

20-13-25-426-014.000-021

General Information

Parcel Number
20-13-25-426-014.000-021

Local Parcel Number
13-25-426-014-021

Tax ID:
13-25H

Routing Number

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

Year: 2024

Location Information

County
Elkhart

Township
LOCKE TOWNSHIP

District 021 (Local 021)
NAPPANEE LOCKE

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2150000-021
2150000-Residential Acreage defau

Section/Plat

Location Address (1)
1526 N MAIN ST
NAPPANEE, IN 46550

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 2023

MEYER GREGG E & WENDY E M

Ownership

MEYER GREGG E & WENDY E MEYE
1526 N MAIN ST
NAPPANEE, IN 46550

Legal

100X290-899FT N OF SE COR N1/2 SE EX .083A
ROW SEC 25 .587A



1526 N MAIN ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/04/2023	MEYER GREGG E &	05300	WD	/	\$215,000	V
03/02/2023	CLAYTON BARNEY R	00771	TD	/	\$100,000	I
01/01/1900	PENROSE BERNICE		CO	/		I
01/01/1900	PENROSE BERNICE		CO	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

2150000-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	\$22,400	\$22,400	\$22,400	\$22,400	\$22,400
Land Res (1)	\$22,400	\$22,400	\$22,400	\$22,400	\$22,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$193,000	\$161,900	\$146,900	\$136,100	\$119,000
Imp Res (1)	\$193,000	\$159,600	\$144,800	\$134,200	\$117,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$2,300	\$2,100	\$1,900	\$1,600
Total	\$215,400	\$184,300	\$169,300	\$158,500	\$141,400
Total Res (1)	\$215,400	\$182,000	\$167,200	\$156,600	\$139,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$2,300	\$2,100	\$1,900	\$1,600

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	0.587000	1.42	\$26,900	\$38,198	\$22,422	0%	1.0000	100.00	0.00	0.00	\$22,420

Land Computations

Calculated Acreage	0.59
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.59
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.59
91/92 Acres	0.00
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	\$22,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$22,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,400

Data Source Aerial

Collector 05/31/2023 Rod

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1288 sqft

Make

Floor Finish

☐Earth

☐Tile

☒Slab

☐Carpet

☐Sub & Joist

☒Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

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

3

Living Rooms

1

Dining Rooms

0

Family Rooms

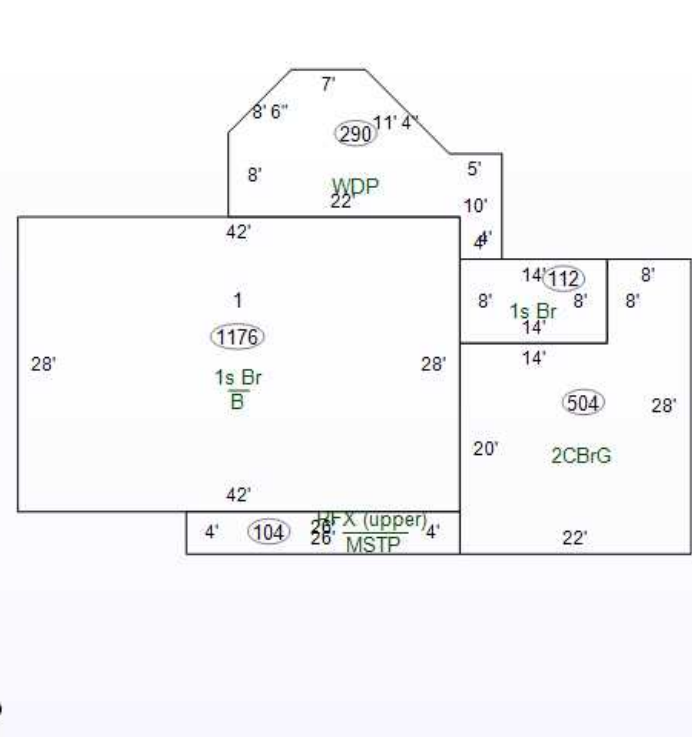
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1288	1288	\$104,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1176	0	\$29,500	
Crawl					
Slab					
		Total Base			\$133,700
Adjustments		1 Row Type Adj. x 1.00			\$133,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)		2:500			\$4,500
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:1288			\$3,300
No Elec (-)					\$0
Plumbing (+ / -)		5 – 5 = 0 x \$0			\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$141,500
		Sub-Total, 1 Units			
Exterior Features (+)		\$5,300			\$146,800
Garages (+) 504 sqft		\$15,700			\$162,500
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.92
Replacement Cost					\$149,500

Description	Area	Value
Patio, Treated Pine	290	\$1,600
Stoop, Masonry	104	\$2,500
Canopy, Roof Extension	104	\$1,200

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: Residential Dwelling	1	Brick	C	1964	1964	60	G		0.92		2,464 sqft	\$149,500	35%	\$97,180	0%	100%	1.960	1.000	100.00	0.00	0.00	\$190,500
2: Utility Shed	1		C	1984	1984	40	A	\$20.44	0.92	\$18.80	12'x16'	\$3,611	65%	\$1,260	0%	100%	1.960	1.000	100.00	0.00	0.00	\$2,500

2023-20229**ELKHART COUNTY RECORDER
KAALA BAKER
FILED FOR RECORD ON
12/04/2023 11:01 AM
AS PRESENTED****WARRANTY DEED**

Property Address:	1526 N Main St, Nappanee, IN 46550	Mail Tax Statements To:	1526 N Main St Nappanee, IN 46550
Return to:	Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156	Parcel No.:	20-13-25-426-014.000-021

THIS INDENTURE WITNESSETH, THAT:

Barney R Clayton

of Elkhart County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

Gregg E Meyer and Wendy E Meyer, 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:

A part of the North Half of the Southeast Quarter of Section 25, Township 35 North, Range 4 East, more fully described as follows:

Beginning at a point on the East line of said Section 25, 899.00 feet North for the Southeast corner of the North Half of the Southeast Quarter above described; running thence West parallel with the South line of said Quarter Section, a distance of 290.00 feet; thence North parallel with the East line of said Section 100.00 feet; thence East parallel with the South line of said Quarter Section 290.00 feet; thence South on said Section line 100.00 feet to the place of beginning.

LESS AND EXCEPTING:

A part of the Southeast Quarter of Section 25, Township 35 North, Range 4 East, Locke Civil Township, Elkhart County, Indiana, being that part of the Grantor's land lying within the Right-of-Way lines, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 25; thence South 00 degrees 28 minutes 51 seconds East (base of bearing grid) along the East line of said Southeast Quarter, for 319.43 feet to the Northeast corner of the Grantor's land and the point of beginning for this description; thence continuing South 00 degrees 28 minutes 51 seconds East, along the East line of said Southeast Quarter, for 100.00 feet to the Southeast corner of said Grantor's land; thence North 89 degrees 05 minutes 01 seconds West, along a portion of the South line of said Grantor's land, for 36.25 feet; thence North 00 degrees 23 minutes 34 seconds West, along a line 40.00 feet West of and parallel with the centerline of State Road 19,

KB

KK

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec 04 2023
PATRICIA A. PICKENS, AUDITOR
05300
10.00

for 100.00 feet to the North line of said Grantor's land; thence South 89 degrees 05 minutes 01 seconds East, along a portion of the North line of said Grantor's land, for 36.10 feet to the Point of Beginning.

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

IN WITNESS WHEREOF, Grantor has executed this Deed this 4th day of December, 2023.


Barney R Clayton

STATE OF INDIANA

COUNTY OF ELKHART

)
) SS:
)

Before me, the undersigned Notary Public in and for said county and State, this 4th day of December, 2023, personally appeared **Barney R Clayton** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



NOTARY PUBLIC

Criteria: Party Name = MEYER WENDY

INDEXED THROUGH:

08/19/2024

VERIFIED THROUGH:

08/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/04/2023	12/04/2023	2023-20229	WARRANTY...	MEYER WENDY E		GRANTEE