

20-11-32-300-022.000-014

General Information

Parcel Number
20-11-32-300-022.000-014

Local Parcel Number
11-32-300-022-014

Tax ID:
11000

Routing Number

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

Year: 2023

Location Information

County
Elkhart

Township
ELKHART TOWNSHIP

District 014 (Local 014)
ELKHART TOWNSHIP

School Corp 2315
GOSHEN COMMUNITY

Neighborhood 1450000-014
1450000-Sec#19,20,21,28,29,30,31

Section/Plat

Location Address (1)
66520 COUNTY RD 19
Goshen, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023
Review Group 2019

HOCHSTETLER KEITH E & GLE

Ownership

HOCHSTETLER KEITH E & GLENDA
66520 COUNTY ROAD 19
GOSHEN, IN 46526

Legal

IN NW COR SW1/4 SEC 32
8.14A



66520 COUNTY RD 19

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/04/2015	HOCHSTETLER KEIT	6562	WD	/	\$367,000	V
01/01/1900	JOHNSON STEPHEN		CO	/	\$37,000	I
01/01/1900	ELI W AND LEAH MA		CO	/	\$37,000	I

511, 1 Family Dwell - Unplatted (0 to 9.9

1450000-Sec#19,20,21,28,2

1/2

Notes

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/22/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	04/09/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	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"/>
\$74,900	Land	\$74,900	\$74,900	\$74,900	\$74,900	\$74,100
\$31,000	Land Res (1)	\$31,000	\$31,000	\$31,000	\$31,000	\$31,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$43,900	Land Non Res (3)	\$43,900	\$43,900	\$43,900	\$43,900	\$43,100
\$556,800	Improvement	\$556,800	\$513,000	\$390,700	\$319,600	\$323,400
\$486,900	Imp Res (1)	\$486,900	\$448,700	\$342,500	\$280,200	\$283,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$69,900	Imp Non Res (3)	\$69,900	\$64,300	\$48,200	\$39,400	\$40,000
\$631,700	Total	\$631,700	\$587,900	\$465,600	\$394,500	\$397,500
\$517,900	Total Res (1)	\$517,900	\$479,700	\$373,500	\$311,200	\$314,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$113,800	Total Non Res (3)	\$113,800	\$108,200	\$92,100	\$83,300	\$83,100

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. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	\$31,000	\$31,000	\$31,000	0%	100%	1.0000	\$31,000
91	A		0	5.000000	1.00	\$8,000	\$8,000	\$40,000	0%	0%	1.0000	\$40,000
3			0	1.954000	1.00	\$2,000	\$2,000	\$3,908	0%	0%	1.0000	\$3,910
82	A		0	0.186000	1.00	\$1,900	\$1,900	\$353	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	8.14
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	8.14
81 Legal Drain NV	0.00
82 Public Roads NV	0.19
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	6.95
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	\$31,000
91/92 Value	\$43,900
Supp. Page Land Value	
CAP 1 Value	\$31,000
CAP 2 Value	\$0
CAP 3 Value	\$43,900
Total Value	\$74,900

Data Source Aerial

Collector 10/05/2019 Shelly

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	3549 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<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
Patio, Concrete	710	\$3,600
Stoop, Masonry	94	\$2,500
Canopy, Roof Extension	105	\$1,200

Plumbing

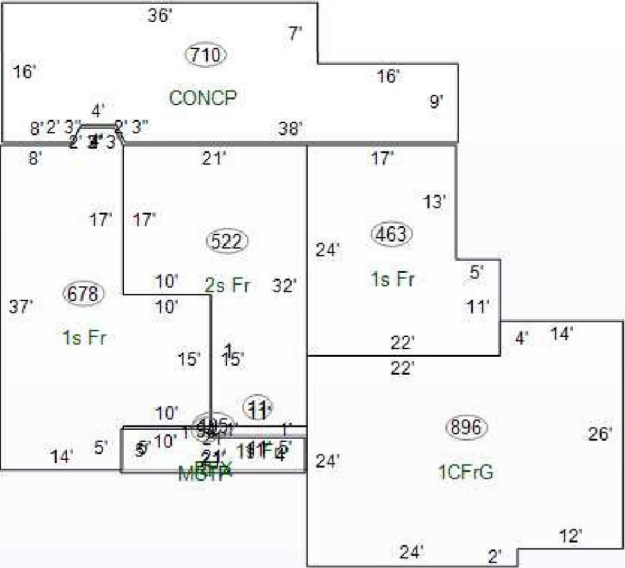
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	9	16

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	12

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1663	1663	\$111,900	
2	1Fr	533	533	\$27,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1663	1353	\$73,800	
Crawl					
Slab					

	Total Base	\$213,500
Adjustments	1 Row Type Adj. x 1.00	\$213,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:2 PO:2	\$9,400
No Heating (-)		\$0
A/C (+)	1:1663 2:533	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$236,600
Sub-Total, 1 Units		
Exterior Features (+)	\$7,300	\$243,900
Garages (+) 896 sqft	\$25,000	\$268,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
Replacement Cost		\$272,127

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	2	1/6 Masonry	C+2	2006	2006	17	A		0.92		3,859 sqft	\$272,127	16%	\$228,590	0%	100%	2.130	1.0000	\$486,900
2: Detached Garage/Boat	0%	1	Pole	C	2015	2015	8	A	\$14.23	0.92	\$13.09	48'x50'	\$31,420	7%	\$29,220	0%	100%	2.130	1.0000	\$62,200
3: Utility Shed	0%	1		C	2015	2015	8	A	\$18.20	0.92	\$16.74	12'x24'	\$4,822	25%	\$3,620	0%	100%	2.130	1.0000	\$7,700

2023-18167

**ELKHART COUNTY RECORDER
KAALA BAKER
FILED FOR RECORD ON
10/30/2023 02:06 PM
AS PRESENTED**

TAX ID NUMBER(S)
State ID Number Only 20-11-32-300-022.000-014

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT****Keith E. Hochstetler and Glenda S. Hochstetler, Husband and Wife****CONVEY(S) AND WARRANT(S) TO**

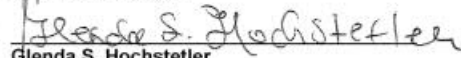
Craig S. Kinsey and Jama J. Kinsey, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 26th day of OCTOBER, 2023.

Keith E. Hochstetler

Glenda S. Hochstetler

MTC File No.: 23-20190 (UD)

Page 1 of 3

DM

AL

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct 30 2023
PATRICIA A. PICKENS, AUDITOR
04726
10.00

ELKHART COUNTY INDIANA 2023-18167 PAGE 1 OF 3

State of INDIANA, County of ELKHART ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Keith E. Hochstetler and Glenda S. Hochstetler** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 26th day of OCTOBER, 2023.

My Commission Expires:

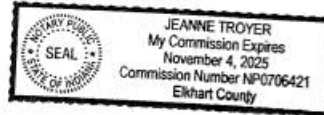
Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077



Property Address:
66520 CR 19
Goshen, IN 46526

Grantee's Address and Mail Tax Statements To:

PROPERTY

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. Andrew R. Drake

MTC File No.: 23-20190 (UD)

Page 2 of 3

EXHIBIT A

A part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 36 North, Range 6 East, Second Principal Meridian, Elkhart Township, Elkhart County, Indiana, more particularly described as follows: Commencing at a 2X2 County Section Corner Monument monumenting the Northwest corner of said Southwest Quarter of Section 32, said point being the Point of Beginning; thence South 0 degrees 24 minutes 54 seconds West along the West line of said Northwest Quarter of the Southwest Quarter of Section 32, a distance of 270.00 feet to a Mag-Nail with Brass Washer (DORIOT 890028); thence South 89 degrees 31 minutes 57 seconds East, a distance of 1312.37 feet to an iron rebar with cap (DORIOT 890028) on the long held, monumented and occupied East line of said Northwest Quarter of the Southwest Quarter of Section 32; thence North 0 degrees 42 minutes 48 seconds East along said long held, monumented and occupied East line of said Northwest Quarter of the Southwest Quarter of Section 32, a distance of 270.00 feet to a ¼" Iron Pinch Pipe at the long held, monumented and occupied Northeast corner of said Northwest Quarter of the Southwest Quarter of Section 32; thence North 89°31'57" West, a distance of 1313.77 feet to the point of beginning.

2015-02417

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
02/04/2015 12:28 PM**

Tax ID Number(s):
State ID Number Only 20-11-32-300-022.000-014

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT****Stephen S. Johnson and Angela D. Johnson, Husband and Wife****CONVEY(S) AND WARRANT(S) TO**

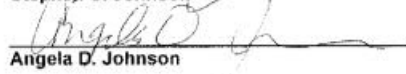
Keith E. Hochstetler and Glenda S. Hochstetler, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 3 day of February, 2015

**Stephen S. Johnson****Angela D. Johnson****DISCLOSURE FEE PAID****DULY ENTERED FOR TAXATION****SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER****Feb 04 2015****PAULINE GRAFF, AUDITOR****6562****5.00**

MTC File No.: 15-1661 (UD)

Page 1 of 3

BS

TH

State of Indiana County of Elkhart ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Stephen S. Johnson and Angela D. Johnson** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 3 day of February, 2015.

My Commission Expires: 10-4-15

Kristin K. Stickel
Signature of Notary Public

Kristin K. Stickel
Printed Name of Notary Public

St. Joseph Indiana
Notary Public County and State of Residence



This instrument was prepared by:
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:
66520 CR 19
Goshen, IN 46526

Grantee's Address and Mail Tax Statements To:

66520 CR 19
Goshen IN 46526

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. Andrew R. Drake

MTC File No.: 15-1661 (UD)

Page 2 of 3

EXHIBIT A

A part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 36 North, Range 6 East, Second Principal Meridian, Elkhart Township, Elkhart County, Indiana, more particularly described as follows: Commencing at a 2X2 County Section Corner Monument monumenting the Northwest corner of said Southwest Quarter of Section 32, said point being the POINT OF BEGINNING; thence South 0 degrees 24 minutes 54 seconds West along the West line of said Northwest Quarter of the Southwest Quarter of Section 32, a distance of 270.00 feet to a Mag-Nail with Brass Washer (DORIOT 890028); thence South 89 degrees 31 minutes 57 seconds East, a distance of 1312.37 feet to an Iron Rebar with cap (DORIOT 890028) on the long held, monumented and occupied East line of said Northwest Quarter of the Southwest Quarter of Section 32; thence North 0 degrees 42 minutes 48 seconds East along said long held, monumented and occupied East line of said Northwest Quarter of the Southwest Quarter of Section 32, a distance of 270.00 feet to a ¾" Iron Pinch Pipe at the long held, monumented and occupied Northeast Corner of said Northwest Quarter of the Southwest Quarter of Section 32; thence North 89°31'57" West, a distance of 1313.77 feet to the point of beginning.

Criteria: Party Name = KINSEY CRAIG

INDEXED THROUGH:

02/15/2024

VERIFIED THROUGH:

02/15/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/16/2023	11/16/2023	2023-19306	RELEASE ...	KINSEY CRAIG S		GRANTEE
10/30/2023	10/26/2023	2023-18172	WARRANTY...	KINSEY CRAIG S		GRANTOR
10/30/2023	10/26/2023	2023-18168	MORTGAGE	KINSEY CRAIG S		MORTGAGOR
10/30/2023	10/26/2023	2023-18167	WARRANTY...	KINSEY CRAIG S		GRANTEE
05/26/2023	05/22/2023	2023-08256	MORTGAGE	KINSEY CRAIG S		MORTGAGOR
09/30/2015	09/30/2015	2015-20253	RELEASE ...	KINSEY CRAIG S		GRANTEE
07/07/2006	06/30/2006	2006-19580	MORTGAGE	KINSEY CRAIG S		MORTGAGOR
07/07/2006	06/29/2006	2006-19579	WARRANTY...	KINSEY CRAIG S		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/17/2023	11/17/2023	2023-19421	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
10/30/2023	10/26/2023	2023-18167	WARRANTY...	HOCHSTETLER KEITH E		GRANTOR
08/10/2020	08/07/2020	2020-17601	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
06/23/2020	06/18/2020	2020-13413	MORTGAGE	HOCHSTETLER KEITH E		MORTGAGOR
02/23/2017	02/22/2017	2017-03755	RELEASE ...	HOCHSTETLER KEITH A		GRANTEE
01/30/2017	01/24/2017	2017-02222	MORTGAGE	HOCHSTETLER KEITH A		MORTGAGOR
02/06/2015	02/05/2015	2015-02634	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
02/06/2015	02/05/2015	2015-02633	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
02/04/2015	02/03/2015	2015-02418	MORTGAGE	HOCHSTETLER KEITH E		MORTGAGOR
02/04/2015	02/03/2015	2015-02417	WARRANTY...	HOCHSTETLER KEITH E		GRANTEE
02/04/2015	02/02/2015	2015-02383	WARRANTY...	HOCHSTETLER KEITH E		GRANTOR
09/03/2013	08/30/2013	2013-21626	AFFIDAVI...	HOCHSTETLER KEITH E		GRANTOR
08/26/2013	07/15/2013	2013-20936	WARRANTY...	HOCHSTETLER KEITH		GRANTOR
04/30/2013	04/29/2013	2013-10164	RELEASE ...	HOCHSTETLER KEITH		GRANTEE
04/30/2013	04/29/2013	2013-10159	RELEASE ...	HOCHSTETLER KEITH		GRANTEE