



BID PACKET

SELLERSBURG BRICK RANCH ONLINE AUCTION

536 LINNWOOD AVENUE
SELLERSBURG, IN 47172

ONLINE BIDDING ENDS

WEDNESDAY, JANUARY 12 @ 2PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

536 Linnwood Avenue, Sellersburg, IN 47172

Bidding Ends Wednesday, January 12, 2022

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, on or before February 22, 2022. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. *However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning".* The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of Wednesday, January 5 through Wednesday, January 12, 2022.

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

Elma Cook

Client Detail

536 Linnwood Avenue, Sellersburg, IN 47172

Listing #: **2021012932**

Total Finished Sqft: **1,316**

Above Grade Finished SqFt: **1,316**

\$0

Active (12/29/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Silver Creek
Subdivision:	Yes	School Dst:	Silver Creek
Subdiv Nm:	Creston	Parcel#:	101711000784000031
Beds:	3	Lot Sz:	0.32 / 13,939
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,316	Lot Dim:	113' x 125'
Tot Fin SF:	1,316	Year Built:	1955
New Const:	No	Annual Tax:	1,392
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	57,600	DOM:	0
Improvements:	149,200	HOA \$:	/
Total Assess:	206,800		

Directions: **I-65 to Sellersburg Speed Exit # 9. Merge onto Highway 311 and continue North 2/10 mile to right on US-31 Indiana Avenue. 1/2 mile to right on Linnwood Avenue to home on the right.**

Legal: **CRESTON ADD LOT 81 & PT OF 82**

Tot Deductions:	\$108,210	Deduction Type	Comment
		Over 65	\$14,000
		Homestead Standard	\$45,000

E S

Remarks

Sellersburg Brick Ranch Online Auction Bidding Ends Wednesday, January 12 @ 2PM. Selling online a one-owner 1950's three-bedroom brick ranch with full basement, enclosed breezeway and attached garage located just off US-31 Indiana Avenue one mile from I-65. Great opportunity - first time on the market! Features include knotty pine cabinets & walls, two fireplaces, lots of storage and shelving in the basement, covered patio and a large open patio - perfect for a basketball court, plus an outdoor grill area. Its South Sellersburg location in the established neighborhood puts this home minutes to Silver Creek schools, Clark Regional Airport, shopping and dining. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days for clear title. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN INSPECTION Sunday, January 9, 1PM - 3PM & Wednesday, January 12, 11AM - 1PM

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Outside Entrance, Unfinished
Outbuildings:		Laundry:	Yes
# Fireplaces:	2 Fireplace: Woodburning	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	113'
Appliances:	Microwave, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Patio, Enclosed Porch, Fenced Yard, Patio, Ramp, Solid Surface Drive		
Interior Feat:	Ceiling Fan(s), Natural Wood Trim		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,316.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,316
Below Grade Unfinish:	1,316.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **22 x 14** Garage Type: **Attached, Front Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	20 x 13	1st Floor	Carpet	
Kitchen	13 x 11	1st Floor	Vinyl	
Dining Area	13 x 9	1st Floor	Carpet	
Bedroom	14.10 x 11	1st Floor	Carpet	
Bedroom	12.9 x 10.6	1st Floor	Carpet	
Bedroom	10.6 x 10.4	1st Floor	Carpet	
Bathroom Full	9.4 x 7	1st Floor	Vinyl	

Utilities

Water Heater: **Natural Gas** Heat Type: **Hot Water**

Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Unknown**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.

Property address (number and street, city, state, and ZIP code)

536 Linnwood Ave, Sellersburg, IN 47172

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <i>replaced Jan 2016</i> Years. <i>byrs.</i>	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>		
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>X Elmer C Cook</i>	Date (mm/dd/yy) <i>8-30-2021</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

1 **For use only by members of the Indiana Association of REALTORS®**

2 **PROPERTY ADDRESS:** 536 Linnwood Ave, Sellersburg, IN 47172

3
4 **LEAD WARNING STATEMENT**

5 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that*
6 *such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead*
7 *poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,*
8 *reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to*
9 *pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information*
10 *on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any*
11 *known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended*
12 *prior to purchase.*

13
14 **SELLER'S DISCLOSURE**

15 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

- 16
17 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
18 _____
19 _____
20 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21
22
23 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

- 24 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
26 attach documents below): _____
27 _____
28 _____
29 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30
31 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 32 (c.) _____ Buyer has received copies of all information listed above.
33 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
34 (e.) _____ Buyer has **(check (i) or (ii) below)**:
35 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36 the presence of lead-based paint and/or lead-based paint hazards;
37 **OR**
38 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

- 41 (f.) [Signature] Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of _____
43 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word**
44 **"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

45
46
536 Linnwood Ave, Sellersburg, IN 47172

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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47 **CERTIFICATION OF ACCURACY**

48 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
49 have provided is true and accurate.

50
51 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56 X Elma C Cook 8-30-2021
57
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59 ELMA C. COOK
60
61 PRINTED PRINTED

62
63
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

65
66
67 PRINTED PRINTED

68 Diana Hill 8-30-2021
69
70 LISTING BROKER DATE SELLING BROKER DATE

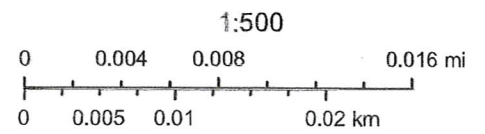


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Form #37. Copyright IAR 2021



536 Linnwood Ave, Sellersburg, IN 47172
(Property Address)

536 Linnwood Avenue, Sellersburg, Indiana 47172



10-17-11-000-784.000-031
General Information
Parcel Number
 10-17-11-000-784.000-031
Local Parcel Number
 17-00006-066-0
Tax ID:

Routing Number
 108.000

Property Class 510
 1 Family Dwell - Platted Lot

Year: 2021

Location Information
County
 Clark

Township
 SILVER CREEK TOWNSHIP

District 031 (Local 017)
 SELLERSBURG TOWN

School Corp 0945
 SILVER CREEK SCHOOLS

Neighborhood 10085007
 silver creek # 7

Section/Plat

Location Address (1)
 536 LINNWOOD DRIVE
 SELLERSBURG, IN 47172

Zoning

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

Review Group
 Tuesday, April 27, 2021

COOK DOUGLAS S & ELMA C
Ownership
 COOK DOUGLAS S & ELMA C
 536 LINNWOOD
 SELLERSBURG, IN 47172

Legal
 CRESTON ADD LOT 81 & PT OF 82



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

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	02/26/2021	03/18/2020	03/31/2019	04/27/2018	04/13/2017
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 checked="" type="checkbox"/>
Land	\$57,600	\$46,100	\$34,600	\$34,600	\$34,400
Land Res (1)	\$57,600	\$46,100	\$34,600	\$34,600	\$34,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$149,200	\$141,300	\$138,800	\$130,400	\$117,400
Imp Res (1)	\$147,300	\$139,500	\$136,900	\$128,600	\$115,900
Imp Non Res (2)	\$1,900	\$1,800	\$1,900	\$1,800	\$1,500
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$206,800	\$187,400	\$173,400	\$165,000	\$151,800
Total Res (1)	\$204,900	\$185,600	\$171,500	\$163,200	\$150,300
Total Non Res (2)	\$1,900	\$1,800	\$1,900	\$1,800	\$1,500
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', GI 100' Base Lot: Res 70' X 125', GI 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Elig %	Market Factor	Value
F F	0	113x125	1.02	\$500	\$510	\$57,630	0%	100%	1.0000	\$57,630

Land Computations

Calculated Acreage	0.32
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	\$57,600
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$57,600

536 LINNWOOD DRIVE

510, 1 Family Dwell - Platted Lot

silver creek # 7/10085007

1/2

Transfer of Ownership

Date 01/01/1900
Owner COOK DOUGLAS S &
Doc ID Code Book/Page Adj Sale Price V/I
 WD / \$0 I

Notes

9/20/2017 GENERAL : REASSESSMENT NO
 CHANGE: KSI/KH
 10/26/2011 GENERAL : Reassessment-sf/bl---no
 change

5/14/2003 : MAB RHH 10/19/01 DH ADD MSTP
 PER SITE.

Data Source N/A

Appraiser

Collector

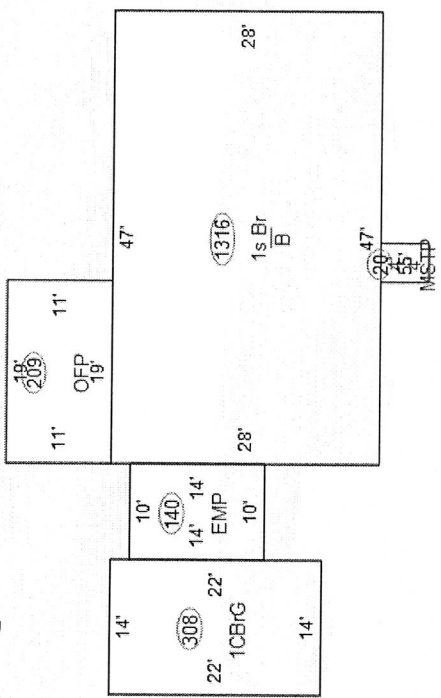
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	SINGLE-FAMILY RES	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	1316 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	3
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	6

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input checked="" 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"/> Wood Shingle	<input type="checkbox"/> Tile

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	140	\$8,900
Porch, Open Frame	209	\$6,900
Stoop, Masonry	20	\$1,400



Description	Count	Value
Specialty Plumbing		

Floor Constr	Base	Finish	Value	Totals
1	1316	1316	\$96,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1316	0	\$28,900	
Crawl				
Slab				

Adjustments	Total Base	1 Row Type Adj. x 1.00	Total
Unfin Int (-)	\$125,600		\$125,600
Ex Liv Units (+)	\$0		\$0
Rec Room (+)	\$0		\$0
Loft (+)	\$0		\$0
Fireplace (+)	\$7,700	MS:1 MO:2	\$7,700
No Heating (-)	\$0		\$0
A/C (+)	\$3,100	1:1316	\$3,100
No Elec (-)	\$0		\$0
Plumbing (+/-)	\$0	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)	\$0		\$0
Elevator (+)	\$0		\$0
Sub-Total, One Unit			\$136,400
Sub-Total, 1 Units			\$136,400
Exterior Features (+)	\$17,200		\$153,600
Garages (+) 308 sqft	\$10,600		\$164,200
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.91
Replacement Cost			\$149,422

Summary of Improvements										
Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Year	Grade	Construction	Year	Eff Age
1: SINGLE-FAMILY RES1	100%	1	1955	1955	66	A	C	Brick	1955	66
2: PATIO	0%	1	1969	1969	52	A	C		1969	52

Description	RCN	Size	RCN	Adj Rate	LCM	Base Rate	Eff Age	Year	Value
2,632 sqft	\$149,422	2,632 sqft	\$149,422	0.91	0.91	66 A	1955	1955	\$8,900
400 sqft	\$1,820	400 sqft	\$1,820	0.91	0.91	52 A	1969	1969	\$1,400