

71-03-24-426-006.000-003

General Information

Parcel Number
71-03-24-426-006.000-003

Local Parcel Number
002-1081-3757

Tax ID:

Routing Number
3-24H

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
St. Joseph

Township
CLAY TOWNSHIP

District 003 (Local 002)
CLAY TOWNSHIP

School Corp 7205
SOUTH BEND COMMUNITY

Neighborhood 7103112-003
Darden Hhock Cleve Emmons

Section/Plat

Location Address (1)
52632 HOLLYHOCK RD
SOUTH BEND, IN 46637

Zoning

Subdivision

Lot

Market Model
7103112-003 - Residential

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 11, 2024

Review Group 2017

Eger Paul & Kristianne Eger

Ownership

Eger Paul & Kristianne Eger
52632 Hollyhock Rd
South Bend, IN 46637-3741

Legal

194.4' X 115.5' N/S & Adj Lot 17 Markstead Sub
AND Lot 120 LaSalle Gardens



Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	GenReval	GenReval	GenReval	GenReval
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	\$66,400	\$66,400	\$66,400	\$15,700	\$12,200
Land Res (1)	\$66,400	\$66,400	\$66,400	\$15,700	\$12,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$157,000	\$136,900	\$136,900	\$124,600	\$118,300
Imp Res (1)	\$157,000	\$136,900	\$136,900	\$124,600	\$118,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$223,400	\$203,300	\$203,300	\$140,300	\$130,500
Total Res (1)	\$223,400	\$203,300	\$203,300	\$140,300	\$130,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 114' X 259', CI 114' X 259')

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		115	115x193	0.98	\$528.82	\$518	\$59,570	0%	0.8000	100.00	0.00	0.00	\$47,660
F	F		46	46x183	0.96	\$528.82	\$508	\$23,368	0%	0.8000	100.00	0.00	0.00	\$18,690

52632 HOLLYHOCK RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/31/2001	Eger Paul & Kristianne	0	WD	0/0		I
03/22/1991	EGER KAREN E	0	WD	0/0		I

Res

Darden Hhock Cleve Emm 1/2

Notes

2/9/2021 GI21: GENERAL INFORMATION 2021
2-9-2021 Combined 7102501, 7102502 and adj vac
lots into 7103112 MK KP ST AD PSC RM

10/23/2019 FC20: FORCED CONSOLIDATION OF
PARCEL
10-23-2019 - PER IC 6-1.1-5-16, THE ASSESSOR'S
OFFICE
CONSOLIDATED TAX ID #002-1070-3103 WITH
THIS PARCEL, EFFECTIVE
FOR 2020 PAYABLE 2021. THE ATTACHED
GARAGE STRADDLED THE COMMON
LOT LINE. DOCUMENT IS ATTACHED. MM

3/23/2012 MM01: Plexis Conv. Note 03/24/1995
Parcel
HEATPUMP PERMIT #106016 8/23/94

1/1/1900 LAND: CORRECT LOT SIZE See FC20

Land Computations

Calculated Acreage	0.70
Actual Frontage	161
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.70
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	0.70
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	\$66,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$66,400

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

StyleN/A

Finished Area1280 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☒Wood

☐Parquet

☒Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Accommodations

Bedrooms4

Living Rooms0

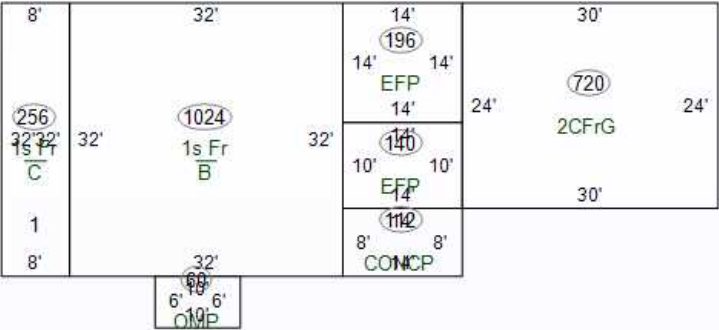
Dining Rooms0

Family Rooms0

Total Rooms5

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1280	1280	\$93,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1024	0	\$26,900
Crawl		256	0	\$3,300
Slab				

		Total Base	\$123,500
Adjustments	1 Row Type Adj. x 1.00		\$123,500
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1280		\$3,300
No Elec (-)			\$0
Plumbing (+ / -)	8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

		Sub-Total, One Unit	\$129,200
		Sub-Total, 1 Units	
Exterior Features (+)	\$23,700		\$152,900
Garages (+) 720 sqft	\$20,700		\$173,600
Quality and Design Factor (Grade)			0.90
Location Multiplier			0.92
		Replacement Cost	\$143,741

Description	Area	Value
Porch, Enclosed Frame	196	\$0
Porch, Enclosed Frame	140	\$0
Patio, Concrete	112	\$0
Porch, Open Masonry	60	\$0

Specialty Plumbing		
Description	Count	Value

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: Single-Family R 01	1	Wood Fr	D+2	1974	1974	50	A		0.92		2,304 sqft	\$143,741	40%	\$86,240	0%	100%	1.000	1.820	100.00	0.00	0.00	\$157,000

0104579

RECORDED ON

01-31-2001 11:08:25

TERRI J. RETHLAKE
ST. JOSEPH COUNTY
RECORDERREC. FEE: 14.00
PAGES: 1

PROPERTY OF

WARRANTY DEED

This Indenture Witnesseth, That Karen E. Eger, an adult,
(Grantor) of St. Joseph County, in the State of Indiana,

Conveys and Warrants to Paul Eger and Kristianne Eger, husband and wife,
(Grantee) of St. Joseph County, in the State of Indiana,
for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the
receipt and sufficiency of which is hereby acknowledged, the following described real
estate in St. Joseph County, in the State of Indiana:

Transfer 11240
Taxing Unit clay
Date 1-31-01

PARCEL I: A lot or parcel of land situated in the East Half (E ½) of the
Southeast Quarter (1/4) of Section Twenty-four (24), Township Thirty-eight (38)
North, Range Two (2) East, bounded by a line running as follows, viz:
Beginning at the southwest corner of Lot Numbered Seventeen (17) as shown
on the recorded Plat of the town of Mardstead, which plat is recorded in the
Office of the Recorder of St. Joseph County, Indiana, in Plat Book 11, page
191; thence running East 192.4 feet to the Southeast corner of said Lot No. 17;
thence South 115.4 feet; thence West 192.4 feet to the East line of a public
Road; thence north along the East line of said public road 115.4 feet to the
place of beginning.

PARCEL II: Lot Numbered One Hundred Twenty (120) as shown on the recorded Plat
of LaSalle Gardens, in St. Joseph County, Indiana.

Subject To any and all easements, agreements, and restrictions of record.

Tax Parcel Numbers 02-1081-3757 and 02-1070-3103
Commonly known as: 52632 Hollyhock Road, South Bend, IN 46637

In Witness Whereof, Grantor has executed this deed this 26th day of
January, 2001.

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO. INDIANA

Karen E. Eger (Seal)
Karen E. Eger

STATE OF INDIANA, St. Joseph COUNTY) ss: **ACKNOWLEDGEMENT**

Before me, a Notary Public in and for the said County and State, personally
appeared Karen E. Eger, an adult, who acknowledged the execution of the foregoing
Warranty Deed, and who, having been duly sworn, stated that any representations
therein contained are true.

Witness my hand and notarial seal this 26th day of January, 2001.

My commission expires:



ADAM CATES
Notary Public

State of Indiana / St. Joseph County
My Commission Expires Sept. 28, 2006

Signature Adam Cates
Printed Adam Cates, Notary Public.

Residing in St. Joseph County, Indiana.

This instrument prepared by: Daniel A. Ecker, Staff Attorney for The Title Search Company,
P.O. Box 780, Granger, IN 46530-0780

Send Tax Bills To:
Grantee at property address

Case No. 20011034

Return to:

Hold for Title Search Co

Tax Unit 02 Key 1081 3757 - Tax Unit 02 Key 1070 3103

52632 Hollyhock Road
South Bend, Indiana 46637TEACHERS CREDIT UNION
Attention: Mortgage Dept.
P.O. Box 7018
South Bend, IN 46634-7018**Quit-Claim Deed**This Indenture Witnesseth, That Walter W. Eger**9106710**Transfer 543Taxing Unit clayDate 3-22-91of St. Joseph County, in the State of IndianaRelease, Convey and Quit-Claim to Karen E. Egerof St. Joseph County, in the State of Indiana, for and in consideration
of One Dollar (\$1.00) and other valuable considerations
the receipt whereof is hereby acknowledged, the following described Real Estate in
St. Joseph County, in the State of Indiana, to-wit:

PARCEL I: A lot or parcel (of) land situated in the East Half
($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-four (24),
Township Thirty-eight (38) North, Range Two (2) East, bounded
by a line running as follows, viz: Beginning at the Southwest
corner of Lot Numbered Seventeen (17) as shown on the recorded
Plat of the Town of Markstead, which plat is recorded in the
Office of the Recorder of St. Joseph County, Indiana, in Plat
Book 11, page 191; thence running East 192.4 feet to the Southeast
corner of said Lot No. 17; thence South 115.4 feet; thence West
192.4 feet to the East line of a public road; thence North along
the East line of said public road 115.4 feet to the place of
beginning.

Subject to legal highways.

PARCEL II: Lot Numbered One Hundred Twenty (120) as shown on
the recorded Plat of LaSalle Gardens, in St. Joseph County,
Indiana.

In Witness Whereof, The said Walter W. Egerhas hereunto set his hand and seal, this 20th day of March 19 91(SEAL) Walter W. Eger (SEAL)
Walter W. Eger

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF INDIANA, ST. JOSEPH COUNTY, SS.

Before me, the undersigned, a Notary Public in and for said County, came

FILED FOR TAXATION
BEVERLY Q. CRONE

Walter W. Eger

AUDITOR

ST. JOSEPH COUNTY, INDIANA

I have acknowledged the execution of the above deed. Witness my hand and notarial seal this

20th day of March 19 91My Commission Expires 3-2 19 93The instrument was prepared by Helen Johnston-Ford Notary PublicST. JOSEPH COUNTY RECORDER
FILED IN RECORD
MAR 22 1 28 PM '91
ST. JOSEPH COUNTY RECORDER

<u>Louis Klavan, Attorney</u>	<u>A resident of county of St. Joseph</u>
-------------------------------	---

86925

Transfer 1961
 Taxing Unit Clay
 Date 4-4-77

Property address: 52632 Hollyhock
 South Bend, IN

Return to

WARRANTY DEED

This Indenture Witnesseth

That ROBERT L. COOPER AND MARTHA J. COOPER, HUSBAND AND WIFE, AND
NELLIE MARIE COOPER THREATT, AN ADULT WOMAN 206208
 of St. Joseph County, and State of Indiana

CONVEY AND WARRANT

To WALTER W. EGER AND KAREN E. EGER, HUSBAND AND WIFE
 of St. Joseph County, and State of Indiana
 for and in consideration of Ten Dollars and other valuable consideration Dollars
 the receipt whereof is hereby acknowledged the following described REAL ESTATE in St. Joseph County,
 in the State of Indiana, to-wit:

PARCEL I: A lot or parcel of land situated in the East 1/2 of the Southeast 1/4 of Section 24, Township 38 North, Range 2 East, bounded by a line running as follows, viz: Beginning at the Southwest corner of Lot Numbered 17 as shown on the recorded Plat of the Town of Markstead, which plat is recorded in Plat Book 11, page 191, thence running East 192.4 feet to the Southeast corner of said Lot No. 17; thence South 115.4 feet; thence West 192.4 feet to the East line of a public road; thence North along the East line of said public road 115.4 feet to the place of beginning.

PARCEL II: Lot Numbered One Hundred Twenty (120) as shown on the recorded Plat of LaSalle Gardens, in St. Joseph County, Indiana.

Subject to taxes for the year 1976, payable in 1977, prorated to the date of closing and all subsequent taxes.

Subject to covenants, restrictions and easements of record.

Nellie Marie Cooper Threatt held a Life Estate unto herself in Parcel I and by virtue of this deed is conveying all of her interest in said Parcel I.

BOOK
 STEPHEN LEVYHAZI
 RECORDER
 MAR 1 3 11 AM '76
 CO. SO.

IN WITNESS WHEREOF, The said ROBERT L. COOPER AND MARTHA J. COOPER, HUSBAND
AND WIFE, AND NELLIE MARIE COOPER THREATT, AN ADULT WOMAN

Have hereunto set their Hands and seals this 27th day of February, 1976.

ST. JOSEPH CO., INDIANA

NELLIE MARIE COOPER THREATT

ROBERT L. COOPER

(SEAL)

Martha J. Cooper (SEAL)
Martha J. Cooper

STATE OF INDIANA, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named
 ROBERT L. COOPER AND MARTHA J. COOPER, HUSBAND AND WIFE, AND NELLIE MARIE
 COOPER THREATT, AN ADULT WOMAN

who acknowledged the execution of the foregoing Deed to be their voluntary act and deed.

WITNESS, my hand and Seal this 21th day of February

My commission expires 9-20, 1918.

Leslie J. Beck
Notary Public



This Instrument was prepared by Horace B. Clarke

BOOK 812 PAGE 631

DULY ENTERED FOR TAXATION
 EUGENE A. BASKER
 AUDITOR
 INDIANA

Criteria: Party Name = EGER PAUL

index date: 06/26/2024

mail out date: 06/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/30/2021	03/24/2021	2021-10198	1ST MORT...	EGER PAUL B JR		MORTGAGOR
03/30/2021	03/24/2021	2021-10197	WARRANTY...	EGER PAUL JR		GRANTEE
07/01/2013	06/27/2013	1319766	MORTGAGE...	EGER PAUL		MORTGAGOR
06/26/2013	06/11/2013	1319240	1ST MORT...	EGER PAUL		MORTGAGOR
07/20/2004	03/22/2004	0435605	MORTGAGE...	EGER PAUL SR		MORTGAGOR
12/16/2003	12/08/2003	0378701	MORTGAGE...	EGER PAUL B		MORTGAGOR
12/01/2003	11/19/2003	0375938	WARRANTY...	EGER PAUL B		GRANTOR
03/12/2003	09/09/2002	0315246	WARRANTY...	EGER PAUL SR		GRANTOR
04/20/2001	04/13/2001	0116850	MORTGAGE...	EGER PAUL B		MORTGAGOR
02/02/2001	01/26/2001	0104990	MORTGAGE...	EGER PAUL B		MORTGAGOR
01/31/2001	01/26/2001	0104581	ASSIGNME...	EGER PAUL		MORTGAGOR/...
01/31/2001	01/26/2001	0104580	1ST MORT...	EGER PAUL		MORTGAGOR
01/31/2001	01/26/2001	0104579	WARRANTY...	EGER PAUL		GRANTEE
01/23/2001	01/12/2001	0103259	1ST MORT...	EGER PAUL B		MORTGAGOR
05/18/2000	02/22/2000	0023808	ASSIGNME...	EGER PAUL		MORTGAGOR/...

Results found: 29

Displaying page: 1 of 2



Criteria: Party Name = EGER KAREN

index date: 06/26/2024

mail out date: 06/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/07/2003	03/26/2003	0320596	FEDERAL ...	EGER KAREN ELAYNE		LIENED PAR...
02/21/2001	02/06/2001	0106994	MORTGAGE...	EGER KAREN E		MORTGAGOR
01/31/2001	01/26/2001	0104579	WARRANTY...	EGER KAREN E		GRANTOR
02/28/2000	07/15/1998	0009882	ASSIGNME...	EGER KAREN E		MORTGAGOR/...
11/19/1999	11/11/1999	9958052	1ST MORT...	EGER KAREN E		MORTGAGOR
09/16/1999	06/29/1999	9945816	MORTGAGE...	EGER KAREN E		MORTGAGOR
09/16/1999	10/29/1997	9945815	ASSIGNME...	EGER KAREN E		MORTGAGOR/...
07/23/1998	07/10/1998	9838058	1ST MORT...	EGER KAREN E		MORTGAGOR
06/16/1998	06/16/1998	9830966	MORTGAGE...	EGER KAREN		MORTGAGOR
11/19/1997	11/18/1997	9748113	MORTGAGE...	EGER KAREN E		MORTGAGOR
10/06/1997	10/03/1997	9740657	MORTGAGE...	EGER KAREN E		MORTGAGOR
09/30/1997	09/26/1997	9739724	1ST MORT...	EGER KAREN E		MORTGAGOR
11/22/1996	11/18/1996	9646676	1ST MORT...	EGER KAREN E		MORTGAGOR
03/16/1995	03/14/1995	9507114	MORTGAGE...	EGER KAREN E		MORTGAGOR
03/10/1995	03/09/1995	9506545	1ST MORT...	EGER KAREN E		MORTGAGOR

Results found: 23

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NEW
SEARCHPRINT
RESULTS

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/26/1991	08/19/1991	9124032	PERSONAL...	EGER KAREN PER REP		GRANTOR
04/05/1991	04/03/1991	9107950	MORTGAGE...	EGER KAREN E		MORTGAGOR
04/03/1991	03/20/1991	9107792	1ST MORT...	EGER KAREN E		MORTGAGOR
03/22/1991	03/20/1991	9106711	1ST MORT...	EGER KAREN E		MORTGAGOR
03/22/1991	03/20/1991	9106710	QUIT CLA...	EGER KAREN E		GRANTEE
04/22/1976	04/22/1976	DB0815-0028	DEED	EGER KAREN E		GRANTOR
03/01/1976	02/27/1976	DB0812-0631	DEED	EGER KAREN E		GRANTEE
01/02/1964	01/01/3000	DB0646-0386	DEED	EGER KAREN E		GRANTEE



Criteria: Party Name = EGER, WALTER

index date: 06/26/2024

mail out date: 06/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/16/1995	03/14/1995	9507114	MORTGAGE...	EGGER, WALTER W		MORTGAGEE
04/05/1991	04/03/1991	9107950	MORTGAGE...	EGGER, WALTER W		MORTGAGOR
04/03/1991	03/20/1991	9107792	1ST MORT...	EGGER, WALTER W		MORTGAGEE
03/22/1991	03/20/1991	9106710	QUIT CLA...	EGGER, WALTER W		GRANTOR
04/22/1976	04/22/1976	DB0815-0028	DEED	EGGER, WALTER W		GRANTOR
03/01/1976	02/27/1976	DB0812-0631	DEED	EGGER, WALTER W		GRANTEE
01/02/1964	01/01/3000	DB0646-0386	DEED	EGGER, WALTER W		GRANTEE

Results found: 7

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