

20-16-07-277-020.000-003

General Information

Parcel Number  
20-16-07-277-020.000-003

Local Parcel Number  
16-07-277-020-003

Tax ID:  
1607D

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Elkhart

Township  
BENTON TOWNSHIP

District 003 (Local 003)  
BENTON TOWNSHIP

School Corp 2155  
FAIRFIELD COMMUNITY

Neighborhood 350702-003  
0350702-Rookstool Estates, Falcon

Section/Plat

Location Address (1)  
68371 PEREGRINE PERCH  
GOSHEN, IN 46526

Zoning  
Z001 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 2020

ABRAMSON BRUCE A & MICHE

Ownership

ABRAMSON BRUCE A & MICHELLE E  
68371 Peregrine Perch  
Goshen, IN 465268501

Legal

FALCON COVE LOT 7 EX N 100X 41.68FT



68371 PEREGRINE PERCH

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

| Date       | Owner          | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|----------------|--------|------|-----------|----------------|-----|
| 11/05/2004 | ABRAMSON BRUCE |        | CO   | /         | \$185,600      | I   |
| 11/05/2004 | ABRAMSON BRUCE |        | CO   | /         | \$185,600      | I   |
| 01/01/1900 | ABRAMSON BRUCE |        | CO   | /         | \$185,600      | I   |

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                | \$18,600                 | \$18,600                 | \$18,600                 | \$18,600                 | \$18,600                 |
| Land Res (1)        | \$18,600                 | \$18,600                 | \$18,600                 | \$18,600                 | \$18,600                 |
| Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Improvement         | \$297,200                | \$282,200                | \$251,900                | \$211,100                | \$203,500                |
| Imp Res (1)         | \$297,200                | \$280,600                | \$250,500                | \$210,000                | \$202,400                |
| Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Imp Non Res (3)     | \$0                      | \$1,600                  | \$1,400                  | \$1,100                  | \$1,100                  |
| Total               | \$315,800                | \$300,800                | \$270,500                | \$229,700                | \$222,100                |
| Total Res (1)       | \$315,800                | \$299,200                | \$269,100                | \$228,600                | \$221,000                |
| Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| Total Non Res (3)   | \$0                      | \$1,600                  | \$1,400                  | \$1,100                  | \$1,100                  |

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 125' X 200', CI 125' X 200')

| 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          | 138x243 | 1.04   | \$130 | \$135     | \$18,630   | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$18,630 |

0350702-Rookstool Estates 1/2

Notes

Land Computations

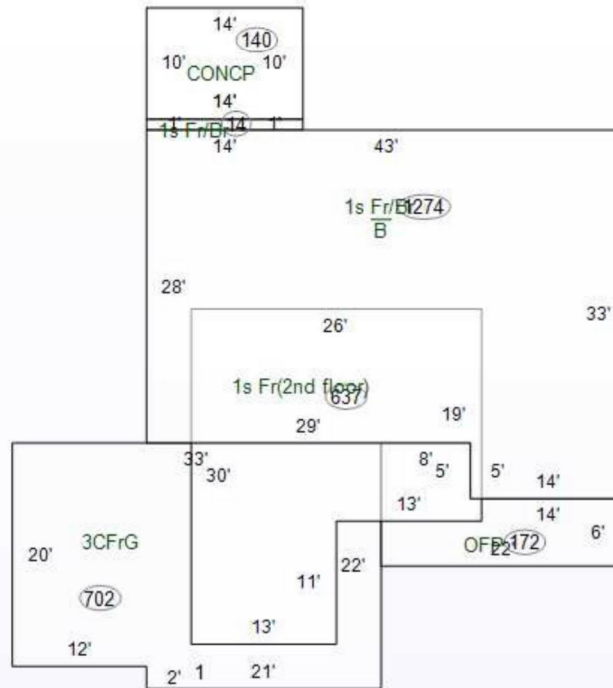
|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.77                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.77                     |
| 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    | 0.77                     |
| 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             | \$18,600                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$18,600                 |

Data Source External Only

Collector 01/30/2020 Rod

Appraiser

| General Information                                 |  |   | Plumbing                       |                               |    |
|---|--|---|--------------------------------|-------------------------------|----|
| Occupancy   | Single-Family                                  |   | #                              | TF                            |    |
| Description   | Residential Dwelling                           |   | Full Bath                      | 2                             | 6  |
| Story Height  | 2  |   | Half Bath                      | 1                             | 2  |
| Style   | N/A  |   | Kitchen Sinks                  | 1                             | 1  |
| Finished Area                                       | 1925 sqft                                      |   | Water Heaters                  | 1                             | 1  |
| Make  |  |   | Add Fixtures                   | 0                             | 0  |
| Floor Finish  |  |   | Total                          | 5                             | 10 |
| <input type="checkbox"/> Earth                      | <input type="checkbox"/> Tile                  |   | Accommodations                 |                               |    |
| <input checked="" type="checkbox"/> Slab            | <input type="checkbox"/> Carpet                |   | Bedrooms                       | 3                             |    |
| <input type="checkbox"/> Sub & Joist                | <input checked="" type="checkbox"/> Unfinished |   | Living Rooms                   | 1                             |    |
| <input type="checkbox"/> Wood                       | <input type="checkbox"/> Other                 |   | Dining Rooms                   | 1                             |    |
| <input type="checkbox"/> Parquet                    |  |   | Family Rooms                   | 0                             |    |
| Wall Finish   |  |   | Total Rooms                    | 9                             |    |
| <input checked="" type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished            |   | Heat Type                      |                               |    |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 |   | Central Warm Air               |                               |    |
| <input type="checkbox"/> Fiberboard                 |  |   | Roofing                        |                               |    |
| <input type="checkbox"/> Built-Up                   | <input type="checkbox"/> Metal                 | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |    |
| <input type="checkbox"/> Wood Shingle               | <input type="checkbox"/> Other                 |   | Exterior Features              |                               |    |
| Description   | Area   | Value                                       |                                |                               |    |
| Porch, Open Frame                                   | 172  | \$7,000                                     |                                |                               |    |
| Patio, Concrete                                     | 140  | \$900                                       |                                |                               |    |



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |        |      |        |                        |           |
|-----------------------------------|--------|------|--------|------------------------|-----------|
| Floor                             | Constr | Base | Finish | Value                  | Totals    |
| 1                                 | 91A    | 1288 | 1288   | \$96,100               |           |
| 2                                 | 1Fr    | 637  | 637    | \$31,100               |           |
| 3                                 |        |      |        |                        |           |
| 4                                 |        |      |        |                        |           |
| 1/4                               |        |      |        |                        |           |
| 1/2                               |        |      |        |                        |           |
| 3/4                               |        |      |        |                        |           |
| Attic                             |        |      |        |                        |           |
| Bsmt                              |        | 1274 | 0      | \$31,100               |           |
| Crawl                             |        |      |        |                        |           |
| Slab                              |        |      |        |                        |           |
| Total Base                        |        |      |        | \$158,300              |           |
| Adjustments                       |        |      |        | 1 Row Type Adj. x 1.00 | \$158,300 |
| Unfin Int (-)                     |        |      |        |                        | \$0       |
| Ex Liv Units (+)                  |        |      |        |                        | \$0       |
| Rec Room (+)                      |        |      |        |                        | \$0       |
| Loft (+)                          |        |      |        |                        | \$0       |
| Fireplace (+)                     |        |      |        |                        | \$0       |
| No Heating (-)                    |        |      |        |                        | \$0       |
| A/C (+)                           |        |      |        | 1:1288 2:637           | \$4,300   |
| No Elec (-)                       |        |      |        |                        | \$0       |
| Plumbing (+ / -)                  |        |      |        | 10 - 5 = 5 x \$800     | \$4,000   |
| Spec Plumb (+)                    |        |      |        |                        | \$0       |
| Elevator (+)                      |        |      |        |                        | \$0       |
| Sub-Total, One Unit               |        |      |        |                        | \$166,600 |
| Sub-Total, 1 Units                |        |      |        |                        |           |
| Exterior Features (+)             |        |      |        | \$7,900                | \$174,500 |
| Garages (+) 702 sqft              |        |      |        | \$20,700               | \$195,200 |
| Quality and Design Factor (Grade) |        |      |        | 1.05                   |           |
| Location Multiplier               |        |      |        | 0.92                   |           |
| Replacement Cost                  |        |      |        |                        | \$188,563 |

| Summary of Improvements |              |             |       |            |          |         |       |           |      |          |            |           |          |               |         |      |       |       |        |       |       |              |
|-------------------------|--------------|-------------|-------|------------|----------|---------|-------|-----------|------|----------|------------|-----------|----------|---------------|---------|------|-------|-------|--------|-------|-------|--------------|
| Description             | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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            | 1/6 Maso    | C+1   | 2003       | 2003     | 21      | A     |           | 0.92 |          | 3,199 sqft | \$188,563 | 22%      | \$147,080     | 0%      | 100% | 2.010 | 1.000 | 100.00 | 0.00  | 0.00  | \$295,600    |
| 2: Utility Shed         | 1            |             | D     | 2003       | 2003     | 21      | A     | \$23.66   | 0.92 | \$17.41  | 10'x10'    | \$1,741   | 55%      | \$780         | 0%      | 100% | 2.010 | 1.000 | 100.00 | 0.00  | 0.00  | \$1,600      |

ELKHART CNTY RECORDER  
CHRISTOPHER J. ANDERSON  
FILED FOR RECORD

2004 AUG 25 A 8:37

2004-28935

# WARRANTY DEED

Case No: 04011234

*This Indenture Witnesseth*, That Bruce A. Abramson

(Grantor) of \_\_\_\_\_ County, in the State of Indiana, *Conveys and Warrants* to  
Bruce A. Abramson and Michelle E. Abramson, husband and wife

(Grantee) of Elkhart \_\_\_\_\_ 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 Elkhart \_\_\_\_\_ County, in the State of Indiana:

STEWART TITLE / CLOSING

Lot Number Seven (7) as the said Lot is known and designated on the recorded Plat of Falcon Cove; said Plat being recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana. LESS AND EXCEPTING Beginning at the Northwest Corner of Lot Number Seven (7) in the recorded Plat of Falcon Cove, being a Subdivision in the Northeast Quarter (NE 1/4) of Section 7, Township 35 North, Range 7 East, Benton Township, Elkhart County, Indiana, said Plat is recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana; thence South 77 degrees 49 minutes 00 seconds East on the North line of said Lot 7, a distance of 100.00 feet to an iron stake; thence South 00 degrees 47 minutes 00 seconds East,

Continued on next page

*Subject To* any and all easements, agreements, and restrictions of record. The address of such real estate is commonly known as: 68371 Perregrine Perch Goshen, IN 46526

*In Witness Whereof*, Grantor has executed this deed this 23<sup>rd</sup> day of August 2004

Bruce A. Abramson (Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, Elkhart COUNTY ss: ACKNOWLEDGEMENT

Before me, a Notary Public in and for the said County and State, personally appeared Bruce A. Abramson

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 23<sup>rd</sup> day of August, 2004.

My commission expires:

Signature Lou Ann Stoner, Notary Public

10-18-07

Residing in Elkhart County, Indiana

THIS INSTRUMENT PREPARED BY: Wendy S. Gibbons, Attorney at Law  
16726-53,

Information from: Stewart Title of Elkhart of County, Inc.

Send tax bills to:

04011234

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

8-25 2004  
Daniel J. Hester AUDITOR

TRANSFER FEE 3.00  
PARCEL NO. \_\_\_\_\_

DISCLOSURE FEE PAID 66.00  
LOU ANN STONER  
MY COMMISSION EXPIRES OCT. 18, 2007  
A NOTARY PUBLIC, STATE OF INDIANA  
RESIDING IN ELKHART COUNTY

**2004-28935**

Case No: 04011234

## CONTINUATION OF WARRANTY DEED

41.68 feet to an iron stake; thence North 77 degrees 49 minutes 00 seconds West, 100.00 feet, more or less, to a point on the West line of said Lot 7; thence North 00 degrees 38 minutes 29 seconds West on said West line, 41.68 feet, more or less, to the Point of Beginning.

Key # 20-16-07-277-020.000-003

Subject to restrictions for Falcon Cove as recorded in Instrument Record 2000-28073.

2004-28933

ELKHART COUNTY RECORDER  
CHRISTOPHER J. ANDERSON  
FILED FOR RECORD

2004 AUG 25 A 8:37

DISCLOSURE FEE PAID \$10.00  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
8-25-04  
David L. Nemo AUDITOR  
0048777

TRANSFER FEE 3.00  
PARCEL NO. 1

**CORPORATE WARRANTY DEED**

Case No: 04011234

*This Indenture Witnesseth*, That Yoder Custom Built Homes, Inc.

("Grantor"), a corporation organized and existing under the laws of the State of Indiana

**Conveys and Warrants** to Bruce A. Abramson and ~~Michelle E. Abramson~~,  
Husband and Wife BAA

(Grantee) of \_\_\_\_\_ County, in the State of Indiana, for the sum of One & 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, in the State of Indiana:

Lot Number Seven (7) as the said Lot is known and designated on the recorded Plat of Falcon Cove; said Plat being recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana. LESS AND EXCEPTING Beginning at the Northwest Corner of Lot Number Seven (7) in the recorded Plat of Falcon  
Continued on next page

**Subject To** any and all easements, agreements, and restrictions of record. The address of such real estate is commonly known as: 68371 Perregrine Perch  
Goshen, IN 46526

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

*In Witness Whereof*, Grantor has executed this deed this 23 day of Aug., 2004

(SEAL) ATTEST:

Yoder Custom Built Homes, Inc.

By \_\_\_\_\_

Signature

By \_\_\_\_\_

Signature

STEPHEN A. YODER, PRES.

Printed Name, and Office

Printed Name, and Office

STATE OF INDIANA,

COUNTY ss:

ACKNOWLEDGEMENT

Before me, a Notary Public in and for the said County and State, personally appeared

the

and

respectively of

Yoder Custom Built Homes, Inc.

who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_

My commission expires:

10-18-04



Signature

Lou Ann Stoner  
Lou Ann Stoner, Notary Public

Residing in

Elkhart

County, Indiana

THIS INSTRUMENT PREPARED BY: Wendy S. Gibbons, Attorney at Law

Indemnification From: Stewart Title of Elkhart County, Inc.

Send tax bills to:

LOU ANN STONER  
MY COMMISSION EXPIRES OCT. 18, 2007  
A NOTARY PUBLIC, STATE OF INDIANA  
RESIDING IN ELKHART COUNTY

Case No. 04011234

2004-28933

## CONTINUATION OF WARRANTY DEED

Cove, being a Subdivision in the Northeast Quarter (NE 1/4) of Section 7, Township 35 North, Range 7 East, Benton Township, Elkhart County, Indiana, said Plat is recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana; thence South 77 degrees 49 minutes 00 seconds East on the North line of said Lot 7, a distance of 100.00 feet to an iron stake; thence South 00 degrees 47 minutes 00 seconds East, 41.68 feet to an iron stake; thence North 77 degrees 49 minutes 00 seconds West, 100.00 feet, more or less, to a point on the West line of said Lot 7; thence North 00 degrees 38 minutes 29 seconds West on said West line, 41.68 feet, more or less, to the Point of Beginning.

Key # 20-16-07-277-020.000-003

Subject to restrictions for Falcon Cove as recorded in Instrument Record 2000-28073.

Grantor herein certifies that there is no Indiana Gross Income Tax as a result of this transaction.



Criteria: Party Name = ABRAMSON BRUCE

INDEXED THROUGH:

10/14/2024

VERIFIED THROUGH:

10/14/2024

| RecDate    | DocDate    | DocNumber  | DocType     | Last Name        | First Name | Party Type |
|------------|------------|------------|-------------|------------------|------------|------------|
| 10/25/2019 | 10/25/2019 | 2019-22366 | RELEASE ... | ABRAMSON BRUCE A |            | GRANTEE    |
| 10/10/2019 | 10/05/2019 | 2019-21102 | MORTGAGE    | ABRAMSON BRUCE A |            | MORTGAGOR  |
| 02/01/2019 | 01/29/2019 | 2019-01887 | AFFIDAVI... | ABRAMSON BRUCE A |            | GRANTOR    |
| 09/24/2009 | 09/17/2009 | 2009-23555 | MORTGAGE    | ABRAMSON BRUCE A |            | MORTGAGOR  |
| 05/20/2009 | 04/24/2009 | 2009-12680 | MORTGAGE    | ABRAMSON BRUCE A |            | MORTGAGOR  |
| 05/12/2009 | 05/07/2009 | 2009-11887 | RELEASE ... | ABRAMSON BRUCE A |            | GRANTEE    |
| 08/25/2004 | 08/23/2004 | 2004-28935 | WARRANTY... | ABRAMSON BRUCE A |            | GRANTEE    |
| 08/25/2004 | 08/23/2004 | 2004-28935 | WARRANTY... | ABRAMSON BRUCE A |            | GRANTOR    |
| 08/25/2004 | 08/23/2004 | 2004-28934 | MORTGAGE    | ABRAMSON BRUCE A |            | MORTGAGOR  |
| 08/25/2004 | 08/23/2004 | 2004-28933 | WARRANTY... | ABRAMSON BRUCE A |            | GRANTEE    |
| 10/04/1996 | 08/23/1996 | 96-25165   | RELEASE ... | ABRAMSON BRUCE A |            | GRANTEE    |
| 08/22/1996 | 08/21/1996 | 96-21257   | WARRANTY... | ABRAMSON BRUCE A |            | GRANTOR    |
| 07/28/1993 | 07/09/1993 | 93-19134   | RELEASE ... | ABRAMSON BRUCE A |            | GRANTEE    |
| 07/12/1993 | 07/02/1993 | 93-17356   | MORTGAGE    | ABRAMSON BRUCE A |            | MORTGAGOR  |
| 11/08/1989 | 11/08/1989 | 89-21731   | WARRANTY... | ABRAMSON BRUCE A |            | GRANTEE    |

Criteria: Party Name = ABRAMSON BRUCE

INDEXED THROUGH:

10/14/2024

VERIFIED THROUGH:

10/14/2024

| RecDate    | DocDate    | DocNumber | DocType     | Last Name        | First Name | Party Type |
|------------|------------|-----------|-------------|------------------|------------|------------|
| 11/08/1989 | 11/08/1989 | 89-21731  | WARRANTY... | ABRAMSON BRUCE A |            | GRANTOR    |
| 09/18/1989 | 09/18/1989 | 89-17685  | MORTGAGE    | ABRAMSON BRUCE A |            | MORTGAGOR  |
| 09/18/1989 | 09/18/1989 | 89-17684  | WARRANTY... | ABRAMSON BRUCE A |            | GRANTEE    |