

20-04-33-426-024.000-032

General Information

Parcel Number
20-04-33-426-024.000-032

Local Parcel Number
04-33-426-024-032

Tax ID:
0433H

Routing Number

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

Year: 2024

Location Information

County
Elkhart

Township
YORK TOWNSHIP

District 032 (Local 032)
YORK TOWNSHIP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 3250000-032
3250000-Residential Acreage defau

Section/Plat

Location Address (1)
54700 COUNTY RD 8
MIDDLEBURY, IN 46540

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 2021

BROCKLEMAN CODY A

Ownership

BROCKLEMAN CODY A
54700 COUNTY ROAD 8
MIDDLEBURY, IN 46540

Legal

PT SE 1/4 EX ETC EX 1.30A SEC 33
1.53A



54700 COUNTY RD 8

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/22/2021	BROCKLEMAN CODY	07079	WD	/	\$275,400	V
06/07/2016	YODER DOYLE A	2777	WD	/	\$176,000	V
08/23/2012	MILLER LEON R & N	03391	WD	/	\$148,000	V
10/18/2004	SHEETS LARRY D &		CO	/		I
01/01/1900	SHEETS LARRY D &		CO	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

3250000-Residential Acrea 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	\$34,900	\$34,900	\$34,900	\$34,900	\$34,900
Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
Land Non Res (2)	\$8,000	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$8,000	\$8,000	\$8,000	\$8,000
Improvement	\$249,600	\$229,800	\$212,700	\$185,900	\$167,400
Imp Res (1)	\$249,600	\$224,500	\$207,700	\$185,900	\$167,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$5,300	\$5,000	\$0	\$0
Total	\$284,500	\$264,700	\$247,600	\$220,800	\$202,300
Total Res (1)	\$276,500	\$251,400	\$234,600	\$212,800	\$194,300
Total Non Res (2)	\$8,000	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$13,300	\$13,000	\$8,000	\$8,000

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	0.530000	1.00	\$15,000	\$15,000	\$7,950	0%	1.0000	0.00	100.00	0.00	\$7,950

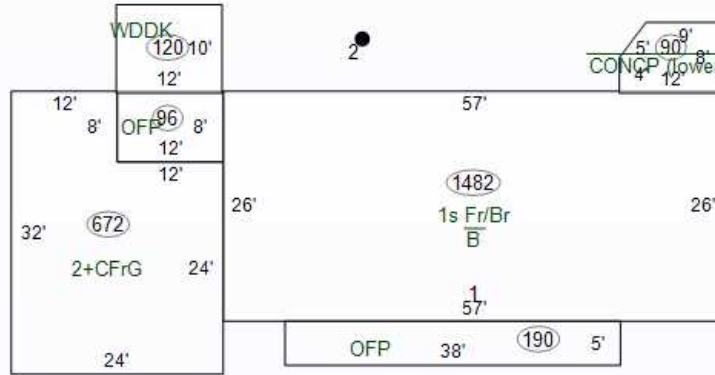
Land Computations

Calculated Acreage	1.53
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.53
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	0.53
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	\$8,000
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$8,000
CAP 3 Value	\$0
Total Value	\$34,900

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Residential Dwelling	Full Bath	2 6
Story Height	1	Half Bath	2 4
Style	N/A	Kitchen Sinks	1 1
Finished Area	1482 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	6 12
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations	
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms	3
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Living Rooms	1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	1
<input type="checkbox"/> Parquet		Family Rooms	0
Wall Finish		Total Rooms	8
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Central Warm Air	
<input type="checkbox"/> Fiberboard			

Roofing
☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	190	\$7,600
Porch, Open Frame	96	\$4,900
Wood Deck	120	\$2,500
Patio, Concrete	90	\$600



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1482	1482	\$102,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1482	0	\$33,900	
Crawl					
Slab					
		Total Base			\$136,500
Adjustments	1 Row Type Adj. x 1.00				\$136,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				2:1334	\$9,800
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1482	\$3,600
No Elec (-)					\$0
Plumbing (+ / -)			12 – 5 = 7 x \$800		\$5,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$155,500
Sub-Total, 1 Units					
Exterior Features (+)				\$15,600	\$171,100
Garages (+) 672 sqft				\$19,600	\$190,700
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
Replacement Cost					\$166,672

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	1/6 Maso	C-1	1992	1992	32	A		0.92		2,964 sqft	\$166,672	26%	\$123,340	0%	100%	1.980	1.000	100.00	0.00	0.00	\$244,200
2: Utility Shed	1		C	2021	2021	3	A	\$20.94	0.92	\$19.26	14'x12'	\$3,236	15%	\$2,750	0%	100%	1.980	1.000	100.00	0.00	0.00	\$5,400

2021-31490

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
11/22/2021 03:32 PM
AS PRESENTED**

TAX ID NUMBER(S)
State ID Number Only 20-04-33-426-024.000-032

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT****Doyle A. Yoder****CONVEY(S) AND WARRANT(S) TO**

Cody A. Brockleman, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

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

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19th day of NOVEMBER, 2021.



Doyle A. Yoder

MTC File No.: 21-40009 (UD)

HC

SD

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov 22 2021
PATRICIA A. PICKENS, AUDITOR
07079
10.00

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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 **Doyle A. Yoder** 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 19th day of NOVEMBER 2021

My Commission Expires:

Signature of Notary Public

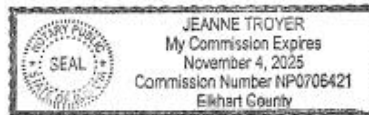
Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Property Address:

54700 CR 8
Middlebury, IN 46540

Grantee's Address and Mail Tax Statements To:

PROPERTY

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. Andrew R. Drake

MTC File No.: 21-40009 (UD)

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EXHIBIT A

A part of the Southeast Quarter (SE 1/4) of Section 33, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Southeast Quarter of Section 33, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana; thence running South 0 degrees 08 minutes East along the East line of the Southeast Quarter of said Section 33, a distance of 167.20 feet; thence running North 89 degrees 34 minutes West, a distance of 1369.98 feet to a point located on the centerline of County Road Numbered 8; thence running South 18 degrees 54 minutes East along said centerline of County Road #8, a distance of 887.71 feet to the point of beginning of this description; thence running North 71 degrees 06 minutes 00 seconds East a distance of 300.00 feet; thence running South 16 degrees 06 minutes 15 seconds East, a distance of 243.03 feet; thence running South 77 degrees 35 minutes West, a distance of 290.00 feet to a point located on the centerline of aforementioned County Road Numbered 8; thence running North 18 degrees 54 minutes West along said centerline of County Road Numbered 8, a distance of 210.00 feet to the aforementioned point of beginning.

Criteria: Party Name = BROCKLEMAN CODY

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/22/2021	11/19/2021	2021-31491	MORTGAGE	BROCKLEMAN CODY A		MORTGAGOR
11/22/2021	11/19/2021	2021-31490	WARRANTY...	BROCKLEMAN CODY A		GRANTEE