

20-13-15-300-003.000-020

General Information

Parcel Number
20-13-15-300-003.000-020

Local Parcel Number
13-15-300-003-020

Tax ID:
1300K

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County
Elkhart

Township
LOCKE TOWNSHIP

District 020 (Local 020)
LOCKE TOWNSHIP

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2050000-020
2050000-Residential Acreage defau

Section/Plat

Location Address (1)
69640 W COUNTY LINE RD
NAPPANEE, IN 46550

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
Static

Printed Thursday, April 25, 2024

Review Group 2023

TICE MATTHEW W

Ownership

TICE MATTHEW W
69640 W COUNTY LINE RD
NAPPANEE, IN 46550

Legal

215X175FT NW COR OF W 30A S1/2 N1/2
SW1/4 SEC 15 .865A



69640 W COUNTY LINE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/08/2017	TICE MATTHEW W	02971	WD	/	\$110,000	V
10/18/2004	ROSENTERER ROB		CO	/	\$80,000	I
01/01/1900	ROSENTERER ROB		SW	/	\$83,500	I
01/01/1900	DEUTSCHE BANK NA		SH	/	\$96,619	I
01/01/1900	MARRA MARK C & JI		CO	/	\$119,900	I
01/01/1900	KUCK WINFRED II &		CO	/	\$119,900	I

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$25,800	\$25,800	\$25,800	\$25,800	\$25,800
Land Res (1)	\$25,800	\$25,800	\$25,800	\$25,800	\$25,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$189,500	\$168,500	\$153,800	\$142,400	\$121,200
Imp Res (1)	\$189,500	\$168,500	\$153,800	\$142,400	\$121,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$215,300	\$194,300	\$179,600	\$168,200	\$147,000
Total Res (1)	\$215,300	\$194,300	\$179,600	\$168,200	\$147,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.865000	1.11	\$26,900	\$29,859	\$25,828	0%	1.0000	100.00	0.00	0.00	\$25,830

2050000-Residential Acrea

1/2

Notes

Land Computations

Calculated Acreage	0.86
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.87
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.86
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	\$25,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$25,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,800

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2 1/2
Style	N/A
Finished Area	1988 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	60	\$3,400
Porch, Enclosed Frame	216	\$11,400
Patio, Treated Pine	362	\$1,800
Canopy, Roof Extension	362	\$3,200

Plumbing

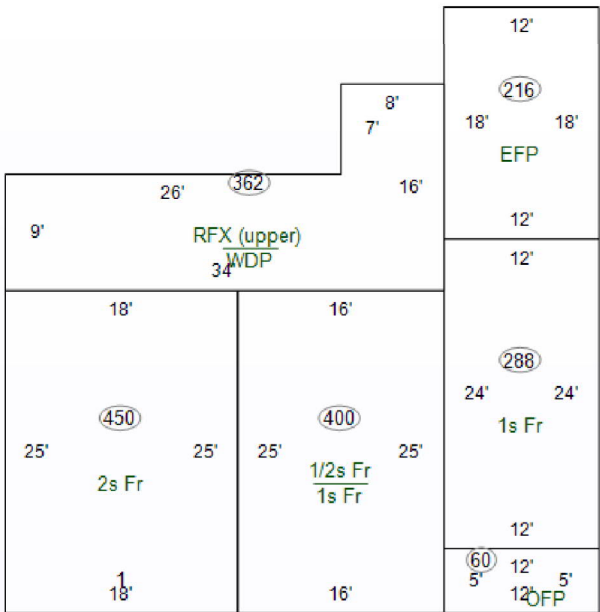
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1138	1138	\$87,400	
2	1Fr	450	450	\$25,100	
3					
4					
1/4					
1/2	1Fr	400	400	\$17,600	
3/4					
Attic					
Bsmt					
Crawl					
Slab					
				Total Base	\$130,100
Adjustments				1 Row Type Adj. x 1.00	\$130,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$137,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$19,800	\$156,800
Garages (+) 0 sqft				\$0	\$156,800
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
				Replacement Cost	\$137,043

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	2 1/2	Wood Fr	C-1	1900	1900	124	A		0.92		1,988 sqft	\$137,043	45%	\$75,370	0%	100%	2.030	1.000	100.00	0.00	0.00	\$153,000
2: Detached Garage/Boat H	1	Wood Fr	C	2014	2014	10	A	\$29.88	0.92	\$27.49	24'x30'	\$19,793	9%	\$18,010	0%	100%	2.030	1.000	100.00	0.00	0.00	\$36,600
3: Utility Shed	1		C	2020	2020	4	A	\$44.62	0.92	\$41.05		(\$41)	15%	(\$30)	0%	100%	2.030	1.000	100.00	0.00	0.00	(\$100)

2017-11638

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
06/08/2017 9:27 AM**

WARRANTY DEED

THIS INDENTURE WITNESSETH, that ROBERT ROSENTERETER, III, a single man, with a mailing address of 69640 West County Line Road, Nappanee, Indiana 46550 ("Grantor"), CONVEYS and WARRANTS to MATTHEW W. TICE, a ~~single~~^{* married} man with a mailing address of 258 West Centennial Street, Nappanee ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Elkhart County, State of Indiana, and more particularly described on Exhibit A, attached hereto and made a part hereof. ^(all)

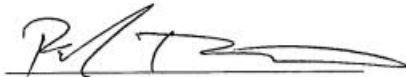
Parcel Number: 20-13-15-300-003.000-020

Commonly known as: 69640 West County Line Road , Nappanee, Indiana 46550

This conveyance is subject to any and all easements, agreements and restrictions of record, and taxes which are a lien on the Real Estate but not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this deed this 2nd day of June, 2017.

ROBERT ROSENTERETER, III



DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 08 2017

PAULINE GRAFF, AUDITOR

02971

5.00

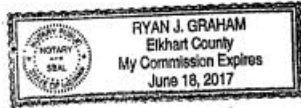
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MC

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, a Notary Public in and for said County and State, personally appeared Robert Rosentreter, III, a single man, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantor.

WITNESS my hand and Notarial Seal this 2 day of June, 2017.



[Signature]
Notary Public

RYAN J GRAHAM
Printed Signature

My Commission Expires: 6-18-17

My County of Residence: ELKHART

This instrument prepared by Scott J. Fandre, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545 on behalf of Title REsource Agency.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scott J. Fandre

RETURN DEED AND SEND
TAX STATEMENTS TO:

Matthew W. Tice
69640 West County Line Road
Nappanee, Indiana 46550

EXHIBIT A**Legal Description**

The Following Described Real Estate in Elkhart County, Indiana, to wit:

Part of the Southwest Quarter of Section 15, Township 35 North, Range 4 East, situated in Locke Township, Elkhart County, State of Indiana, described as follows:

Beginning at a Rebar Marking the Northwest Corner of the West 30 Acres to the South Half of the North Half of the Southwest Quarter of said Section 15; thence South 89° 35' 50" East along the North Line of the South Half of the North Half of the Southwest Quarter of said Section 15 a distance of 215 feet to a Rebar; thence South 0° West Parallel with the West Line of the Southwest Quarter of said Section 15, a Distance of 175 feet to a Rebar; thence North 89° 35' 50" West a Distance of 215 Feet to a Rebar on the West line of Southwest Quarter of said Section 15; thence North 0° East, along the West Line of the Southwest Quarter of said Section 15, a Distance of 175 Feet to the Place of Beginning.

Commonly known as: 69640 West County Line Road, Nappanee, Indiana 46550

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/01/2022	08/01/2022	2022-16485	RELEASE ...	TICE MATTHEW W		GRANTEE
07/25/2022	07/18/2022	2022-15875	MORTGAGE	TICE MATTHEW W		MORTGAGOR
06/26/2017	06/20/2017	2017-13013	RELEASE ...	TICE MATTHEW W		GRANTEE
06/08/2017	06/02/2017	2017-11639	MORTGAGE	TICE MATTHEW W		MORTGAGOR
06/08/2017	06/02/2017	2017-11638	WARRANTY...	TICE MATTHEW W		GRANTEE
06/08/2017	06/02/2017	2017-11631	WARRANTY...	TICE MATTHEW W		GRANTOR
12/01/2005	11/23/2005	2005-37996	RELEASE ...	TICE MATTHEW W		GRANTEE
12/01/2005	11/23/2005	2005-37992	RELEASE ...	TICE MATTHEW W		GRANTEE
11/22/2005	11/07/2005	2005-37216	MORTGAGE	TICE MATTHEW W		MORTGAGOR
11/22/2005	11/04/2005	2005-37215	QUIT CLA...	TICE MATTHEW W		GRANTEE
07/20/2004	12/17/2003	2004-24478	ASSIGNME...	TICE MATTHEW W		GRANTOR
01/26/2004	12/08/2003	2004-02807	MORTGAGE	TICE MATTHEW W		MORTGAGOR
01/26/2004	12/10/2003	2004-02806	DEED	TICE MATTHEW W		GRANTEE
01/26/2004	12/10/2003	2004-02806	DEED	TICE MATTHEW W		GRANTOR
08/07/2002	07/23/2002	2002-28524	RELEASE ...	TICE MATTHEW W		GRANTEE