

20-11-08-203-032.000-015

General Information

Parcel Number
20-11-08-203-032.000-015

Local Parcel Number
11-08-203-032-015

Tax ID:
1108C

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 015 (Local 015)
GOSHEN CORP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1550802-015
1550802-Burns Riverside, Millers Ri

Section/Plat

Location Address (1)
613 N RIVERSIDE DR
GOSHEN, IN 46526

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 Wednesday, April 24, 2024

Review Group 2023

HORVATH CHRISTOPHER R

Ownership

HORVATH CHRISTOPHER R
613 N RIVERSIDE BLVD
GOSHEN, IN 46528

Legal

WEST RIVERSIDE ADD LOT 228

613 N RIVERSIDE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/27/2014	HORVATH CHRISTO	1537	WD	/	\$94,900	V
06/19/2012	GRABER KENNETH J	02089	QC	/	\$26,000	I
01/01/1900	GRABER KENNETH J	02089	QC	/	\$26,000	I

1550802-Burns Riverside,

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	☐	☐	☐	☐	☐
Land	\$17,600	\$17,600	\$17,600	\$17,600	\$17,600
Land Res (1)	\$17,600	\$17,600	\$17,600	\$17,600	\$17,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$134,300	\$109,600	\$95,900	\$84,100	\$78,600
Imp Res (1)	\$134,300	\$109,600	\$95,900	\$84,100	\$78,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$151,900	\$127,200	\$113,500	\$101,700	\$96,200
Total Res (1)	\$151,900	\$127,200	\$113,500	\$101,700	\$96,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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
F	F		0	45x132	1.00	\$390	\$390	\$17,550	0%	1.0000	100.00	0.00	0.00	\$17,550

Land Computations

Calculated Acreage	0.14
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.14
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	0.14
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	\$17,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,600

Data Source Aerial

Collector 09/12/2023 Rod

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 1/2

Style

N/A

Finished Area

1602 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

0

0

Water Heaters

1

1

Add Fixtures

4

4

Total

7

11

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

0

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

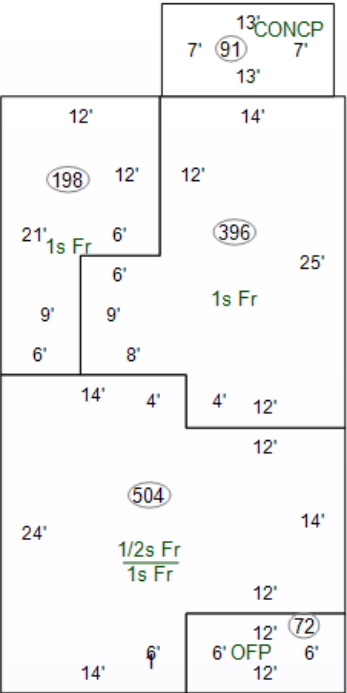
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Patio, Concrete	91	\$600
Porch, Open Frame	72	\$4,100
Canopy, Roof Extension	72	\$1,000



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1098	1098	\$85,100
2				
3				
4				
1/4				
1/2	1Fr	504	504	\$20,400
3/4				
Attic				
Bsmt		450	0	\$17,800
Crawl		648	0	\$5,000
Slab				
Total Base				\$128,300
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				2:225
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1098 1/2:504
No Elec (-)				\$0
Plumbing (+ / -)				11 - 5 = 6 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$139,100
Sub-Total, 1 Units				
Exterior Features (+)				\$5,700
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.92
Replacement Cost				\$126,555

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 1/2	Wood Fr	C-1	1900	1917	107	A		0.92		2,052 sqft	\$126,555	45%	\$69,610	0%	100%	1.790	1.000	100.00	0.00	0.00	\$124,600
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	104	A	\$37.11	0.92	\$27.31	18'x22'	\$10,816	50%	\$5,410	0%	100%	1.790	1.000	100.00	0.00	0.00	\$9,700

2014-09104

**ELKHART COUNTY RECORDER
JERRY L WEAVER
FILED FOR RECORD ON
AS PRESENTED
05/27/2014 1:58 PM**

File Number: 01077-13738

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Kenneth J. Graber, (Grantor) of Elkhart County, in the State of Indiana, CONVEY AND WARRANT(S) to Christopher R. Horvath, (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:

Lot Numbered Two Hundred Twenty-eight (228) in West Riverside Addition to the City of Goshen, Indiana; said Plat being recorded in Deed Record 94, Page 552, in the Office of the Recorder of Elkhart County, Indiana.

Key #20-11-08-203-032.000-015

Subject to real estate taxes for 2013 due and payable in 2014 and all subsequent taxes and assessments thereon, all of which Grantee herein assumes and agrees to pay.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 613 N Riverside Boulevard, Goshen, IN 46528.

IN WITNESS WHEREOF, Grantor has executed this deed this 23rd day of May, 2014.


Kenneth J. Graber

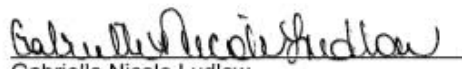
State of Indiana

ss: ACKNOWLEDGEMENT

County of Elkhart

Before me, a Notary Public in and for the said County and State, personally appeared Kenneth J. Graber, who acknowledged the execution of the foregoing Instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 23rd day of May, 2014


Gabrielle Nicole Ludlow
Notary Public
Residing in Elkhart County, Indiana.



GABRIELLE NICOLE LUDLOW
Notary Public, State of Indiana
Resident of Elkhart County
My Commission Expires Dec. 29, 2019

My commission expires: December 29, 2019

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. Gabrielle Nicole Ludlow

Information from Stewart Title Company

Send Tax bills to: 613 N Riverside Blvd, Goshen, IN 46528

Grantee's street or rural route address is: 613 N Riverside Boulevard, Goshen, IN 46528

MC

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 27 2014

PAULINE GRAFF, AUDITOR

1537

5.00

TH

ELKHART COUNTY INDIANA 2014-09104 PAGE 1 OF 1

Criteria: Party Name = HORVATH CHRISTOPHER

INDEXED THROUGH:

05/06/2024

VERIFIED THROUGH:

05/06/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/12/2019	09/07/2019	2019-18733	MORTGAGE	HORVATH CHRISTOPHER ...		MORTGAGOR
10/21/2016	10/20/2016	2016-21979	TRANSFER...	HORVATH CHRISTOPHER ...		GRANTEE
05/27/2014	05/23/2014	2014-09105	MORTGAGE	HORVATH CHRISTOPHER ...		MORTGAGOR
05/27/2014	05/23/2014	2014-09104	WARRANTY...	HORVATH CHRISTOPHER ...		GRANTEE
03/07/2014	03/04/2014	2014-04023	TRANSFER...	HORVATH CHRISTOPHER ...		GRANTEE

Results found: 5

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