

20-11-05-177-002.000-015

General Information

Parcel Number
20-11-05-177-002.000-015

Local Parcel Number
11-05-177-002-015

Tax ID:
1105B

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 1550513-015
1550513-Elk River Dells (015)

Section/Plat

Location Address (1)
2108 WEAVER LANE
GOSHEN, IN 46526

Zoning
Z001 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

SMOKER ROBERT E & KATHLE

Ownership

SMOKER ROBERT E & KATHLEEN C
2108 Weaver Ln
Goshen, IN 465281171

Legal

ELK RIVER DELLS EX W 80FT LOT 19 (TIF 97)



2108 WEAVER LANE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	SMOKER ROBERT E		CO	/		I

1550513-Elk River Dells (01 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	\$19,800	\$18,400	\$18,400	\$18,400	\$18,400
Land Res (1)	\$18,400	\$17,100	\$17,100	\$17,100	\$17,100
Land Non Res (2)	\$1,400	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$1,300	\$1,300	\$1,300	\$1,300
Improvement	\$111,100	\$106,100	\$92,900	\$86,500	\$81,300
Imp Res (1)	\$111,100	\$102,500	\$89,800	\$83,700	\$78,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$3,600	\$3,100	\$2,800	\$2,800
Total	\$130,900	\$124,500	\$111,300	\$104,900	\$99,700
Total Res (1)	\$129,500	\$119,600	\$106,900	\$100,800	\$95,600
Total Non Res (2)	\$1,400	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$4,900	\$4,400	\$4,100	\$4,100

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 110' 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	181x240	1.04	\$130	\$135	\$24,435	-25%	1.0000	100.00	0.00	0.00	\$18,330
F	F		0	14x240	1.04	\$130	\$135	\$1,890	-25%	1.0000	0.00	100.00	0.00	\$1,420

Land Computations

Calculated Acreage	1.07
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.07
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	1.07
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	\$18,400
CAP 2 Value	\$1,400
CAP 3 Value	\$0
Total Value	\$19,800

Data Source Aerial

Collector 07/17/2023 Kayla

Appraiser

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 1312 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
Porch, Open Frame	160	\$6,400
Porch, Open Frame	96	\$4,900
Patio, Treated Pine	168	\$1,000

Plumbing

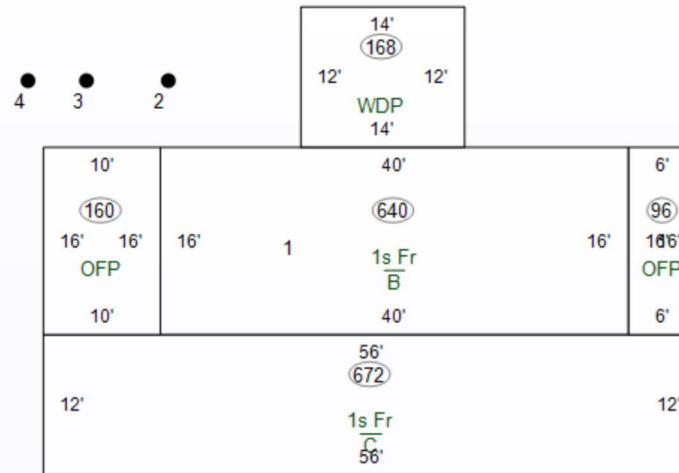
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1312	1312	\$94,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		640	0	\$21,300	
Crawl		672	0	\$5,100	
Slab					

Total Base	\$120,900
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Adjustments	1 Row Type Adj. x 1.00	\$120,900
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Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$120,900
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Sub-Total, 1 Units	
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Exterior Features (+)	\$12,300	\$133,200
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Garages (+) 0 sqft	\$0	\$133,200
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Quality and Design Factor (Grade)	0.70
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Location Multiplier	0.92
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Replacement Cost	\$85,781
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	D-1	1981	1981	43	A		0.92		1,952 sqft	\$85,781	38%	\$53,180	0%	100%	1.760	1.000	100.00	0.00	0.00	\$93,600
2: Detached Garage/Boat H	1	Wood Fr	C	1969	1969	55	A	\$37.11	0.92	\$34.14	16'x24'	\$13,110	40%	\$7,870	0%	100%	1.760	1.000	100.00	0.00	0.00	\$13,900
3: Utility Shed	1		D	2017	2017	7	A	\$21.97	0.92	\$16.17	8'x16'	\$2,070	25%	\$1,550	0%	100%	1.760	1.000	100.00	0.00	0.00	\$2,700
4: Utility Shed	1		D	2000	2000	24	F	\$26.02	0.92	\$19.15	8'x8'	\$1,226	60%	\$490	0%	100%	1.760	1.000	100.00	0.00	0.00	\$900

TRANSFER NO. **00356**
 KEY NO. **30-11-05-177-002**
 TOWNSHIP **Nashua**
 DATE **12-28-78**

1978 NATIONAL BOOK OF ORDER

VOL 377 PAGE 559

WARRANTY DEED

This indenture witnesseth that Roscoe M. Myers and Ruby E. Myers, husband and wife

of Elkhart

County in the State of Indiana

Conveys and warrants to Robert E. Smoker and Kathleen C. Smoker, husband and wife
 Whose mailing address is 935 Georgia Rd., Goshen, IN 46526

of

County in the State of Indiana

for and in consideration of

the receipt whereof is hereby acknowledged, the following Real Estate in Elkhart
 in the State of Indiana, to wit:

County

- × Lot Number Nineteen (19), EXCEPTING the West 80 feet, by parallel lines thereof,
 in Elkhart Riverdells Addition, located in Section 5, Township 38 North, Range
 6 East.

Subject to all real estate taxes which the Grantees do hereby assume and agree
 to pay.

661448

FILED FOR RECORD

DEC 28 1 32 PM '78

Margaret L. Phillips
 ELKHART COUNTY RECORDER

State of Indiana, Elkhart County, ss:

Before me, the undersigned, a Notary Public in and for said County
 and State, this 11 day of November 1978 personally appeared:

Roscoe M. Myers and Ruby E. Myers,
 husband and wife

And acknowledged the execution of the foregoing deed. In witness
 whereof, I have hereunto subscribed my name and affixed my official
 seal. My commission expires 5/7 1981

Robert E. Faehndman Notary Public

State of Indiana, Elkhart County, ss:

Before me, the undersigned, a Notary Public in and for said County
 and State, this day of 19 personally appeared:

Dated this 11 Day of November 1978

Roscoe M. Myers Seal
 Roscoe M. Myers

Ruby E. Myers Seal
 Ruby E. Myers

Seal

Seal

Seal

And acknowledged the execution of the foregoing deed. In witness
 whereof, I have hereunto subscribed my name and affixed my official

<i>seal. My commission expires</i> _____ 19 _____		<i>Seal</i> _____
<i>Notary Public</i>		
<i>Prepared by HARTZOG, BARKER, HEPLER & SAUNDERS, 113 N. Main St., Goshen, Ind. - By</i>		Philip C. Barker
ELKHART COUNTY INDIANA D00377-00559 PAGE 1 OF 1		

Criteria: Party Name = SMOKER ROBERT

INDEXED THROUGH:

06/13/2024

VERIFIED THROUGH:

06/13/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/17/2023	02/17/2023	2023-02656	RELEASE ...	SMOKER ROBERT E		GRANTEE
10/19/2021	10/13/2021	2021-28105	MODIFICA...	SMOKER ROBERT E		GRANTOR
01/28/2019	01/28/2019	2019-01629	AFFIDAVI...	SMOKER ROBERT E		GRANTOR
10/31/2016	10/28/2016	2016-22601	RELEASE ...	SMOKER ROBERT E		GRANTEE
10/11/2016	10/04/2016	2016-21038	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
09/29/2004	09/22/2004	2004-32995	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
06/04/2003	05/21/2003	2003-22978	RELEASE ...	SMOKER ROBERT E		GRANTEE
06/04/2003	05/20/2003	2003-22930	RELEASE ...	SMOKER ROBERT E		GRANTEE
04/29/2003	04/23/2003	2003-17522	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
09/20/2001	09/18/2001	2001-30003	RELEASE ...	SMOKER ROBERT E		GRANTEE
09/10/2001	09/05/2001	2001-28857	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
07/17/2001	07/11/2001	2001-21425	RELEASE ...	SMOKER ROBERT E		GRANTEE
06/25/2001	06/13/2001	2001-18481	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
05/28/1999	05/13/1999	99-17586	RELEASE ...	SMOKER ROBERT E		GRANTEE
01/04/1999	12/15/1998	99-00033	MORTGAGE	SMOKER ROBERT E		MORTGAGOR

Criteria: Party Name = SMOKER ROBERT

INDEXED THROUGH:

06/13/2024

VERIFIED THROUGH:

06/13/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/23/1997	04/11/1997	97-09556	RELEASE ...	SMOKER ROBERT E		GRANTEE
04/10/1997	03/31/1997	97-08338	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
09/04/1996	08/28/1996	96-22433	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
11/18/1994	11/12/1994	94-28513	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
11/18/1994	11/18/1994	94-28512	RELEASE ...	SMOKER ROBERT E		GRANTEE
04/15/1994	04/08/1994	94-09688	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
11/16/1992	10/16/1992	92-28015	RELEASE ...	SMOKER ROBERT E		GRANTEE
10/02/1992	09/04/1992	92-23729	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
06/14/1991	06/14/1991	91-10328	RELEASE ...	SMOKER ROBERT E		GRANTEE
12/02/1988	12/02/1988	88-22764	RELEASE ...	SMOKER ROBERT R		GRANTEE
10/22/1987	10/22/1987	87-23505	RELEASE ...	SMOKER ROBERT E		GRANTEE
06/10/1986	05/07/1986	X00179-00359	RELEASE ...	SMOKER ROBERT E		GRANTEE
05/30/1986	05/07/1986	X00179-00173	AGREEMEN...	SMOKER ROBERT E		GRANTOR
10/04/1983	09/27/1983	M00523-00166	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
07/31/1981	07/12/1981	X00142-00301	AGREEMEN...	SMOKER ROBERT E		GRANTOR

Criteria: Party Name = SMOKER ROBERT

INDEXED THROUGH:

06/13/2024

VERIFIED THROUGH:

06/13/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/28/1978	11/11/1978	M00467-00968	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
12/28/1978	11/11/1978	D00377-00559	WARRANTY...	SMOKER ROBERT E		GRANTEE
05/31/1974	05/30/1974	D00342-00814	QUIT CLA...	SMOKER ROBERT E		GRANTOR
10/08/1969	12/27/1967	X00091-00377	AFFIDAVI...	SMOKER ROBERT		GRANTOR
07/09/1968	06/19/1968	D00287-00341	WARRANTY...	SMOKER ROBERT		GRANTOR
10/03/1967	08/07/1967	D00281-00014	WARRANTY...	SMOKER ROBERT		GRANTEE
04/18/1967	04/03/1967	R00004-00358	RELEASE ...	SMOKER ROBERT E		GRANTEE
04/03/1967	01/03/1967	D00276-00504	WARRANTY...	SMOKER ROBERT E		GRANTOR
02/06/1967	01/19/1967	M00321-00537	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
02/06/1967	01/09/1967	D00275-00467	WARRANTY...	SMOKER ROBERT E		GRANTEE
10/29/1963	10/24/1963	M00281-00329A	RELEASE ...	SMOKER ROBERT E		GRANTEE
10/17/1963	10/11/1963	M00281-00030	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
03/21/1963	03/20/1963	M00274-00254	MORTGAGE	SMOKER ROBERT E		MORTGAGOR
03/21/1963	03/20/1963	D00244-00431	WARRANTY...	SMOKER ROBERT E		GRANTEE
03/26/1951	03/24/1951	D00192-00377B	DEED	SMOKER ROBERT W		GRANTOR

Criteria: Party Name = SMOKER ROBERT

INDEXED THROUGH:
06/13/2024

VERIFIED THROUGH:
06/13/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/29/1950	11/14/1950	D00191-00558	EASEMENT	SMOKER ROBERT W		GRANTOR
06/06/1946	05/18/1946	D00179-00551	DEED	SMOKER ROBERT W		GRANTEE