

20-13-36-279-005.000-021

General Information

Parcel Number
20-13-36-279-005.000-021

Local Parcel Number
13-36-279-005-021

Tax ID:
1336D

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Elkhart

Township
LOCKE TOWNSHIP

District 021 (Local 021)
NAPPANEE LOCKE

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2153622-021
2153622-West downtown Nappane

Section/Plat

Location Address (1)
252 W CENTENNIAL
NAPPANEE, IN 46550

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 Thursday, April 25, 2024

Review Group 2023

REID THOMAS N & NICOLE S RE

Ownership

REID THOMAS N & NICOLE S REID H
252 W CENTENNIAL
NAPPANEE, IN 46550

Legal

ESHELMANS 50FT E END LOTS 7 & 8

252 W CENTENNIAL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/03/2015	REID THOMAS N & NI	5021	WD	/	\$122,000	I
01/01/1900	HURST JOSHUA D		CO	/	\$110,000	I
01/01/1900	OTIS KATRINA L		CO	/	\$110,000	I

510, 1 Family Dwell - Platted Lot

2153622-West downtown N 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	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Land Res (1)	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$155,500	\$149,700	\$135,900	\$128,700	\$115,900
Imp Res (1)	\$153,300	\$147,600	\$133,800	\$126,800	\$114,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$2,200	\$2,100	\$2,100	\$1,900	\$1,800
Total	\$166,500	\$160,700	\$146,900	\$139,700	\$126,900
Total Res (1)	\$164,300	\$158,600	\$144,800	\$137,800	\$125,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$2,200	\$2,100	\$2,100	\$1,900	\$1,800

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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	50x132	1.00	\$220	\$220	\$11,000	0%	1.0000	100.00	0.00	0.00	\$11,000

Land Computations

Calculated Acreage	0.15
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.15
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	0.15
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	\$11,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,000

Data Source Aerial

Collector 06/15/2023 Rod

Appraiser

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1 1/2
StyleN/A
Finished Area1512 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	64	\$4,100
Patio, Brick	350	\$4,400
Porch, Enclosed Frame	140	\$8,900
Porch, Open Masonry	160	\$6,700

Plumbing

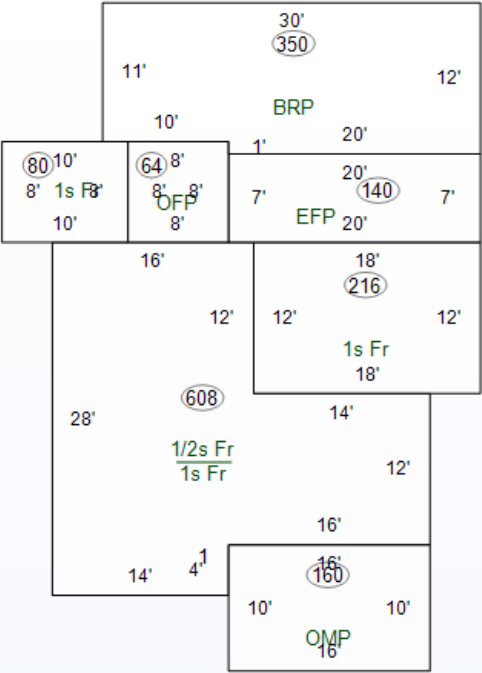
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	904	904	\$74,300	
2					
3					
4					
1/4					
1/2	1Fr	608	608	\$23,100	
3/4					
Attic					
Bsmt		824	0	\$23,900	
Crawl		80	0	\$2,600	
Slab					

Total Base \$123,900

Adjustments 1 Row Type Adj. x 1.00 \$123,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:904 1/2:608	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$127,900

Sub-Total, 1 Units

Exterior Features (+)	\$24,100	\$152,000
Garages (+) 0 sqft	\$0	\$152,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92

Replacement Cost \$139,840

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 1/2	Wood Fr	C	1900	1955	69	A		0.92		2,336 sqft	\$139,840	42%	\$81,110	0%	100%	1.890	1.000	100.00	0.00	0.00	\$153,300
2: Utility Shed	1		C	2014	2008	16	A	\$23.66	0.92	\$21.77	8'x12'	\$2,090	45%	\$1,150	0%	100%	1.890	1.000	0.00	0.00	100.00	\$2,200

2015-22731

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
11/03/2015 11:32 AM



① Warranty Deed

This Indenture Witnesseth, that Joshua D. Hurst ("Grantor") of Elkhart County, State of Indiana, CONVEYS AND WARRANTS to Thomas N. Reid and Nicole S. Reid, husband and wife (collectively, "Grantee") of Elkhart County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Elkhart County, State of Indiana, commonly known as 252 W. Centennial St., Nappanee, IN 46550-1604, and more particularly described as:

Fifty (50) feet off the East end of Lots Seven (7) and Eight (8) in Eshleman's Addition to the town, now City of Nappanee, Indiana; said plat being recorded in Deed Record 85, page 251, in the Office of the Recorder of Elkhart County, Indiana.

Parcel No.: 20-13-36-279-005.000-021

Taxes for 2015 payable 2016, now a lien, not yet due and payable.

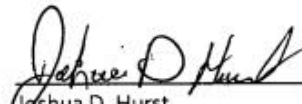
Subject to covenants, agreements, easements, restrictions and all rights of way of record.

Subject to the following mortgage(s) which shall be paid in full from the proceeds of the sale and/or released:

Mortgage from Joshua D. Hurst to Farmers State Bank dated June 22, 2015 and recorded August 24, 2015 as Instrument No. 2015-17292 in the Office of the Recorder of Elkhart County, Indiana.

In Witness Whereof, Grantor has caused this deed to be executed this 29 day of OCTOBER, 2015.

DISCLOSURE FEE PAID


Joshua D. Hurst

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

11-3 2015
Pauline E. Kroff AUDITOR
5021

TRANSFER FEE 5
PARCEL NO. ✓

PPV

ELKHART COUNTY INDIANA 2015-22731 PAGE 1 OF 2

STATE OF INDIANA)
)
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Joshua D. Hurst 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 29 day of OCTOBER, 2015.

MERI JESSUP

Notary Public, State of Indiana Signature: Meri Jessup, Notary Public

County of Elkhart

Commission Expires: 5-6-19

Printed: _____

My Commission Expires:

My County Of Residence is:

15-2222

Prepared by and return deed to:

Jennifer J. Wallander, Esq.

Hamilton National Title LLC, 1001 Parkway Avenue, Suite 1, Elkhart, IN 46516

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, Jennifer J. Wallander.

Grantee mailing address ~~and~~ please send tax statements/notices to:

FFSB

301 E 9th St

Rochester, IN 46975

252 W Centennial St., Nappanee, IN 46550

Criteria: Party Name = REID THOMAS

INDEXED THROUGH:

07/09/2024

VERIFIED THROUGH:

07/09/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/24/2018	01/24/2018	2018-01723	RELEASE ...	REID THOMAS		GRANTEE
01/11/2016	01/04/2016	2016-00589	DELINQUE...	REID THOMAS		GRANTOR
11/03/2015	10/29/2015	2015-22732	MORTGAGE	REID THOMAS N		MORTGAGOR
11/03/2015	10/29/2015	2015-22731	WARRANTY...	REID THOMAS N		GRANTEE
04/03/2003	03/27/2003	2003-13499	RELEASE ...	REID THOMAS L JR		GRANTEE
01/21/1997	01/04/1994	97-01385	ASSIGNME...	REID THOMAS L JR		GRANTOR
02/08/1994	02/01/1994	94-03711	RELEASE ...	REID THOMAS L		GRANTEE
09/27/1993	07/21/1993	93-25110	RELEASE ...	REID THOMAS L JR		GRANTEE
09/10/1993	09/09/1993	93-23571	MORTGAGE	REID THOMAS L JR		MORTGAGOR
09/10/1993	09/02/1993	93-23558	RELEASE ...	REID THOMAS L JR		GRANTEE
07/22/1993	07/15/1993	93-18560	ASSIGNME...	REID THOMAS L JR		GRANTOR
07/22/1993	07/15/1993	93-18559	MORTGAGE	REID THOMAS L JR		MORTGAGOR
03/05/1991	03/05/1991	91-03344	MORTGAGE	REID THOMAS L JR		MORTGAGOR
12/21/1988	12/21/1988	88-24035	RELEASE ...	REID THOMAS L JR		GRANTEE
12/09/1988	12/09/1988	88-23278	WARRANTY...	REID THOMAS L JR		GRANTOR

Criteria: Party Name = REID THOMAS

INDEXED THROUGH:
07/09/2024VERIFIED THROUGH:
07/09/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/22/1988	11/22/1988	88-22167	MORTGAGE	REID THOMAS L JR		MORTGAGOR
11/22/1988	11/22/1988	88-22166	WARRANTY...	REID THOMAS L JR		GRANTEE
09/06/1988	09/06/1988	88-16531	RELEASE ...	REID THOMAS L		GRANTEE
09/02/1988	09/02/1988	88-16426	WARRANTY...	REID THOMAS L		GRANTOR
11/13/1986	10/23/1986	R00066-00816	RELEASE ...	REID THOMAS		GRANTEE
10/02/1986	09/22/1986	M00589-00513	MORTGAGE	REID THOMAS L JR		MORTGAGOR
10/02/1986	09/22/1986	D00426-01029	WARRANTY...	REID THOMAS L JR		GRANTEE
10/02/1986	09/22/1986	D00426-01029	WARRANTY...	REID THOMAS L SR		GRANTOR
08/22/1984	08/10/1984	M00540-00282	MORTGAGE	REID THOMAS L JR		MORTGAGOR
08/22/1984	08/10/1984	M00540-00282	MORTGAGE	REID THOMAS L SR		MORTGAGOR
08/22/1984	08/10/1984	D00410-00939	WARRANTY...	REID THOMAS L JR		GRANTEE
08/22/1984	08/10/1984	D00410-00939	WARRANTY...	REID THOMAS L JR		GRANTOR
08/22/1984	08/10/1984	D00410-00939	WARRANTY...	REID THOMAS L SR		GRANTEE
08/22/1984	07/30/1984	D00410-00937	DEED	REID THOMAS L JR		GRANTEE
05/14/1984	05/12/1984	R00055-00806	RELEASE ...	REID THOMAS L		GRANTEE

Criteria: Party Name = REID THOMAS

INDEXED THROUGH:

07/09/2024

VERIFIED THROUGH:

07/09/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/14/1984	05/08/1984	M00533-00846	MORTGAGE	REID THOMAS L		MORTGAGOR
09/29/1972	09/26/1972	M00383-00001	MORTGAGE	REID THOMAS L		MORTGAGOR
09/29/1972	09/18/1972	D00327-00035	WARRANTY...	REID THOMAS L		GRANTEE