

20-11-21-179-005.000-014

General Information

Parcel Number
20-11-21-179-005.000-014

Local Parcel Number
11-21-179-005-014

Tax ID:
1121F

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 014 (Local 014)
ELKHART TOWNSHIP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1452101-014
1452101-Meadow Ridge Estates (0

Section/Plat

Location Address (1)
19779 BLUFF
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard
Level ☐

Public Utilities
ERA
Gas, Electricity ☐

Streets or Roads
TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2024
Review Group 2023

KAUFFMAN JASON B & LISA J

Ownership

KAUFFMAN JASON B & LISA J KAUF
19779 BLUFF DR
GOSHEN, IN 46526-9127

Legal

MEADOW RIDGE EST LOT 8



19779 BLUFF

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|--------|------|-----------|----------------|-----|
| 06/27/2016 | KAUFFMAN JASON B | 3212 | WD | / | \$158,000 | V |
| 10/18/2004 | BRENNEMAN ROBER | | CO | / | \$129,900 | I |
| 10/18/2004 | GUIDI OLIMPIO & PA | | CO | / | \$119,000 | I |
| 01/01/1900 | CLAASSEN LORNA | | CO | / | \$119,000 | I |

510, 1 Family Dwell - Platted Lot

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 | \$23,700 | \$26,400 | \$26,400 | \$26,400 | \$26,400 |
| Land Res (1) | \$23,700 | \$26,400 | \$26,400 | \$26,400 | \$26,400 |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$192,000 | \$174,900 | \$166,100 | \$155,500 | \$149,100 |
| Imp Res (1) | \$192,000 | \$173,600 | \$165,000 | \$154,500 | \$148,100 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$1,300 | \$1,100 | \$1,000 | \$1,000 |
| Total | \$215,700 | \$201,300 | \$192,500 | \$181,900 | \$175,500 |
| Total Res (1) | \$215,700 | \$200,000 | \$191,400 | \$180,900 | \$174,500 |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$0 | \$1,300 | \$1,100 | \$1,000 | \$1,000 |

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 125' X 200', 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 |
|-----------|----------------|---------|------------|---------|--------|-------|-----------|------------|---------|---------------|--------|-------|-------|----------|
| F | F | | 0 | 156x171 | 0.94 | \$180 | \$169 | \$26,364 | -10% | 1.0000 | 100.00 | 0.00 | 0.00 | \$23,730 |

1452101-Meadow Ridge Es

1/2

Notes

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.61 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.61 |
| 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 | 0.61 |
| 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 | \$23,700 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$23,700 |

Data Source Aerial

Collector 06/14/2023 James

Appraiser

General Information

| | |
|---------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 2 |
| Style | Tri-Level |
| Finished Area | 1890 sqft |
| Make | |

Floor Finish

| | |
|-------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|-----------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

Roofing

| | | | | |
|---------------------------------------|--------------------------------|---------------------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up | <input type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | | <input type="checkbox"/> Other | | |

Exterior Features

| Description | Area | Value |
|-------------------|------|---------|
| Patio, Concrete | 168 | \$1,000 |
| Balcony | 66 | \$1,900 |
| Porch, Open Frame | 120 | \$5,800 |

Plumbing

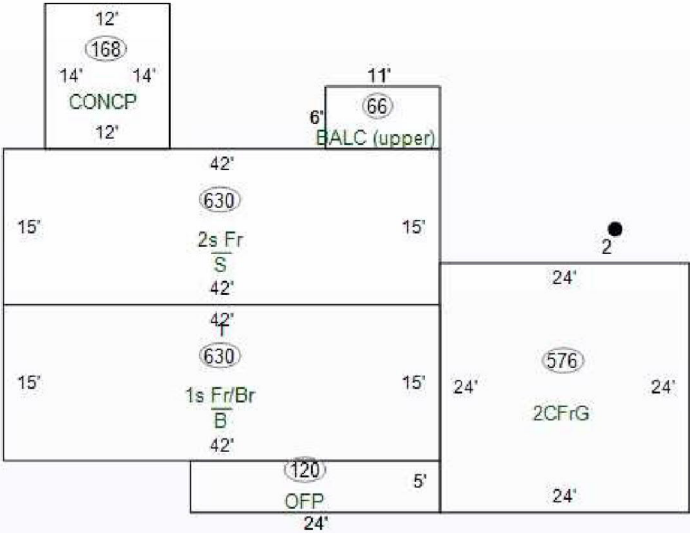
| | # | TF |
|---------------|---|----|
| Full Bath | 3 | 9 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 5 | 11 |

Accommodations

| | |
|--------------|---|
| Bedrooms | 4 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| 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 | 92 | 1260 | 1260 | \$95,300 | |
| 2 | 1Fr | 630 | 630 | \$31,100 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 630 | 0 | \$21,000 | |
| Crawl | | | | | |
| Slab | | 630 | 0 | \$0 | |

Total Base \$147,400

Adjustments 1 Row Type Adj. x 1.00 \$147,400

| | | |
|------------------|--------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1260 2:630 | \$4,300 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 11 - 5 = 6 x \$800 | \$4,800 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$156,500

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$8,700 | \$165,200 |
| Garages (+) 576 sqft | \$18,600 | \$183,800 |
| Quality and Design Factor (Grade) | | 1.05 |
| Location Multiplier | | 0.92 |
| Replacement Cost | | \$177,551 |

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 | 1/6 Maso | C+1 | 1972 | 1972 | 52 A | | 0.92 | | 2,520 sqft | \$177,551 | 40% | \$106,530 | 0% | 100% | 1.790 | 1.000 | 100.00 | 0.00 | 0.00 | \$190,700 |
| 2: Utility Shed | 1 | | D | 2003 | 2003 | 21 A | \$26.02 | 0.92 | \$19.15 | 9'x9' | \$1,551 | 55% | \$700 | 0% | 100% | 1.790 | 1.000 | 100.00 | 0.00 | 0.00 | \$1,300 |

2016-12212

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
06/27/2016 1:04 PM

WARRANTY DEED

THIS INDENTURE WITNESSETH, that ^①ROBERT E. BRENNEMAN and RACHEL S. BRENNEMAN, husband and wife, with a mailing address of 19779 Bluff Drive, Goshen, Indiana 46526 ("Grantors"), CONVEY and WARRANT to JASON B. KAUFFMAN and LISA J. KAUFFMAN, husband and wife, with a mailing address of 19779 Bluff Drive Goshen, IN 46526 ("Grantees"), 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 as follows:

Lot Numbered 8 in Meadow-Ridge Estates, a Subdivision in Elkhart Township, Elkhart County, Indiana as per plat thereof recorded in Plat Book 9, page 14 in the Office of the Recorder of Elkhart County, Indiana.

Parcel Number: 20-11-21-179-005.000-014

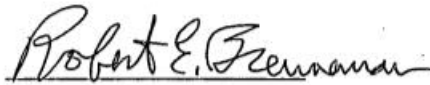
Commonly known as: 19779 Bluff Drive, Goshen, Indiana 46526

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, Grantors have executed this deed this 14th day of June, 2016.

ROBERT E. BRENNEMAN

RACHEL S. BRENNEMAN



[Remainder of page left intentionally blank]

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 27 2016

PAULINE GRAFF, AUDITOR

3212

5.00

DM

PP

STATE OF INDIANA)
COUNTY OF Elkhart) SS:

Before me, a Notary Public in and for said County and State, personally appeared Robert E. Brenneman and Rachel S. Brenneman, husband and wife, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantors.

WITNESS my hand and Notarial Seal this 14th day of June, 2016.



Tamara Koontz
Notary Public
Tamara Koontz
Printed Signature

My Commission Expires: 1-29-2018

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

SEND TAX STATEMENTS TO: Jason B. Kauffman and Lisa J. Kauffman
19779 Bluff Drive
Goshen, Indiana 46526

RETURN DEED TO: Title REsource Agency
501 South Centerville Street
Sturgis, Michigan 49091

KD_8188494_1.DOCX

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|------------|-------------|------------------|------------|------------|
| 05/13/2022 | 05/09/2022 | 2022-10270 | MORTGAGE | KAUFFMAN JASON B | | MORTGAGOR |
| 03/30/2021 | 03/24/2021 | 2021-08059 | RELEASE ... | KAUFFMAN JASON B | | GRANTEE |
| 03/18/2021 | 03/12/2021 | 2021-06969 | MORTGAGE | KAUFFMAN JASON B | | MORTGAGOR |
| 06/27/2016 | 06/14/2016 | 2016-12213 | MORTGAGE | KAUFFMAN JASON B | | MORTGAGOR |
| 06/27/2016 | 06/14/2016 | 2016-12212 | WARRANTY... | KAUFFMAN JASON B | | GRANTEE |
| 11/25/2015 | 11/10/2015 | 2015-24381 | RELEASE ... | KAUFFMAN JASON | | GRANTEE |
| 11/25/2015 | 11/10/2015 | 2015-24381 | RELEASE ... | KAUFFMAN JASON M | | GRANTEE |
| 10/01/2015 | 09/25/2015 | 2015-20355 | MORTGAGE | KAUFFMAN JASON M | | MORTGAGOR |
| 10/01/2015 | 09/25/2015 | 2015-20354 | WARRANTY... | KAUFFMAN JASON M | | GRANTEE |
| 09/28/2015 | 09/25/2015 | 2015-20027 | WARRANTY... | KAUFFMAN JASON | | GRANTOR |
| 09/23/2011 | 09/16/2011 | 2011-17582 | RELEASE ... | KAUFFMAN JASON | | GRANTEE |
| 09/02/2011 | 08/24/2011 | 2011-16232 | MORTGAGE | KAUFFMAN JASON | | MORTGAGOR |
| 09/02/2011 | 08/24/2011 | 2011-16232 | MORTGAGE | KAUFFMAN JASON M | | MORTGAGOR |
| 04/27/2007 | 04/18/2007 | 2007-11220 | MORTGAGE | KAUFFMAN JASON | | MORTGAGOR |
| 04/27/2007 | 04/18/2007 | 2007-11219 | WARRANTY... | KAUFFMAN JASON | | GRANTEE |