

20-01-23-104-003.000-005

General Information

Parcel Number  
20-01-23-104-003.000-005

Local Parcel Number  
01-23-104-003-005

Tax ID:

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Elkhart

Township  
CLEVELAND TOWNSHIP

District 005 (Local 005)  
CLEVELAND TOWNSHIP

School Corp 2305  
ELKHART COMMUNITY

Neighborhood 552712-005  
0552712-Dover Trace, Wayne Mea

Section/Plat

Location Address (1)  
52194 TIFTON PLACE  
ELKHART, IN 46516

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads  
Paved

TIF  
☐

Neighborhood Life Cycle Stage  
Static

Printed Wednesday, April 24, 2024

Review Group 2020

MAST CHRISTINE MICHELLE &

Ownership

MAST CHRISTINE MICHELLE & JASO  
MAST W&H  
52194 TIFTON PLACE  
ELKHART, IN 46516

Legal

DOVER TRACE SUB SEC 1 LOT 35



52194 TIFTON PLACE

Transfer of Ownership

| Date       | Owner             | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|--------|------|-----------|----------------|-----|
| 03/14/2024 | MAST CHRISTINE MI | 01058  | QC   | /         |                | I   |
| 12/31/2012 | BREISCH CHRISTINE | 05948  | SW   | /         | \$103,110      | I   |
| 11/16/2012 | SECRETARY OF HOU  | 05125  | SW   | /         | \$0            | I   |
| 09/07/2012 | BANK OF AMERICA N | 03679  | SH   | /         | \$187,373      | I   |
| 08/02/2012 | BANK OF AMERICA H | 02989  | SH   | /         | \$187,373      | I   |
| 02/08/2005 | DAVIS JEREMY W &  |        | CO   | /         | \$93,500       | I   |

510, 1 Family Dwell - Platted Lot

0552712-Dover Trace, Way 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                | \$27,800                 | \$27,800                 | \$27,800                 | \$27,800                 | \$25,800                 |
| Land Res (1)        | \$27,800                 | \$27,800                 | \$27,800                 | \$27,800                 | \$25,800                 |
| Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Improvement         | \$203,200                | \$186,900                | \$177,200                | \$159,200                | \$147,700                |
| Imp Res (1)         | \$203,200                | \$186,900                | \$177,200                | \$159,200                | \$147,700                |
| Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Imp Non Res (3)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Total               | \$231,000                | \$214,700                | \$205,000                | \$187,000                | \$173,500                |
| Total Res (1)       | \$231,000                | \$214,700                | \$205,000                | \$187,000                | \$173,500                |
| Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Total Non Res (3)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

| 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          | 109x200 | 1.11   | \$230 | \$255     | \$27,795   | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$27,800 |

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.50                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.50                     |
| 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    | 0.50                     |
| 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             | \$27,800                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$27,800                 |

Data Source External Only

Collector 03/09/2020 Rod

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1352 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☐ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

0

0

Water Heaters

1

1

Add Fixtures

5

5

Total

7

9

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

9

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

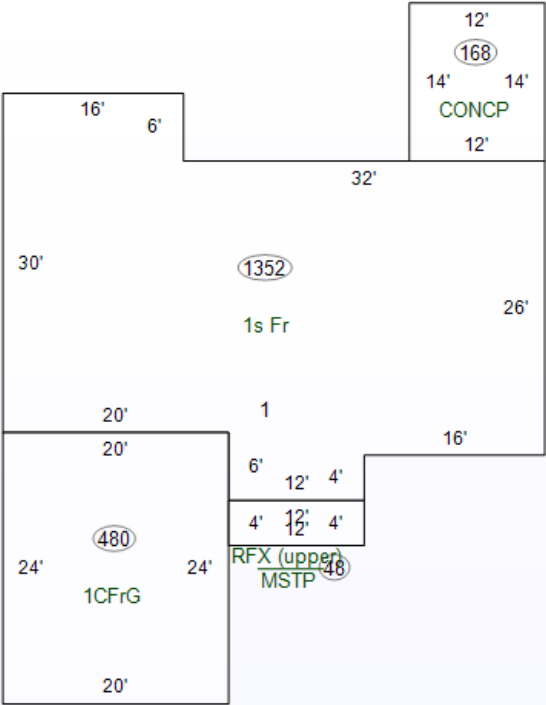
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

| Description            | Area | Value   |
|------------------------|------|---------|
| Patio, Concrete        | 168  | \$1,000 |
| Stoop, Masonry         | 48   | \$1,800 |
| Canopy, Roof Extension | 48   | \$800   |



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor                             | Constr | Base | Finish | Value                  | Totals    |
|-----------------------------------|--------|------|--------|------------------------|-----------|
| 1                                 | 1Fr    | 1352 | 1352   | \$96,200               |           |
| 2                                 |        |      |        |                        |           |
| 3                                 |        |      |        |                        |           |
| 4                                 |        |      |        |                        |           |
| 1/4                               |        |      |        |                        |           |
| 1/2                               |        |      |        |                        |           |
| 3/4                               |        |      |        |                        |           |
| Attic                             |        |      |        |                        |           |
| Bsmt                              |        | 1352 | 0      | \$32,200               |           |
| Crawl                             |        |      |        |                        |           |
| Slab                              |        |      |        |                        |           |
|                                   |        |      |        | Total Base             | \$128,400 |
| Adjustments                       |        |      |        | 1 Row Type Adj. x 1.00 | \$128,400 |
| Unfin Int (-)                     |        |      |        |                        | \$0       |
| Ex Liv Units (+)                  |        |      |        |                        | \$0       |
| Rec Room (+)                      |        |      |        |                        | \$0       |
| Loft (+)                          |        |      |        |                        | \$0       |
| Fireplace (+)                     |        |      |        |                        | \$0       |
| No Heating (-)                    |        |      |        |                        | \$0       |
| A/C (+)                           |        |      |        | 1:1352                 | \$3,500   |
| No Elec (-)                       |        |      |        |                        | \$0       |
| Plumbing (+ / -)                  |        |      |        | 9 - 5 = 4 x \$800      | \$3,200   |
| Spec Plumb (+)                    |        |      |        |                        | \$0       |
| Elevator (+)                      |        |      |        |                        | \$0       |
|                                   |        |      |        | Sub-Total, One Unit    | \$135,100 |
|                                   |        |      |        | Sub-Total, 1 Units     |           |
| Exterior Features (+)             |        |      |        | \$3,600                | \$138,700 |
| Garages (+) 480 sqft              |        |      |        | \$15,200               | \$153,900 |
| Quality and Design Factor (Grade) |        |      |        | 1.00                   |           |
| Location Multiplier               |        |      |        | 0.92                   |           |
|                                   |        |      |        | Replacement Cost       | \$141,588 |

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     | C     | 2005       | 2005     | 19         | A  |           | 0.92 |          | 2,704 sqft | \$141,588 | 18%      | \$116,100     | 0%      | 100% | 1.750 | 1.000 | 100.00 | 0.00  | 0.00  | \$203,200    |

**2024-04004**

**ELKHART COUNTY RECORDER  
KAALA BAKER  
FILED FOR RECORD ON  
03/14/2024 02:21 PM  
AS PRESENTED**

TAX ID NUMBER(S)  
State ID Number Only 20-01-23-104-003.000-005

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**QUIT CLAIM DEED****THIS INDENTURE WITNESSETH THAT****Christine Michelle Mast****RELEASE AND QUIT CLAIM TO**

**Christine Michelle Mast and Jason Scott Mast, Wife and Husband**, for consideration other than monetary the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

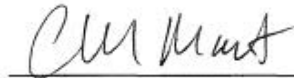
Lot Numbered Thirty-five (35) as the said Lot is known and designated on the recorded Plat of Dover Trace, Section One, a Subdivision in Cleveland Township, Elkhart County, Indiana; as per plat thereof recorded in Plat Book 29, page 4 in the Office of the Recorder of Elkhart County, Indiana.

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

Subject to covenants, restrictions and easements of record.

Grantor swears under oath that she was formerly known as Christine Michelle Breisch on a prior deed.

IN WITNESS WHEREOF, **Christine Michelle Mast** the Grantor has executed this Deed this 13<sup>th</sup> day of March, 2024.

**Christine Michelle Mast**

MTC File No.: 20-28736 (UD)

Page 1 of 2

DM

KK

NO SALES DISCLOSURE REQUIRED.  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 14 2024

PATRICIA A. PICKENS, AUDITOR

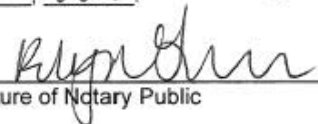
**01058****10.00**

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 named **Christine Michelle Mast**, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 13<sup>th</sup> day of March, 2024.

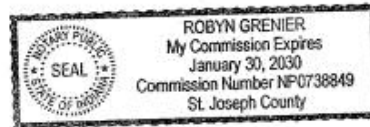
My Commission Expires:

  
Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence



**This instrument was prepared by:**

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
Meridian Title Corporation  
202 S. Michigan Street, Ste. 701, South Bend, IN 46601

This instrument prepared by the above named attorney-at-law, at the specific request of Grantor or Grantee based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of the instrument.

**Property Address:**

52194 Tifton Place  
Elkhart, IN 46514

**Grantee's Address and Mail Tax Statements To:**

52194 Tifton Place  
Elkhart, IN 46514

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. Debra A. Guy

MTC File No.: 20-28736 (UD)

Page 2 of 2

Criteria: Party Name = MAST JASON

INDEXED THROUGH:

05/16/2024

VERIFIED THROUGH:

05/16/2024

| RecDate    | DocDate    | DocNumber  | DocType     | Last Name        | First Name | Party Type |
|------------|------------|------------|-------------|------------------|------------|------------|
| 03/14/2024 | 03/13/2024 | 2024-04004 | QUIT CLA... | MAST JASON SCOTT |            | GRANTEE    |
| 08/16/2023 | 08/14/2023 | 2023-13470 | MORTGAGE    | MAST JASON L     |            | MORTGAGOR  |
| 08/16/2023 | 08/14/2023 | 2023-13469 | WARRANTY... | MAST JASON L     |            | GRANTEE    |
| 06/29/2023 | 06/29/2023 | 2023-10503 | RELEASE ... | MAST JASON L     |            | GRANTEE    |
| 06/15/2023 | 06/10/2023 | 2023-09584 | MORTGAGE    | MAST JASON L     |            | MORTGAGOR  |
| 08/12/2020 | 08/04/2020 | 2020-17913 | RELEASE ... | MAST JASON L     |            | GRANTEE    |
| 07/31/2020 | 07/09/2020 | 2020-16828 | SUBORDIN... | MAST JASON L     |            | GRANTOR    |
| 07/31/2020 | 07/27/2020 | 2020-16827 | MORTGAGE    | MAST JASON L     |            | MORTGAGOR  |
| 07/08/2020 | 06/15/2020 | 2020-14607 | AFFIDAVI... | MAST JASON L     |            | GRANTOR    |
| 01/04/2019 | 01/04/2019 | 2019-00276 | RELEASE ... | MAST JASON L     |            | GRANTEE    |
| 12/17/2018 | 12/11/2018 | 2018-25614 | MORTGAGE    | MAST JASON L     |            | MORTGAGOR  |
| 11/05/2013 | 10/30/2013 | 2013-26779 | MORTGAGE    | MAST JASON L     |            | MORTGAGOR  |
| 08/07/2012 | 05/18/2012 | 2012-19152 | MORTGAGE    | MAST JASON L     |            | MORTGAGOR  |
| 08/07/2012 | 05/17/2012 | 2012-19151 | WARRANTY... | MAST JASON L     |            | GRANTEE    |
| 06/11/2010 | 05/25/2010 | 2010-11301 | RELEASE ... | MAST JASON       |            | GRANTEE    |

Criteria: Party Name = MAST JASON

INDEXED THROUGH:

05/16/2024

VERIFIED THROUGH:

05/16/2024

| RecDate    | DocDate    | DocNumber  | DocType     | Last Name               | First Name | Party Type |
|------------|------------|------------|-------------|-------------------------|------------|------------|
| 06/07/2010 | 05/28/2010 | 2010-11014 | RELEASE ... | MAST JASON              |            | GRANTEE    |
| 05/14/2010 | 05/10/2010 | 2010-09570 | DEED        | MAST JASON WAYNE EST... |            | GRANTOR    |
| 10/09/2007 | 09/15/2007 | 2007-28221 | MORTGAGE    | MAST JASON              |            | MORTGAGOR  |
| 01/13/2005 | 12/30/2004 | 2005-01078 | IRS - FE... | MAST JASON              |            | MORTGAGOR  |
| 10/19/2004 | 08/09/2004 | 2004-35150 | IRS - FE... | MAST JASON              |            | MORTGAGOR  |
| 05/15/2003 | 03/19/2003 | 2003-19904 | RELEASE ... | MAST JASON              |            | GRANTEE    |
| 03/25/2003 | 03/19/2003 | 2003-12049 | MORTGAGE    | MAST JASON              |            | MORTGAGOR  |
| 03/14/2002 | 03/13/2002 | 2002-10032 | MORTGAGE    | MAST JASON              |            | MORTGAGOR  |
| 03/14/2002 | 03/13/2002 | 2002-10031 | WARRANTY... | MAST JASON              |            | GRANTEE    |