



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-01198	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	STEVEN KETCHAM AND NANCY KETCHAM		
PROPERTY ADDRESS:	216 RAILROAD STREET, WAKARUSA, IN 46573		
CITY, STATE AND COUNTY:	WAKARUSA, INDIANA (IN) , ELKHART		

SEARCH INFORMATION

SEARCH DATE:	11/25/2024	EFFECTIVE DATE:	11/22/2024
NAME(S) SEARCHED:	STEVEN KETCHAM AND NANCY KETCHAM		
ADDRESS/PARCEL SEARCHED:	216 RAILROAD STREET, WAKARUSA, IN 46573/20-09-36-156-023.000-025		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

STEVEN L. KETCHAM AND NANCY C. KETCHAM, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	QUIT- CLAIM DEED	GRANTOR:	NANCY C. KETCHAM, (FORMERLY NANCY C. HOSTETLER)
DATED DATE:	10/05/1987	GRANTEE:	STEVEN L. KETCHAM AND NANCY C. KETCHAM, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/13/1987
INSTRUMENT NO:	1987-22810		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWN OF WAKARUSS
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY IN THE STATE OF INDIANA, TO WIT:

LOT NUMBER FIFTEEN (15) IN LUTZ/S ADDITION TO THE TOWN OF WAKARUSA, INDIANA, AS SAID PLAT IS RECORDED IN DEED RECORD 85, PAGE 530, IN ELKHART COUNTY RECORDS.

Elkhart County, IN

Summary

Parcel Number	20-09-36-156-023.000-025
Alt Parcel Number	09-36-156-023-025
Property Address	216 RAILROAD WAKARUSA IN 46573
Property Class Code	510
Property Class	Residential: 1 Family Dwell - Platted Lot
Neighborhood	2553601-Links, Lutz, Sensenich&Whisler, Wolfberg Addition (025)
Legal Description	LUTZ LOT 15 & W 1/2 VAC ALLEY ADJ E
Township	OLIVE TOWNSHIP
Corporation	WA-NEE COMMUNITY
Taxing District	025 - WAKARUSA OLIVE



[View Map](#)

Owners

KETCHAM STEVEN L & NANCY C
216 Railroad St
Wakarusa, IN 465739526

Land

Land Type	Acres	Dimensions
F - FRONT LOT	0.00	73x165

Transfer of Ownership

Date	Name	Document	Deed Type	SalePrice
1/1/1900	KETCHAM STEVEN L & NANCY C		CO	\$0

Valuation

Assessed Year	2024	2023	2022	2021	2020
Assessment Date	2024-01-01	2023-01-01	2022-01-01	2021-01-01	2020-01-01
Reason for Change	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
Land	\$26,900.00	\$26,900.00	\$26,900.00	\$26,900.00	\$26,900.00
Improvements	\$175,600.00	\$158,300.00	\$151,200.00	\$131,200.00	\$129,800.00
Total Valuation	\$202,500.00	\$185,200.00	\$178,100.00	\$158,100.00	\$156,700.00

Public Utilities

Water	Y
Sewer	Y
Gas	Y
Electricity	Y
All	Y

Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	326
Porch, Open Frame	40
Wood Deck	96

Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Residential Dwelling	C	A	1890	1937	1882
Detached Garage/Boat House	C	A	1980	1980	480
Utility Shed	C	A	1960	1960	180
TOTAL					2542

Residential Dwellings

Building Type	Residential Dwelling	Total Bath Fixtures	6
Bedrooms	4	Heat Type	Hot Water or Steam
Finished Rooms	9	Fireplaces	0
Full Baths	2	Garage Sqft	0
Half Baths	0		
Floor	Construction	Base Area	Finished Area
1	Wood Frame	1350	1350
1/2	Wood Frame	532	532
C		532	0
B		294	0

Tax Deductions

Year	Type	Amount
2023 PAYABLE 2024	Standard Deduction \ Homestead	\$48,000
2023 PAYABLE 2024	Supplemental	\$54,040
2022 PAYABLE 2023	Standard Deduction \ Homestead	\$45,000
2022 PAYABLE 2023	Supplemental	\$45,885
2021 PAYABLE 2022	Standard Deduction \ Homestead	\$45,000
2021 PAYABLE 2022	Supplemental	\$38,990

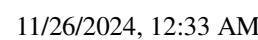
Tax History

Year	Type	Category	Description	Total Charge	Posted Pay	Balance Due
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax	\$965.39	\$965.39	\$0.00
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax	\$965.39	\$965.39	\$0.00
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$931.99	\$931.99	
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$931.99	\$931.99	

Photos



Sketches



Elkhart Co. Farm Bureau Co-op Assn. Credit Union

2

87 022810

QUIT-CLAIM DEED

This indenture witnesseth that Nancy G. Ketcham, (formerly Nancy C. Hostetler)

of Elkhart County in the State of Indiana

Releases and Quit-Claims to Steven L. Ketcham and Nancy G. Ketcham,
husband and wife,

whose mailing address is 216 Railroad St., Wakarusa, IN 46573

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

Lot Number Fifteen (15) in Lutz/s Addition to the Town of Wakarusa, Indiana,
 as said plat is recorded in Deed Record 85, page 530, in Elkhart County Records.

DULY ENTERED FOR TAXATION)

Oct. 13 1987
Myra J. Stone AUDITOR
08406

5-

Oct 13 3 25 PM '87
 ELKHART COUNTY RECORDER
 PETOT / HILLER
 FILED FOR RECORD

State of Indiana, Elkhart County, ss:
 Before me, the undersigned, a Notary Public in and for said County and
 State, this 5th day of October 19 87, personally appeared:
 Nancy G. Ketcham, (formerly Nancy C.
 Hostetler)

And acknowledged the execution of the foregoing deed. In witness
 whereof, I have hereunto subscribed my name and affixed my official
 seal. My commission expires October 15 19 88

Waneta Stutzman Notary Public

Waneta Stutzman
 (type name of Notary Public)

Residing in Elkhart County, Ind.

State of _____ County, ss:
 Before me, the undersigned, a Notary Public in and for said County and
 State, this _____ day of _____ 19 _____ personally appeared:

And acknowledged the execution of the foregoing deed. In witness
 whereof, I have hereunto subscribed my name and affixed my official
 seal. My commission expires _____ 19 _____

 Notary Public

(type name of Notary Public)

Residing in _____ County _____

Mail to: _____

Dated this 5th Day of October 19 87

Nancy C. Ketcham Seal
 Nancy G. Ketcham
 (formerly Nancy C. Hostetler)

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Criteria: Party Name = KETCHAM STEVEN

INDEXED THROUGH:
11/22/2024VERIFIED THROUGH:
11/22/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/27/2018	11/27/2018	2018-24329	RELEASE ...	KETCHAM STEVEN L		GRANTEE
06/26/2012	06/21/2012	2012-15195	RELEASE ...	KETCHAM STEVEN L		GRANTEE
06/20/2012	06/14/2012	2012-14282	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
01/09/2009	01/05/2009	2009-00431	RELEASE ...	KETCHAM STEVEN L		GRANTEE
01/07/2009	12/26/2008	2009-00240	RELEASE ...	KETCHAM STEVEN L		GRANTEE
12/23/2008	12/15/2008	2008-29685	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
05/19/2006	03/18/2006	2006-14402	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
10/15/2003	10/15/2003	23465	UCC TERM...	KETCHAM STEVEN		GRANTEE
09/04/2003	07/28/2003	2003-37531	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
09/02/2003	08/14/2003	2003-36920	RELEASE ...	KETCHAM STEVEN L		GRANTEE
08/19/2003	08/12/2003	2003-34875	RELEASE ...	KETCHAM STEVEN L		GRANTEE
05/21/2002	05/18/2002	2002-18968	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
09/13/2000	04/10/2000	2000-25086	ASSIGNME...	KETCHAM STEVEN L		GRANTOR
08/04/2000	06/28/2000	2000-21147	RELEASE ...	KETCHAM STEVEN L		GRANTEE
08/04/2000	12/01/1997	2000-21146	ASSIGNME...	KETCHAM STEVEN L		GRANTOR

Results found: 33

Displaying page: 1 of 3

Criteria: Party Name = KETCHAM STEVEN

INDEXED THROUGH:

11/22/2024

VERIFIED THROUGH:

11/22/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/04/2000	04/21/2000	2000-12024	RELEASE ...	KETCHAM STEVEN L		GRANTEE
04/07/2000	03/30/2000	2000-09426	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
12/18/1997	12/08/1997	97-32796	RELEASE ...	KETCHAM STEVEN L		GRANTEE
11/21/1997	11/14/1997	97-30304	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
03/20/1995	03/15/1995	95-05138	RELEASE ...	KETCHAM STEVEN L		GRANTEE
02/17/1995	02/15/1995	95-03105	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
01/09/1995	01/04/1995	95-00435	RELEASE ...	KETCHAM STEVEN L		GRANTEE
12/08/1994	12/06/1994	94-29733	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
06/09/1992	06/04/1992	92-13811	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
12/12/1991	12/12/1991	91-23187	RELEASE ...	KETCHAM STEVEN L		GRANTEE
12/11/1991	12/11/1991	91-23059	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
10/13/1987	10/13/1987	87-22811	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
10/13/1987	10/13/1987	87-22810	QUIT CLA...	KETCHAM STEVEN L		GRANTEE
01/22/1987	01/22/1987	87-01976	RELEASE ...	KETCHAM STEVEN L		GRANTEE
12/19/1986	12/15/1986	D00429-00002	WARRANTY...	KETCHAM STEVEN L		GRANTOR

Results found: 33

Displaying page: 2 of 3

Criteria: Party Name = KETCHAM STEVEN

INDEXED THROUGH:

11/22/2024

VERIFIED THROUGH:

11/22/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/28/1983	03/19/1983	D00401-00105	QUIT CLA...	KETCHAM STEVEN L		GRANTEE
11/06/1972	11/06/1972	M00384-00426	MORTGAGE	KETCHAM STEVEN L		MORTGAGOR
11/06/1972	10/26/1972	D00328-00059	WARRANTY...	KETCHAM STEVEN L		GRANTEE

Results found: 33

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NEW

PRINT

Criteria: Party Name = KETCHAM NANCY

INDEXED THROUGH:

11/22/2024

VERIFIED THROUGH:

11/22/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/27/2018	11/27/2018	2018-24329	RELEASE ...	KETCHAM NANCY C		GRANTEE
06/26/2012	06/21/2012	2012-15195	RELEASE ...	KETCHAM NANCY C		GRANTEE
06/20/2012	06/14/2012	2012-14282	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
01/09/2009	01/05/2009	2009-00431	RELEASE ...	KETCHAM NANCY C		GRANTEE
01/07/2009	12/26/2008	2009-00240	RELEASE ...	KETCHAM NANCY C		GRANTEE
12/23/2008	12/15/2008	2008-29685	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
05/19/2006	03/18/2006	2006-14402	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
10/15/2003	10/15/2003	23465	UCC TERM...	KETCHAM NANCY		GRANTEE
09/04/2003	07/28/2003	2003-37531	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
09/02/2003	08/14/2003	2003-36920	RELEASE ...	KETCHAM NANCY C		GRANTEE
08/19/2003	08/12/2003	2003-34875	RELEASE ...	KETCHAM NANCY C		GRANTEE
05/21/2002	05/18/2002	2002-18968	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
09/13/2000	04/10/2000	2000-25086	ASSIGNME...	KETCHAM NANCY C		GRANTOR
08/04/2000	06/28/2000	2000-21147	RELEASE ...	KETCHAM NANCY C		GRANTEE
08/04/2000	12/01/1997	2000-21146	ASSIGNME...	KETCHAM NANCY C		GRANTOR

Criteria: Party Name = KETCHAM NANCY

INDEXED THROUGH:

11/22/2024

VERIFIED THROUGH:

11/22/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/04/2000	04/21/2000	2000-12024	RELEASE ...	KETCHAM NANCY C		GRANTEE
04/07/2000	03/30/2000	2000-09426	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
12/18/1997	12/08/1997	97-32796	RELEASE ...	KETCHAM NANCY C		GRANTEE
11/21/1997	11/14/1997	97-30304	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
03/20/1995	03/15/1995	95-05138	RELEASE ...	KETCHAM NANCY C		GRANTEE
02/17/1995	02/15/1995	95-03105	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
01/09/1995	01/04/1995	95-00435	RELEASE ...	KETCHAM NANCY C		GRANTEE
12/08/1994	12/06/1994	94-29733	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
06/09/1992	06/04/1992	92-13811	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
12/12/1991	12/12/1991	91-23187	RELEASE ...	KETCHAM NANCY C		GRANTEE
12/11/1991	12/11/1991	91-23059	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
10/13/1987	10/13/1987	87-22811	MORTGAGE	KETCHAM NANCY C		MORTGAGOR
10/13/1987	10/13/1987	87-22810	QUIT CLA...	KETCHAM NANCY C		GRANTEE
10/13/1987	10/13/1987	87-22810	QUIT CLA...	KETCHAM NANCY C		GRANTOR
03/09/1846	02/11/1846	D00010-00089A	DEED	KETCHAM NANCY ANN		GRANTOR

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NEW

PRINT