

20-14-29-301-035.000-029

General Information

Parcel Number
20-14-29-301-035.000-029

Local Parcel Number
14-29-301-035-029

Tax ID:
1429E

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Elkhart

Township
UNION TOWNSHIP

District 029 (Local 029)
NAPPANEE UNION

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2952910-029
2952910-Heritage Farms (029)

Section/Plat

Location Address (1)
1851 WATERFALL DR
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 2022

BEARSS KENNETH J & CARLIE

Ownership

BEARSS KENNETH J & CARLIE N BE
1851 WATERFALL DR
NAPPANEE, IN 46550

Legal

HERITAGE FARMS RESIDENTIAL PLANNED
DEVELOPMENT PHASE 2 LOT 8 (TIF 100)



1851 WATERFALL DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/09/2023	BEARSS KENNETH J	04970	WD	/	\$437,000	V
10/18/2004	HOCHSTETLER TOD		CO	/	\$31,000	I
01/01/1900	HERITAGE FARMS LL		CO	/	\$31,000	I

2952910-Heritage Farms (0 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	\$34,200	\$34,200	\$34,200	\$34,200	\$34,200
Land Res (1)	\$34,200	\$34,200	\$34,200	\$34,200	\$34,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$384,900	\$322,600	\$298,700	\$265,000	\$246,100
Imp Res (1)	\$384,900	\$322,600	\$298,700	\$265,000	\$246,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$419,100	\$356,800	\$332,900	\$299,200	\$280,300
Total Res (1)	\$419,100	\$356,800	\$332,900	\$299,200	\$280,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 120' Base Lot: Res 100' X 132', CI 100' X 120')

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	105x119	0.96	\$340	\$326	\$34,230	0%	1.0000	100.00	0.00	0.00	\$34,230

Land Computations

Calculated Acreage	0.29
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
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	0.29
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	\$34,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$34,200

Data Source External Only

Collector 10/12/2022 James

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

3714 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
Wood Deck	372	\$5,700
Porch, Open Masonry	80	\$4,400

Plumbing

#	TF	
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	8	14

Accommodations

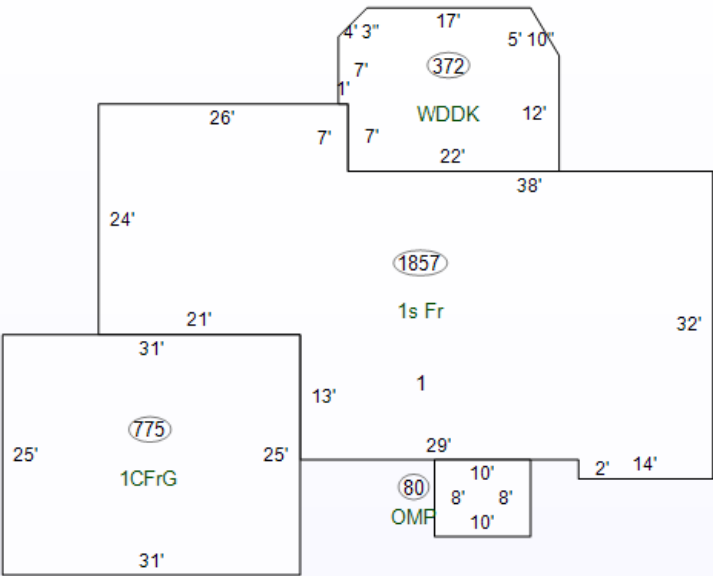
Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Specialty Plumbing

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	1857	1857	\$122,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1857	1857	\$87,600	
Crawl					
Slab					
				Total Base	\$210,300
Adjustments		1 Row Type Adj. x 1.00			\$210,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1857	\$4,300
No Elec (-)					\$0
Plumbing (+ / -)			14 – 5 = 9 x \$800		\$7,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$221,800
Sub-Total, 1 Units					
Exterior Features (+)				\$10,100	\$231,900
Garages (+) 775 sqft				\$22,800	\$254,700
Quality and Design Factor (Grade)					1.20
Location Multiplier					0.92
Replacement Cost					\$281,189

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	2/6 Maso	B	2003	2003	21	A		0.92		3,714 sqft	\$281,189	19%	\$227,760	0%	100%	1.690	1.000	100.00	0.00	0.00	\$384,900

2023-18944

**ELKHART COUNTY RECORDER
KAALA BAKER
FILED FOR RECORD ON
11/09/2023 03:28 PM
AS PRESENTED**

WARRANTY DEED

Property Address: 1851 Waterfall Drive, Nappanee, IN 46550 Mail Tax Statements To: 1851 Waterfall Drive
Nappanee, IN 46550

Return to: Heritage Parke Title, LLC Parcel No.: 20-14-29-301-035.000-029
102 Heritage Pkwy
Nappanee, IN 46550-1156

THIS INDENTURE WITNESSETH, THAT:

Todd J Hochstetler and Rochelle D Hochstetler, husband and wife

of Elkhart County, in the State of Indiana,

CONVEY AND WARRANT TO:

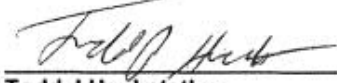
Kenneth J Bearss and Carlie N Bearss, husband and wife

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

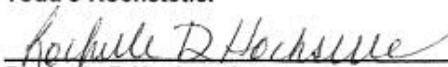
Lot Numbered Eight (8) as the said Lot is known and designated on the recorded Plat of Heritage Farms Phase 2; said Plat being recorded in Plat Book 27, page 72 in the Office of the Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

IN WITNESS WHEREOF, Grantors have executed this Deed this 9th day of November, 2023.



Todd J Hochstetler



Rochelle D Hochstetler

JM

KK

**DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov 09 2023
PATRICIA A. PICKENS, AUDITOR
04970
10.00**

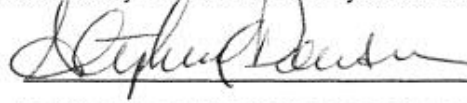
STATE OF INDIANA

COUNTY OF ELKHART

)
) SS:
)

Before me, the undersigned Notary Public in and for said county and State, this 9th day of November, 2023, personally appeared **Todd J Hochstetler and Rochelle D Hochstetler, 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.




Residing in Elkhart County, Indiana

NOTARY PUBLIC

My Commission Expires:

Grantee Address: 1851 Waterfall Drive, Nappanee, IN 46550

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.

Loren R Sloat

This instrument prepared by Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.

Criteria: Party Name = BEARSS KENNETH

INDEXED THROUGH:

08/19/2024

VERIFIED THROUGH:

08/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/27/2023	11/24/2023	2023-19773	RELEASE ...	BEARSS KENNETH J		GRANTEE
11/21/2023	11/21/2023	2023-19585	RELEASE ...	BEARSS KENNETH J		GRANTEE
11/13/2023	11/09/2023	2023-19034	WARRANTY...	BEARSS KENNETH J		GRANTOR
11/09/2023	11/09/2023	2023-18945	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
11/09/2023	11/09/2023	2023-18944	WARRANTY...	BEARSS KENNETH J		GRANTEE
08/31/2022	08/26/2022	2022-18775	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
03/02/2021	03/02/2021	2021-05407	RELEASE ...	BEARSS KENNETH J		GRANTEE
02/18/2021	02/12/2021	2021-04305	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
03/03/2020	02/28/2020	2020-04728	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
03/03/2020	02/28/2020	2020-04727	WARRANTY...	BEARSS KENNETH J		GRANTEE