

20-06-34-476-003.000-009

General Information

Parcel Number
20-06-34-476-003.000-009

Local Parcel Number
06-34-476-003-009

Tax ID:
0634H

Routing Number

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

Year: 2024

Location Information

County
Elkhart

Township
CONCORD TOWNSHIP

District 009 (Local 009)
CONCORD TOWNSHIP

School Corp 2270
CONCORD COMMUNITY

Neighborhood 950000-009
0950000-Parcels in County not inclu

Section/Plat

Location Address (1)
60807 COUNTY RD 13
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 Thursday, April 25, 2024
Review Group 2020

ZEHR SUZANNE J & MICHAEL G

Ownership

ZEHR SUZANNE J & MICHAEL G ZEH
60807 COUNTY RD 13
GOSHEN, IN 46526

Legal

320X191.67X320.02X188.04FT - 930FT N SE COR
SEC 34 1.39A



60807 COUNTY RD 13

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/27/2022	ZEHR SUZANNE J &	05189	TD	/	\$240,000	V
10/18/2004	HAINES LEWIS H & VI		CO	/		I
01/01/1900	HAINES LEWIS & VIO		CO	/		I

0950000-Parcels in County 1/2

Notes

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	\$31,800	\$31,800	\$31,800	\$31,800	\$31,800
Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
Land Non Res (2)	\$4,900	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$4,900	\$4,900	\$4,900	\$4,900
Improvement	\$266,500	\$251,400	\$243,000	\$222,100	\$172,800
Imp Res (1)	\$264,900	\$197,800	\$196,600	\$179,900	\$134,700
Imp Non Res (2)	\$1,600	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$53,600	\$46,400	\$42,200	\$38,100
Total	\$298,300	\$283,200	\$274,800	\$253,900	\$204,600
Total Res (1)	\$291,800	\$224,700	\$223,500	\$206,800	\$161,600
Total Non Res (2)	\$6,500	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$58,500	\$51,300	\$47,100	\$43,000

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	1.000000	1.00	\$26,900	\$26,900	\$26,900	0%	1.0000	100.00	0.00	0.00	\$26,900
91	A		0	0.390000	1.00	\$12,500	\$12,500	\$4,875	0%	1.0000	0.00	100.00	0.00	\$4,880

Land Computations

Calculated Acreage	1.39
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.39
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.39
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	\$26,900
91/92 Value	\$4,900
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$4,900
CAP 3 Value	\$0
Total Value	\$31,800

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

3013 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

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

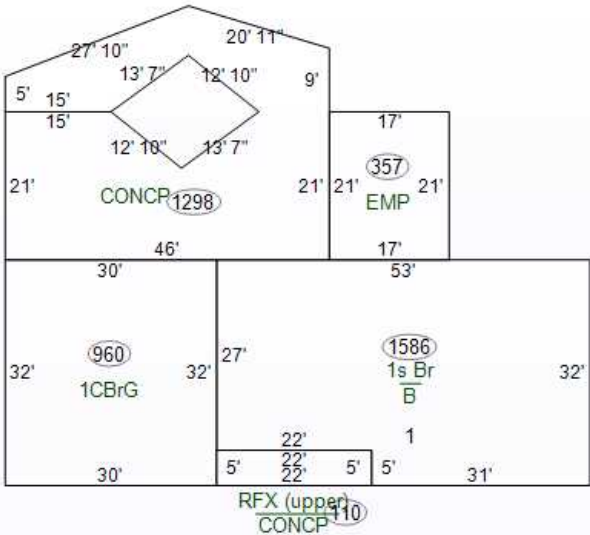
1

Total Rooms

8

Heat Type

Other



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1586	1586	\$115,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1586	1427	\$73,800
Crawl				
Slab				

		Total Base	\$189,700
Adjustments	1 Row Type Adj. x 1.00		\$189,700
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

Exterior Features		
Description	Area	Value
Canopy, Roof Extension	110	\$1,200
Patio, Concrete	110	\$600
Porch, Enclosed Masonry	357	\$16,000
Patio, Concrete	1298	\$6,600

Specialty Plumbing		
Description	Count	Value

		Sub-Total, One Unit	\$196,600
		Sub-Total, 1 Units	
Exterior Features (+)	\$24,400		\$221,000
Garages (+) 960 sqft	\$28,000		\$249,000
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.92
Replacement Cost			\$229,080

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	Brick	C	1972	1972	52	F		0.92		3,172 sqft	\$229,080	45%	\$125,990	0%	100%	1.680	1.000	100.00	0.00	0.00	\$211,700
2: Canopy- Roof Extension	1		D	1975	1975	49	A		0.92		4'x19'	\$736	40%	\$440	0%	100%	1.680	1.000	100.00	0.00	0.00	\$700
3: Canopy- Roof Extension	1		C	1975	1975	49	A		0.92		6'x23'	\$1,472	35%	\$960	0%	100%	1.680	1.000	100.00	0.00	0.00	\$1,600
4: Detached Garage	1	Pole	C	1984	1978	46	A	\$8.56	0.92	\$7.88	4,080 sqft	\$32,137	35%	\$20,890	0%	100%	1.680	1.000	100.00	0.00	0.00	\$35,100
5: Detached Garage/Boat H	1	Wood Fr	C	1975	1975	49	A	\$39.23	0.92	\$36.09	18'x19'	\$12,343	35%	\$8,020	0%	100%	1.680	1.000	100.00	0.00	0.00	\$13,500
6: Lean-to	1	Concrete	C	1975	1975	49	A	\$8.80	0.92		15'x32' x 8'	\$3,886	65%	\$1,360	0%	100%	1.680	1.000	100.00	0.00	0.00	\$2,300
7: Utility Shed	1		D	1975	1975	49	A	\$31.58	0.92	\$23.24	6'x8'	\$1,116	65%	\$390	0%	100%	1.680	1.000	0.00	100.00	0.00	\$700
8: Utility Shed	1		D	1975	1975	49	A	\$26.02	0.92	\$19.15	8'x10'	\$1,532	65%	\$540	0%	100%	1.680	1.000	0.00	100.00	0.00	\$900

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sep 27 2022
PATRICIA A. PICKENS, AUDITOR
05189
10.00

2022-20657

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
09/27/2022 08:35 AM
AS PRESENTED**

TRUSTEE'S DEED

Property Address:	60807 County Rd 13, Goshen, IN 46526	Mail Tax Statements To:	60807 County Rd 13 Goshen, IN 46526
Return to:	Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156	Parcel No.:	20-06-34-476-003.000-009

THIS INDENTURE WITNESSETH, THAT:

THE LEWIS H. HAINES AND VIOLET I. HAINES REVOCABLE LIVING TRUST

of Elkhart County, in the State of Indiana,

CONVEYS TO:

Suzanne J. Zehr and Michael G. Zehr, wife and husband

of Elkhart, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart, Indiana, to-wit:

A part of the Southeast Quarter of Section 34, Township 37 North, Range 5 East, in Concord Township, Elkhart County, Indiana, more particularly described as follows:

Beginning at a point on the East line of said Quarter Section that is 930 feet North (assumed bearing) of the Southeast corner of said Quarter Section; thence West 320 feet; thence North, parallel with the East line of said Quarter Section, 191.67 feet to the North line of lands owned by Wayne Martin; thence South 89 degrees 21 minutes East, parallel with the South line of said Quarter Section and along the North line of said Martin land, 320.02 feet to the Northeast corner of said Martin land; thence South along the East line of said Quarter Section, 188.04 feet to the place of beginning.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

The undersigned person executes this Deed as Trustee of the The Lewis H. Haines and Violet I. Haines Revocable Living Trust. The undersigned has full authority to execute and deliver this Deed according to the terms of said Trust Agreement. The Grantees shall not be obliged to inquire into the terms of the trust upon which the Trustee holds title to the above described real estate or into his or her power to convey the same or any interest therein or into the proper accounting for proceeds therefrom; and that a conveyance executed by the Trustee shall be and constitute conclusive evidence of the power to sell and convey, the regularity of such sale and conveyance and the full and complete transfer of title to the interest described by such conveyance, free from all trusts.

JL

KK

Lewis H. Haines died November 29, 2019.
Violet I. Haines died January 29, 2018

IN WITNESS WHEREOF, Grantor has executed this Deed this 26th day of September, 2022.

The Lewis H. Haines and Violet I. Haines Revocable Living Trust

BY: 

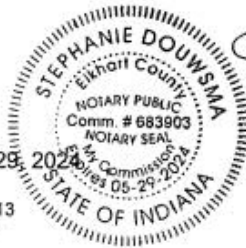
Marion Haines
Successor Trustee

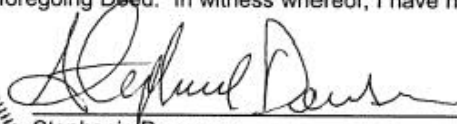
STATE OF INDIANA

)
)SS:
)

COUNTY OF ELKHART

Before me, the undersigned Notary Public in and for said county and State, this 26th day of September, 2022, personally appeared **Marion Haines, Successor Trustee of The Lewis H. Haines and Violet I. Haines Revocable Living Trust** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.





NOTARY PUBLIC

Stephanie Douwsma
Residing in Elkhart County, Indiana

My Commission Expires: May 29, 2024

Grantee Address: 60807 County Rd 13
Goshen, IN 46526

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.

Loren R Sloat

This instrument prepared by the law office of Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.

Criteria: Party Name = ZEHR MICHAEL

INDEXED THROUGH:

05/08/2024

VERIFIED THROUGH:

05/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/16/2022	12/16/2022	2022-26213	RELEASE ...	ZEHR MICHAEL G		GRANTEE
11/18/2022	11/18/2022	2022-24428	RELEASE ...	ZEHR MICHAEL G		GRANTEE
11/01/2022	10/28/2022	2022-23223	WARRANTY...	ZEHR MICHAEL G		GRANTOR
09/27/2022	09/26/2022	2022-20658	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
09/27/2022	09/26/2022	2022-20657	DEED	ZEHR MICHAEL G		GRANTEE
09/27/2022	09/22/2022	2022-20647	MORTGAGE	ZEHR MICHAEL R		MORTGAGOR
03/30/2022	03/28/2022	2022-06731	AFFIDAVI...	ZEHR MICHAEL G TRUST...		GRANTOR
03/28/2022	03/24/2022	2022-06572	MORTGAGE	ZEHR MICHAEL R		MORTGAGOR
03/28/2022	03/25/2022	2022-06571	WARRANTY...	ZEHR MICHAEL R		GRANTEE
10/20/2021	10/15/2021	2021-28205	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
09/21/2021	09/20/2021	2021-25208	RELEASE ...	ZEHR MICHAEL R		GRANTEE
09/14/2021	09/09/2021	2021-24575	WARRANTY...	ZEHR MICHAEL R		GRANTOR
07/16/2019	06/14/2019	2019-14031	DEED	ZEHR MICHAEL M TRUST...		GRANTOR
10/15/2018	10/10/2018	2018-21249	MORTGAGE	ZEHR MICHAEL R		MORTGAGOR
10/15/2018	10/10/2018	2018-21248	WARRANTY...	ZEHR MICHAEL R		GRANTEE

Criteria: Party Name = ZEHR MICHAEL

INDEXED THROUGH:
05/08/2024

VERIFIED THROUGH:
05/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/05/2015	02/17/2015	2015-04267	WARRANTY...	ZEHR MICHAEL G		GRANTOR
12/30/2013	12/20/2013	2013-30657	WARRANTY...	ZEHR MICHAEL		GRANTOR
12/26/2013	12/26/2013	2013-30514	RELEASE ...	ZEHR MICHAEL		GRANTEE
02/25/2013	02/19/2013	2013-04593	DEED	ZEHR MICHAEL G		GRANTEE
07/09/2012	06/20/2012	2012-16224	WARRANTY...	ZEHR MICHAEL G		GRANTOR
06/11/2012	05/25/2012	2012-13329	MORTGAGE	ZEHR MICHAEL		MORTGAGOR
06/11/2012	05/25/2012	2012-13328	WARRANTY...	ZEHR MICHAEL		GRANTEE
12/27/2010	12/27/2010	2010-26027	QUIT CLA...	ZEHR MICHAEL G		GRANTEE
01/07/2008	12/26/2007	2008-00306	RELEASE ...	ZEHR MICHAEL J		GRANTEE
12/27/2007	12/20/2007	2007-35256	WARRANTY...	ZEHR MICHAEL J		GRANTOR
03/28/2006	03/20/2006	2006-08309	RELEASE ...	ZEHR MICHAEL J		GRANTEE
03/23/2006	03/15/2006	2006-07873	RELEASE ...	ZEHR MICHAEL J		GRANTEE
03/15/2006	03/09/2006	2006-06987	WARRANTY...	ZEHR MICHAEL J		GRANTOR
09/06/2005	09/02/2005	2005-28173	RELEASE ...	ZEHR MICHAEL M TRUST...		GRANTOR
08/24/2005	08/17/2005	2005-26929	MORTGAGE	ZEHR MICHAEL J		MORTGAGOR

Criteria: Party Name = ZEHR MICHAEL

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/19/2005	08/17/2005	2005-26399	MORTGAGE	ZEHR MICHAEL J		MORTGAGOR
08/19/2005	08/17/2005	2005-26398	WARRANTY...	ZEHR MICHAEL J		GRANTEE
10/11/2004	10/01/2004	2004-34268	RELEASE ...	ZEHR MICHAEL G		GRANTEE
09/21/2004	09/10/2004	2004-31884	WARRANTY...	ZEHR MICHAEL G		GRANTOR
11/20/2003	11/03/2003	2003-48998	RELEASE ...	ZEHR MICHAEL G		GRANTEE
04/07/2003	03/26/2003	2003-13895	RELEASE ...	ZEHR MICHAEL J		GRANTEE
12/06/2002	11/22/2002	2002-44968	MORTGAGE	ZEHR MICHAEL J		MORTGAGOR
12/06/2002	11/22/2002	2002-44967	WARRANTY...	ZEHR MICHAEL J		GRANTEE
12/06/2002	11/22/2002	2002-44967	WARRANTY...	ZEHR MICHAEL J		GRANTOR
04/25/2001	04/18/2001	2001-11166	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
04/25/2001	04/18/2001	2001-11165	WARRANTY...	ZEHR MICHAEL G		GRANTEE
09/06/2000	09/05/2000	2000-24360	WARRANTY...	ZEHR MICHAEL M TRUST...		GRANTOR
07/25/2000	07/08/2000	2000-19985	ASSIGNME...	ZEHR MICHAEL J		GRANTOR
02/16/2000	02/15/2000	2000-04218	MORTGAGE	ZEHR MICHAEL J		MORTGAGOR
02/16/2000	02/15/2000	2000-04217	WARRANTY...	ZEHR MICHAEL J		GRANTEE

Criteria: Party Name = ZEHR MICHAEL

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/26/1999	07/19/1999	99-24349	RELEASE ...	ZEHR MICHAEL G		GRANTEE
07/23/1999	07/21/1999	99-24302	QUIT CLA...	ZEHR MICHAEL G		GRANTOR
07/21/1999	07/21/1999	99-23946	RELEASE ...	ZEHR MICHAEL G		GRANTEE
06/23/1999	06/16/1999	99-20617	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
03/13/1997	03/11/1997	97-05911	RELEASE ...	ZEHR MICHAEL R		GRANTEE
02/26/1997	02/24/1997	97-04405	WARRANTY...	ZEHR MICHAEL R		GRANTOR
07/31/1996	07/29/1996	96-19222	WARRANTY...	ZEHR MICHAEL M		GRANTOR
07/31/1996	07/29/1996	96-19221	WARRANTY...	ZEHR MICHAEL M		GRANTOR
07/09/1996	07/02/1996	96-16974	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
07/09/1996	07/08/1996	96-16973	RELEASE ...	ZEHR MICHAEL G		GRANTEE
12/15/1995	12/08/1995	95-28156	ASSUMPTI...	ZEHR MICHAEL M		GRANTOR
12/15/1995	12/14/1995	95-28155	WARRANTY...	ZEHR MICHAEL M		GRANTEE
10/21/1994	10/13/1994	94-26264	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
11/23/1993	11/08/1993	93-31118	RELEASE ...	ZEHR MICHAEL G		GRANTEE
11/22/1993	10/28/1993	93-30860	RELEASE ...	ZEHR MICHAEL G		GRANTEE

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/27/1993	10/22/1993	93-28162	ASSIGNME...	ZEHR MICHAEL G		GRANTOR
10/27/1993	10/22/1993	93-28161	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
09/09/1993	09/08/1993	93-23426	WARRANTY...	ZEHR MICHAEL M		GRANTEE
07/21/1992	07/02/1992	92-17367	RELEASE ...	ZEHR MICHAEL R		GRANTEE
10/22/1991	10/22/1991	91-19598	MORTGAGE	ZEHR MICHAEL R		MORTGAGOR
10/22/1991	10/22/1991	91-19597	WARRANTY...	ZEHR MICHAEL R		GRANTEE
10/21/1991	10/21/1991	91-19547	WARRANTY...	ZEHR MICHAEL R		GRANTOR
05/30/1990	05/30/1990	90-10131	RELEASE ...	ZEHR MICHAEL G		GRANTEE
05/17/1990	05/17/1990	90-09263	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
09/23/1988	09/23/1988	88-17901	WARRANTY...	ZEHR MICHAEL		GRANTOR
05/08/1987	05/08/1987	87-09890	ASSIGNME...	ZEHR MICHAEL R		GRANTOR
12/05/1986	11/21/1986	M00594-00762	MORTGAGE	ZEHR MICHAEL R		MORTGAGOR
12/05/1986	11/08/1986	D00428-00584	WARRANTY...	ZEHR MICHAEL R		GRANTEE
08/06/1986	07/24/1986	M00583-00804	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR
11/23/1983	11/22/1983	M00526-00072	MORTGAGE	ZEHR MICHAEL G		MORTGAGOR

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/23/1983	11/22/1983	D00405-00773	DEED	ZEHR MICHAEL G		GRANTEE
04/07/1981	03/31/1981	X00139-00357	CONTRACT	ZEHR MICHAEL		GRANTEE
01/02/1975	12/31/1974	D00346-00916	DEED	ZEHR MICHAEL M		GRANTOR