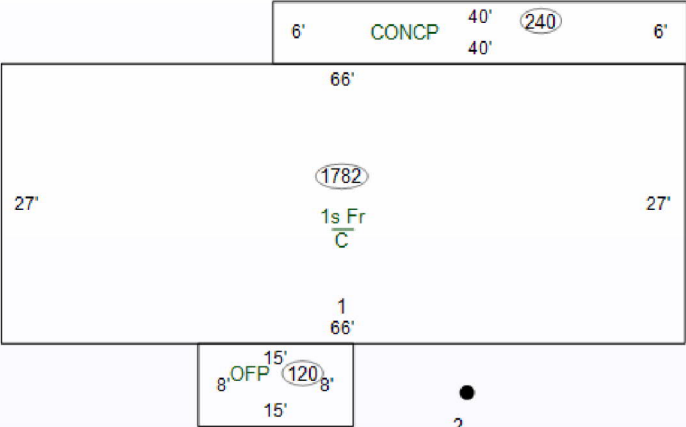
#	TF	
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1782	1782	\$115,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1782	0	\$7,800	
Slab					
				Total Base	\$122,900
Adjustments				1 Row Type Adj. x 1.00	\$122,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1782	\$4,100
No Elec (-)					\$0
Plumbing (+ / -)				11 – 5 = 6 x \$800	\$4,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$131,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,200	\$139,000
Garages (+) 0 sqft				\$0	\$139,000
Quality and Design Factor (Grade)					0.70
Location Multiplier					0.92
				Replacement Cost	\$89,516

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	Wood Frame	D-1	1995	1995	28	A		0.92		1,782 sqft	\$89,516	28%	\$64,450	0%	100%	1.930	1.0000	\$124,400
2: Detached Garage/Boat	100%	1	Wood Frame	C	1995	1995	28	A	\$27.92	0.92	\$25.69	20'x40'	\$20,549	24%	\$15,620	0%	100%	1.930	1.0000	\$30,100

2014-09348

**ELKHART COUNTY RECORDER
JERRY L WEAVER
FILED FOR RECORD ON
AS PRESENTED
05/30/2014 10:28 AM**

**Fidelity National
Title Company LLC**

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Debra A. Mann and Madison E. Mann, Joint Tenants with Full Rights of Survivorship (Grantor) QUITCLAIMS to Madison E. Mann and Brandon A. Straub, Joint Tenants with Full Rights of Survivorship (Grantee), for no consideration the following described real estate in Elkhart County, State of Indiana:

LOT NUMBERED NINETEEN (19), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GLEN HAVEN ESTATES, A REPLAT OF OAK SPRINGS ESTATES, A SUBDIVISION IN CLEVELAND TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 18, PAGE 91, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

Property Address: 30746 Oak Springs Drive, Granger, IN 46530

Tax ID No.: 20-01-27-351-014.000-005

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed this 22 day of May, 2014.

Debra A. Mann
Debra A. Mann

Madison E. Mann
Madison E. Mann

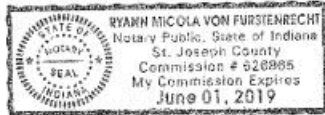
STATE OF INDIANA

COUNTY OF Elkhart

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Before me, a Notary Public in and for said County and State, personally appeared Debra A. Mann and Madison E. Mann, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal on this 22 day of May, 2014.



Ryan Nicola von Furstenrecht
(Signature of Notary Public)

Printed Name of Notary Public:

Resident of _____ County, Indiana

My Commission expires: _____

Prepared by:

Edward W. Hardig, Jr., Attorney at Law, IN#19199-71/MI# P60319, 401 W. High St., Elkhart, IN 46516 klb

Grantee's Address and Tax Billing Address:

proposed

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Sharon Demitruk File No. 511401562

This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

MC

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 30 2014

PAULINE GRAFF, AUDITOR

1604

\$5.00

NO SALES DISCLOSURE REQUIRED

AW

KB

2010-03771

ELKHART CNTY RECORDER
CHRISTOPHER J ANDERSON
FILED FOR RECORD
AS PRESENTED

2010 FEB 25 P 3:24

File Number: 940001669

STEWART TITLE / CLOSING WARRANTY DEED

THIS INDENTURE WITNESSETH, That *Nicole E. Thompson f/k/a Nicole E. Wagner and Matthew P. Thompson, Joint Tenants with Right of Survivorship and not as Tenants in Common*, (Grantor) of Elkhart County, in the State of Indiana, CONVEY AND WARRANT(S) to *Debra A. Mann and Madison E. Mann, Joint Tenants with Right of Survivorship* (Grantee) of Elkhart County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, State of Indiana:

See Exhibit A

Key #20-01-27-351-014.000-005

Subject to Restrictions as recorded in Plat Book 18, page 91.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 30746 Oaksprings Drive, Granger, Indiana 46530

IN WITNESS WHEREOF, Grantor has executed this deed this 18th day of February, 2010.

 Signature: Nicole E. Thompson
 Nicole E. Thompson

 Signature: Matthew P. Thompson
 Matthew P. Thompson

STATE OF INDIANA)

COUNTY OF ELKHART)

SS: ACKNOWLEDGMENT



Before me, a Notary Public in and for said County and State, personally appeared Nicole E. Thompson f/k/a Nicole E. Wagner and Matthew P. Thompson, Joint Tenants with Right of Survivorship and not as Tenants in Common, 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 18th day of February, 2010.

My Commission Expires: 2/11/2010

 Signature: Steven E. Noonan
 Steven E. Noonan, Notary Public
 Resident of St. Joseph County, Indiana

This instrument prepared by: Wendy S. Gibbons, Attorney at Law 16726-53

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. Steve Noonan

Information from: Stewart Title

Send tax bills to: 30746 Oaksprings Drive, Granger, IN 46530

Grantee's street or rural route address: 30746 Oaksprings Drive, Granger, IN 46530

DISCLOSURE FEE PAID
 DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 2/25/20
Dexter AUDITOR
006960
 TRANSFER FEE 5
 PARCEL NO. 01-27-351-014

2010-03771

File No: 940001669

EXHIBIT A - LEGAL DESCRIPTION

Lot Numbered Nineteen (19), as the said Lot is known and designated on the recorded Plat of Glen Haven Estates, a Replat of Oak Springs Estates, a Subdivision in Cleveland Township; said Plat being recorded in Plat Book 18, page 91, in the Office of the Recorder of Elkhart County, Indiana.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/25/2021	03/05/2021	2021-07575	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
03/18/2021	03/17/2021	2021-07036	RELEASE ...	MANN DEBRA LYNN		GRANTEE
02/25/2020	02/12/2020	2020-04109	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
02/20/2020	02/19/2020	2020-03892	RELEASE ...	MANN DEBRA LYNN		GRANTEE
05/10/2019	05/06/2019	2019-08918	RELEASE ...	MANN DEBRA LYNN		GRANTEE
05/01/2019	04/23/2019	2019-08204	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
12/16/2016	11/18/2016	2016-26304	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
12/05/2016	11/30/2016	2016-25208	RELEASE ...	MANN DEBRA LYNN		GRANTEE
07/23/2014	07/21/2014	2014-13326	MORTGAGE	MANN DEBRA A		MORTGAGOR
07/23/2014	07/21/2014	2014-13325	WARRANTY...	MANN DEBRA A		GRANTEE
07/11/2014	06/09/2014	2014-12401	RELEASE ...	MANN DEBRA A		GRANTEE
05/30/2014	05/22/2014	2014-09348	QUIT CLA...	MANN DEBRA A		GRANTOR
09/04/2013	08/29/2013	2013-21802	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
09/04/2013	08/30/2013	2013-21801	WARRANTY...	MANN DEBRA LYNN		GRANTEE
06/17/2010	06/01/2010	2010-11717	RELEASE ...	MANN DEBRA A		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/02/2010	02/12/2010	2010-04136	QUIT CLA...	MANN DEBRA A		GRANTOR
02/25/2010	02/18/2010	2010-03772	MORTGAGE	MANN DEBRA A		MORTGAGOR
02/25/2010	02/18/2010	2010-03771	WARRANTY...	MANN DEBRA A		GRANTEE
10/05/2007	09/26/2007	2007-27973	RELEASE ...	MANN DEBRA A		GRANTEE
08/16/2007	08/09/2007	2007-22737	MORTGAGE	MANN DEBRA A		MORTGAGOR
10/30/2006	09/18/2006	2006-32090	MORTGAGE	MANN DEBRA A		MORTGAGOR
10/16/2006	10/11/2006	2006-30379	RELEASE ...	MANN DEBRA A		GRANTEE
01/07/2000	12/28/1999	2000-00937	ASSIGNME...	MANN DEBRA A		GRANTOR
07/29/1999	07/23/1999	99-24831	ASSIGNME...	MANN DEBRA A		GRANTOR
07/29/1999	07/23/1999	99-24830	MORTGAGE	MANN DEBRA A		MORTGAGOR
07/29/1999	07/23/1999	99-24829	QUIT CLA...	MANN DEBRA A		GRANTEE
07/29/1999	07/23/1999	99-24829	QUIT CLA...	MANN DEBRA A		GRANTOR