

20-04-35-426-002.000-032

General Information

Parcel Number
20-04-35-426-002.000-032

Local Parcel Number
04-35-426-002-032

Tax ID:
0435H

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)
11188 COUNTY RD 10
MIDDLEBURY, IN 46540

Zoning

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 JACOB

Ownership

BROCKLEMAN JACOB
11188 COUNTY RD 10
MIDDLEBURY, IN 46540

Legal

PT NE SE SEC 35
3.003A



11188 COUNTY RD 10

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/20/2020	BROCKLEMAN JACO	02331	WD	/	\$298,000	V
08/14/2012	GONZALEZ ALEX O &	03245	WD	/	\$175,000	V
10/18/2004	ONG BARBARA I		CO	/		I
01/01/1900	ONG KEVIN E & BAR		CO	/		I

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	☐	☐	☐	☐	☐
Land	\$55,500	\$55,500	\$55,500	\$55,500	\$55,500
Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
Land Non Res (2)	\$28,600	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$28,600	\$28,600	\$28,600	\$28,600
Improvement	\$257,600	\$236,800	\$219,300	\$192,900	\$173,700
Imp Res (1)	\$257,600	\$232,500	\$215,200	\$192,900	\$173,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$4,300	\$4,100	\$0	\$0
Total	\$313,100	\$292,300	\$274,800	\$248,400	\$229,200
Total Res (1)	\$284,500	\$259,400	\$242,100	\$219,800	\$200,600
Total Non Res (2)	\$28,600	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$32,900	\$32,700	\$28,600	\$28,600

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	1.905000	1.00	\$15,000	\$15,000	\$28,575	0%	1.0000	0.00	100.00	0.00	\$28,580
82	A	AAH	0	0.098000	0.64	\$2,280	\$1,459	\$143	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	3.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.91
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	\$28,600
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$28,600
CAP 3 Value	\$0
Total Value	\$55,500

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2164 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Open Frame

156

\$6,400

Patio, Treated Pine

192

\$1,100

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

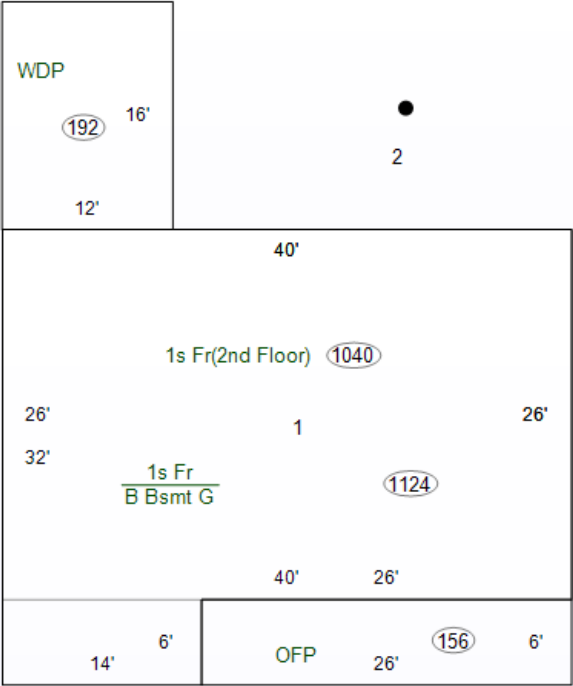
0

Total Rooms

6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1124	1124	\$86,300	
2	1Fr	1040	1040	\$41,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1124	0	\$28,600	
Crawl					
Slab					
				Total Base	\$155,900
Adjustments				1 Row Type Adj. x 1.00	\$155,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1124 2:1040	\$4,700
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$167,500
				Sub-Total, 1 Units	
Exterior Features (+)				\$7,500	\$175,000
Garages (+) 450 sqft				\$3,700	\$178,700
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.92	
				Replacement Cost	\$172,624

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	Wood Fr	C+1	1992	1992	32	A		0.92		3,288 sqft	\$172,624	26%	\$127,740	0%	100%	1.980	1.000	100.00	0.00	0.00	\$252,900
2: Utility Shed	1		C	2020	2020	4	A	\$21.43	0.92	\$19.72	10'x14'	\$2,760	15%	\$2,350	0%	100%	1.980	1.000	100.00	0.00	0.00	\$4,700

2020-10454

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
05/20/2020 01:00 PM
AS PRESENTED**

Tax ID Number(s):
State ID Number Only 20-04-35-426-002.000-032

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT****Alex O. Gonzalez and Lori M. Gonzalez, Husband and Wife****CONVEY(S) AND WARRANT(S) TO**

Jacob 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"

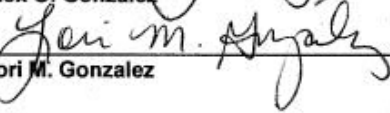
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15 day of May, 2020.



Alex O. Gonzalez



Lori M. Gonzalez

MTC File No.: 20-11449 (UD)

EL

AL

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 20 2020

PATRICIA A. PICKENS, AUDITOR

02331

10.00

Page 1 of 3

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 **Alex O. Gonzalez and Lori M. Gonzalez** 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 15 day of May, 2020

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:

11188 County Road 10
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.: 20-11449 (UD)

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EXHIBIT A

A part of the Southeast Quarter of Section 35, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana, being more particularly described as follows:

Commencing at a railroad spike marking the Northeast corner of said Southeast Quarter; thence on an assumed bearing of due West along the North line of said Southeast Quarter and the centerline of County Road 10, a distance of 904.60 feet to a railroad spike marking the point of beginning of this description; thence continuing on a bearing of due West along said North line and said centerline, a distance of 221.04 feet to a railroad spike marking the Northeast corner of a parcel of land conveyed to Steven C. and Joan E. Platz and recorded in Elkhart County Deed Record Vol. 364, page 139; thence South 02°00'00" East along the East line of said Platz land, a distance of 622.68 feet to a 3/4 inch rebar; thence on a bearing of due East parallel to the North line of said Southeast Quarter, a distance of 199.31 feet to a 3/4 inch rebar; thence on a bearing of due North, a distance of 622.30 feet to the point of beginning of this description, containing 3.003 acres more or less.

Criteria: Party Name = BROCKLEMAN JACOB

INDEXED THROUGH:

06/25/2024

VERIFIED THROUGH:

06/25/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/25/2022	02/24/2022	2022-04134	RELEASE ...	BROCKLEMAN JACOB		GRANTEE
02/15/2022	02/10/2022	2022-03417	MORTGAGE	BROCKLEMAN JACOB		MORTGAGOR
05/20/2020	05/15/2020	2020-10455	MORTGAGE	BROCKLEMAN JACOB		MORTGAGOR
05/20/2020	05/15/2020	2020-10454	WARRANTY...	BROCKLEMAN JACOB		GRANTEE
03/31/2020	03/31/2020	2020-06713	RELEASE ...	BROCKLEMAN JACOB		GRANTEE
03/24/2020	03/23/2020	2020-06266	WARRANTY...	BROCKLEMAN JACOB		GRANTOR
03/23/2018	03/21/2018	2018-05745	MORTGAGE	BROCKLEMAN JACOB		MORTGAGOR
03/23/2018	03/21/2018	2018-05744	WARRANTY...	BROCKLEMAN JACOB		GRANTEE