

20-11-11-379-010.000-014

General Information

Parcel Number
20-11-11-379-010.000-014

Local Parcel Number
11-11-379-010-014

Tax ID:
1111F

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2024

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 014 (Local 014)
ELKHART TOWNSHIP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1454000-014
1454000-MH priced as stick-built (0

Section/Plat

Location Address (1)
17456 SHAMROCK DR
GOSHEN, IN 46528

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 25, 2024

Review Group 2023

LAMBDIN RONALD

Ownership

LAMBDIN RONALD
17456 SHAMROCK DR
GOSHEN, IN 46528

Legal

PLANE VIEW HOMES LOT 10

17456 SHAMROCK DR

540, Mobile or Manufactured Home - Pla

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/03/2019	LAMBDIN RONALD	02092	TM	/		I
05/03/2019	LAMBDIN RONALD	02091	WD	/	\$58,000	V
10/18/2004	LOWE DONNA JUNE		CO	/	\$10,000	I
01/01/1900	LARIBEE HENRY E &		CO	/	\$10,000	I

1454000-MH priced as stick 1/2

Notes



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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700
Land Res (1)	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$73,600	\$71,200	\$65,100	\$59,000	\$55,800
Imp Res (1)	\$72,600	\$70,200	\$64,200	\$58,200	\$55,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,000	\$1,000	\$900	\$800	\$700
Total	\$88,300	\$85,900	\$79,800	\$73,700	\$70,500
Total Res (1)	\$87,300	\$84,900	\$78,900	\$72,900	\$69,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,000	\$1,000	\$900	\$800	\$700

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	OV		0	0.232000	1.00	\$14,650	\$14,650	\$14,650	0%	1.0000	100.00	0.00	0.00	\$14,650

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	0.23
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	\$14,700
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$14,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,700

Data Source Aerial

Collector 05/30/2023 James

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

920 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

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description

Area

Value

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

2

Living Rooms

1

Dining Rooms

0

Family Rooms

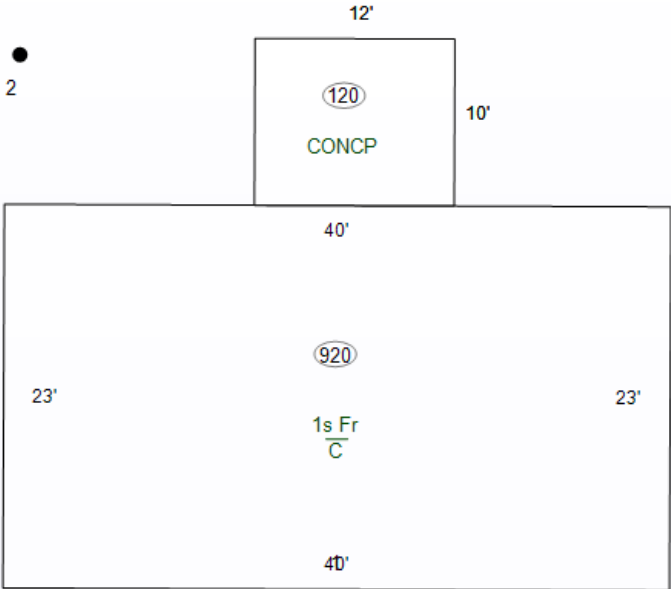
0

Total Rooms

6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

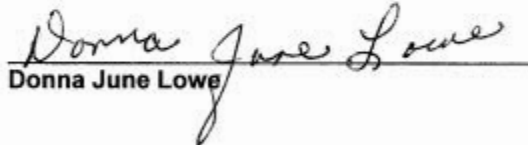
Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	920	920	\$75,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		920	0	\$5,600	
Slab					
				Total Base	\$81,500
Adjustments				1 Row Type Adj. x 1.00	\$81,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:920	\$3,400
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$87,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$800	\$88,100
Garages (+) 0 sqft				\$0	\$88,100
Quality and Design Factor (Grade)					0.70
				Location Multiplier	0.92
				Replacement Cost	\$56,736

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	1	Wood Fr	D-1	2003	2003	21	A		0.92		920 sqft	\$56,736	26%	\$41,980	0%	100%	1.730	1.000	100.00	0.00	0.00	\$72,600
2: Utility Shed	1		D	2003	2003	21	A	\$26.02	0.92	\$19.15	8'x8'	\$1,226	55%	\$550	0%	100%	1.730	1.000	0.00	0.00	100.00	\$1,000

2019-08406**ELKHART COUNTY RECORDS
JENNIFER L. DORIOT
FILED FOR RECORD ON
05/03/2019 12:35 PM
AS PRESENTED**Tax ID Number(s):
State ID Number Only 20-11-11-379-010.000-014**WARRANTY DEED****THIS INDENTURE WITNESSETH THAT****Donna June Lowe****CONVEY(S) AND WARRANT(S) TO****Ronald Lambdin**, for 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:**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30th day of April, 2019.
Donna June Lowe**DISCLOSURE FEE PAID**

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 03 2019

PATRICIA A. PICKENS, AUDITOR

02091

5.00

MTC File No.: 19-11312 (UD)

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JS

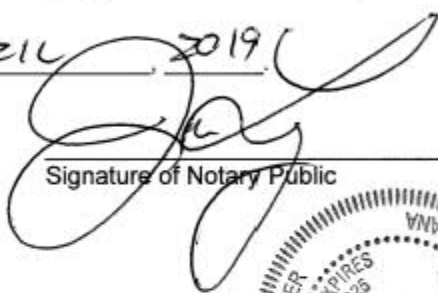
EL

State of INDIANA, County of ELKHART ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within name: **Donna June Lowe** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, state that the representations therein contained are true.

WITNESS, my hand and Seal this 30th day of APRIL, 2019.

My Commission Expires: _____

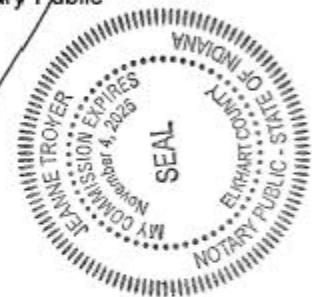


Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Property Address:
17456 Shamrock Drive
Goshen, IN 46528

Grantee's Address and Mail Tax Statements To:

PROPERTY

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. Andrew R. Drake

EXHIBIT A

Lot Numbered 10 in Plane View Homes Addition located in Elkhart Township, Elkhart County, Indiana, as per plat thereof recorded in Plat Book 3, page 146 in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 19-11312 (UD)

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Criteria: Party Name = LAMBDIN RONALD

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/26/2024	01/24/2024	2024-02995	AFFIDAVI...	LAMBDIN RONALD L		GRANTOR
03/24/2022	01/27/2022	2022-06316	MORTGAGE	LAMBDIN RONALD		MORTGAGOR
02/22/2022	02/22/2022	2022-03834	RELEASE ...	LAMBDIN RONALD		GRANTEE
02/18/2022	02/18/2022	2022-03698	UCC TERM...	LAMBDIN RONALD L JR		GRANTEE
02/11/2022	02/11/2022	2022-03170	RELEASE ...	LAMBDIN RONALD		GRANTEE
12/30/2020	12/23/2020	2020-31516	MORTGAGE	LAMBDIN RONALD		MORTGAGOR
11/23/2020	11/23/2020	31345	UCC FINA...	LAMBDIN RONALD L JR		GRANTOR
06/15/2020	06/11/2020	2020-12680	RELEASE ...	LAMBDIN RONALD L JR		GRANTEE
05/07/2020	04/29/2020	2020-09408	WARRANTY...	LAMBDIN RONALD L JR		GRANTOR
05/03/2019	04/30/2019	2019-08408	AFFIDAVI...	LAMBDIN RONALD		GRANTOR
05/03/2019	04/30/2019	2019-08407	MORTGAGE	LAMBDIN RONALD		MORTGAGOR
05/03/2019	04/30/2019	2019-08406	WARRANTY...	LAMBDIN RONALD		GRANTEE
05/20/2015	05/20/2015	2015-09620	MORTGAGE	LAMBDIN RONALD L JR		MORTGAGOR
05/20/2015	05/20/2015	2015-09619	WARRANTY...	LAMBDIN RONALD L JR		GRANTEE
03/16/1987	03/16/1987	87-05678	RELEASE ...	LAMBDIN RONALD L		GRANTEE

Criteria: Party Name = LAMBDIN RONALD

INDEXED THROUGH:

05/06/2024

VERIFIED THROUGH:

05/06/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/19/1983	03/30/1983	D00401-00465	QUIT CLA...	LAMBDIN RONALD L		GRANTOR
06/11/1976	05/24/1976	M00427-00043	MORTGAGE	LAMBDIN RONALD L		MORTGAGOR
06/11/1976	05/24/1976	D00356-00510	WARRANTY...	LAMBDIN RONALD L		GRANTEE
10/16/1975	09/26/1975	R00031-00485	RELEASE ...	LAMBDIN RONALD RAY		GRANTEE
06/10/1968	05/31/1968	D00286-00567	WARRANTY...	LAMBDIN RONALD RAY		GRANTOR
02/04/1966	08/13/1965	M00310-00578	ASSIGNME...	LAMBDIN RONALD RAY		GRANTOR
05/27/1965	05/24/1965	M00300-00372	MORTGAGE	LAMBDIN RONALD RAY		MORTGAGOR
05/27/1965	05/20/1965	D00260-00027	WARRANTY...	LAMBDIN RONALD RAY		GRANTEE