



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00286	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JASON KAUFFMAN		
PROPERTY ADDRESS:	19779 BLUFF DR		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	05/09/2024	EFFECTIVE DATE:	05/08/2024
NAME(S) SEARCHED:	JASON KAUFFMAN		
ADDRESS/PARCEL SEARCHED:	19779 BLUFF DR, GOSHEN, INDIANA, 46526 / 20-11-21-179-005.000-014		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JASON B. KAUFFMAN AND LISA J. KAUFFMAN, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ROBERT E. BRENNEMAN AND RACHEL S. BRENNEMAN, HUSBAND AND WIFE
DATED DATE:	06/14/2016	GRANTEE:	JASON B. KAUFFMAN AND LISA J. KAUFFMAN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/27/2016
INSTRUMENT NO:	2016-12212		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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.

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	☐	☐	☐	☐	☐
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	☐
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

☐ 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
Patio, Concrete	168	\$1,000
Balcony	66	\$1,900
Porch, Open Frame	120	\$5,800

Plumbing

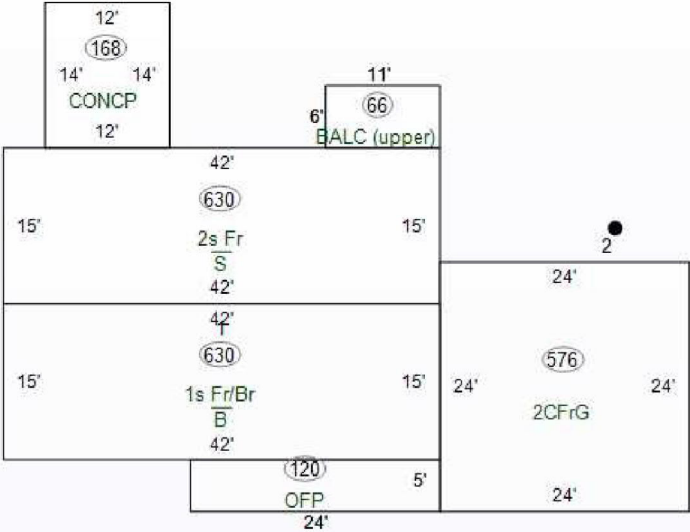
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

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
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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
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Adjustments	1 Row Type Adj. x 1.00	\$147,400
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	\$0
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Loft (+)	\$0
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Fireplace (+)	\$0
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No Heating (-)	\$0
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A/C (+)	1:1260 2:630	\$4,300
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No Elec (-)	\$0
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Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$156,500
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Sub-Total, 1 Units	
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Exterior Features (+)	\$8,700	\$165,200
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Garages (+) 576 sqft	\$18,600	\$183,800
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Quality and Design Factor (Grade)	1.05
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Location Multiplier	0.92
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Replacement Cost	\$177,551
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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

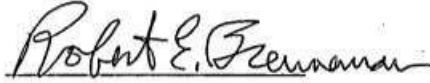
Commonly known as: 19779 Bluff Drive, Goshen, Indiana 46526

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

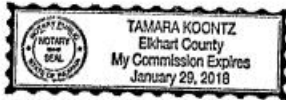
DM

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