



BID PACKET

COMMERCIAL BUILDING & VACANT LOT ONLINE AUCTION

1980 ALLISON LANE
CORYDON, IN 47112

ONLINE BIDDING ENDS

WEDNESDAY, MARCH 30 @ 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

1980 ALLISON LANE, CORYDON, IN 47112

BIDDING ENDS WEDNESDAY, MARCH 30, 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.

SELLING IN TWO PARCELS WITH PUBLISHED MINIMUM RESERVES

The property will be sold in two parcels, each one selling individually with a published reserve opening bid (not including buyer's premium). When the opening bid has been placed, a notification will be posted and the auction will become absolute and sell to the highest bidder. Parcel 1 known as 1980 Allison Lane is a 3600 square foot commercial building on 0.466 acre with a reserve opening bid of \$200,000. Parcel 2 is an adjacent vacant 0.467 acre lot with a reserve opening bid of \$30,000.

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 May 9, 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. *FEMA 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, *subject to tenant's rights.*

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, March 23 through Wednesday, March 30, 2022.

AGENCY

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

SELLER

Kathleen Lally Towsley

Client Detail

1980 Allison Lane, Corydon, IN 47112

Listing #: 202207466

\$.00

Active (03/15/22)



Prop Type: **Commercial** SubType: **Medical, Office, Other, Restaurant, Retail**
County: **Harrison** Approx Sqft: **3,984**
Area/Zone: **Harrison** Sqft Source: **Assessor**
Township: **Harrison** Lot Sz: **0.466 / 20,299**
Lease Rate: **Assessor**
Ls Rt Type: **109' x 187'**
Ann Tax: **2,512** Irreg. Dim: **No**
Tax Year: **2020/2021** Land Assess: **\$46,700**
Parcel#: **310925126008000007** Improvements: **133,000**
Adl Parc#: **Total Assess: \$179,700**
Directions: **I-64 to IN-135. South 1 mile to right on IN-337. 1/10 mile to left on Allison Lane. Property on left just past Limeberry Lumber.** DOM: **0**
Year Built: **1990**
Legal: **Part of N 1/2 NW Qtr. of Section 25, Twp 3 S, R 3 E in Harrison Twp., Harrison County, IN 0.466 Ac.**

Remarks

COMMERCIAL BUILDING & VACANT LOT ONLINE AUCTION - BIDDING ENDS WEDNESDAY, MARCH 30 @ 2PM. Selling online in 2 Parcels with minimum opening bids and then absolute to the highest bidder. PARCEL 1 - Commercial Building - Minimum Opening Bid \$200,000. PARCEL 2 (SEE MLS# 202207467) - Vacant Adjoining Lot - Minimum Opening Bid \$30,000. Prime location 1 mile south of I-64 interchange near the IN-135 business corridor. Previously occupied by Dr. Towsley's Old Capital Veterinary Hospital with 3 BR-1 bath living quarters upstairs (currently rented) and two-car garage on a 1/2 acre lot. See website for details. All business personal property selling separately at auction. Ideal for live-work business, office space or retail. 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 subject to tenants rights. Selling as is without contingencies, all inspections welcomed before the auction. All closing costs are the buyer's expense. OPEN Tuesday, March 22 & March 29, 11AM-1PM

Amenities

Construction:	Existing	Number of Docks:	
Road Frontage:	109'	Dock Height:	
Leasable SQFT:	3,600	Number of Doors:	
Max Divisible Sq Ft:		Existing Zoning:	B-2
Min Divisible Sq Ft:		Number of Parking:	11
Elevators YN:		Units Total:	0

Units

General Information

Transaction Type: **Yes** Flood: **No**
Covenants & Restr: **Yes** Sign: **Yes**

All information deemed reliable but not guaranteed.

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

Client Detail

Allison Lane, Corydon, IN 47112

Listing #: 202207467

\$.00

Active (03/15/22)



Prop Type: **Commercial**
County: **Harrison**
Township: **Harrison**
Lease Rate:
Ls Rt Type:
Ann Tax: **22**
Tax Year: **2020/2021**
Parcel#: 310925126007000007
Adl Parc#:
Directions: **I-64 to IN-135. South 1 mile to right on IN-337. 1/10 mile to left on Allison Lane. Property on left just past Limeberry Lumber.**

SubType: **Vacant Land**
Approx Sqft:
Lot Sz: **0.467 / 20,343**
Lot Sz Src: **Assessor**
Lot Dim: **109' x 187'**
Irreg. Dim: **No**
Land Assess: **\$1,700**
Improvements: **0**
Total Assess: **\$1,700**
DOM: **0**

Year Built:
Legal:

Part of N 1/2 NW Qtr of S 25, Twp 3 S, R 3 E in Harrison Twp, Harrison County, IN 0.467 acres.

Remarks

COMMERCIAL BUILDING & VACANT LOT ONLINE AUCTION - BIDDING ENDS WEDNESDAY, MARCH 30 @ 2PM. Selling online in 2 Parcels with minimum opening bids and then absolute to the highest bidder. PARCEL 2 - Vacant Lot - Minimum Opening Bid \$30,000. PARCEL 1 - See MLS#202207466 Adjacent Commercial Building - Minimum Opening Bid \$200,000. Prime location 1 mile south of I-64 interchange near the IN-135 business corridor. Zoned B-2 General Business. 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. All closing costs are the buyer's expense. AUCTIONEER ON SITE Tuesday, March 22 & March 29, 11AM-1PM

Amenities

Construction: **Vacant**
Road Frontage: **109'**
Max Divisible Sq Ft:
Elevators YN:
Number of Docks:
Dock Height:
Existing Zoning: **B-2**
Units Total: **0**

Units

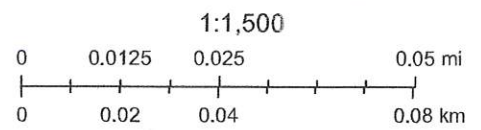
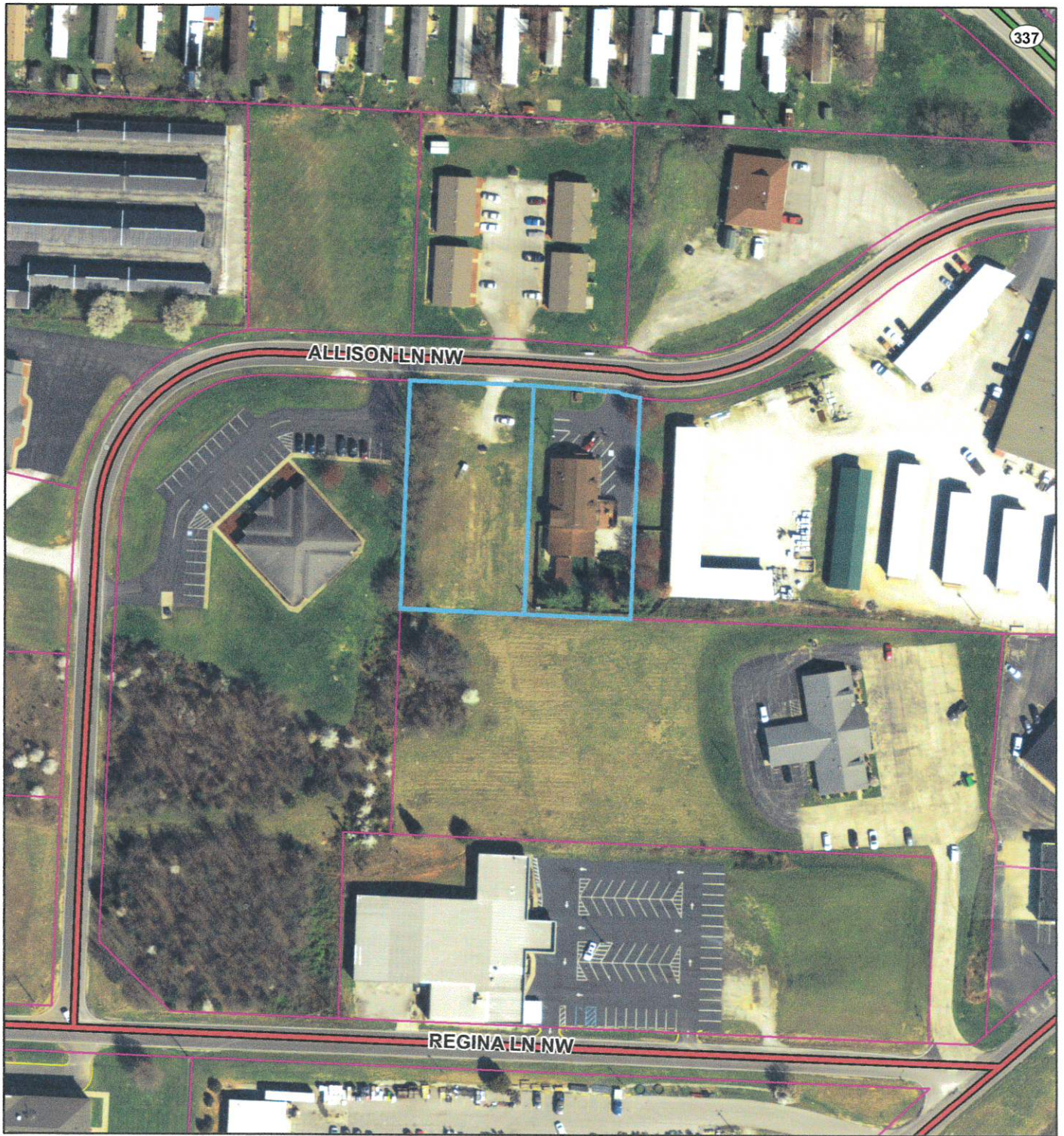
General Information

Transaction Type:
Covenants & Restr: **Yes**
Flood: **No**
Sign: **Yes**

All information deemed reliable but not guaranteed.

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

1980 Allison Lane, Corydon, IN 47112



Harrison Twp Base Res/31

NOTES
9/22/2020 3RD: SALE ON 07/29/2020 FOR 30
INV/LAID SALE (COURT ORDER)
8/14/2018 3RD: NO CHANGES PER RA FOR 19
PAY 20
1/30/2006 ChHD: Previous parcel_id:
0303250001985

500, Vacant - Platted Lot

Transfer of Ownership
Date Owner Doc ID Code Book/Page Adj Sale Price VII
09/22/2020 TOWNSLEY, KATHLEE 202005597 QC / \$0 I
04/01/2005 TOWNSLEY, KELLEY L 200502594 QD / \$0 I
02/11/1993 TOWNSLEY, KELLEY L 0 WD 0098/695 \$0 I
01/01/1900 PFLANZ, RICHARD U WD / \$0 I

1980 ALLISON LN

Ownership
TOWNSLEY, KATHLEEN LALLY
3750 SHERIDAN RD
LOUISVILLE, KY 40220

TOWNSLEY, KATHLEEN LALLY

General Information
Parcel Number
31-09-25-126-007-000-007
Local Parcel Number
0040375100
Tax ID:
Routing Number

3/9/1995 MEM: TRANSF: FROM PFLANZ,
RICHARD U & DOLORES
JEAN TO TOWNSLEY, KELLEY L & S

Legal
PT,N1/2,NW/4,QR,25-3-3,467

Property Class 500
Vacant - Platted Lot

Year: 2021

Location Information
County
Harrison
Township
HARRISON TOWNSHIP

District 007 (Local 004)
HARRISON TOWNSHIP

School Corp 3190
SOUTH HARRISON

Neighborhood 3107501-007
Harrison Twp Base Res

Section/Plat
25

Location Address (1)
1980 ALLISON LN
CORYDON, IN 47112

Zoning
91 A

Subdivision

Lot

Market Model
N/A

Characteristics
Topography
Rolling Flood Hazard
Public Utilities
All ERA
Streets or Roads
Paved TIF
Neighborhood Life Cycle Stage
Other

Calculated Acreage 0.47
Actual Frontage 0

Developer Discount 0.47

Parcel Acreage 0.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.47

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 \$1,700
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$1,700
CAP 3 Value \$1,700
Total Value \$1,700

81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.47

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 \$1,700
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$1,700
CAP 3 Value \$1,700
Total Value \$1,700

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 \$1,700
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$1,700
CAP 3 Value \$1,700
Total Value \$1,700

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 \$1,700
Supp. Page Land Value \$0
CAP 1 Value \$0
CAP 2 Value \$1,700
CAP 3 Value \$1,700
Total Value \$1,700

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

Assessment Year 2017
Reason For Change AA
As Of Date 03/24/2017
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2018
Reason For Change AA
As Of Date 03/23/2018
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2019
Reason For Change AA
As Of Date 03/19/2019
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2020
Reason For Change AA
As Of Date 03/27/2020
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2021
Reason For Change AA
As Of Date 03/26/2021
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2021
Reason For Change AA
As Of Date 03/26/2021
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2021
Reason For Change AA
As Of Date 03/26/2021
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2021
Reason For Change AA
As Of Date 03/26/2021
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2021
Reason For Change AA
As Of Date 03/26/2021
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Land Data (Standard Depth: Res: 120, Cl: 20, Base Lot: Res: 0 X 0, Cl: 0 X 0)

Land Pricing Soil Act
Type Method ID Front. Rate Adj. Rate Res Market Value Value
91 A 0 0.4670 1.00 \$3,700 \$3,700 0% 0% 1.0000 \$1,730

Land Pricing Soil Act
Type Method ID Front. Rate Adj. Rate Res Market Value Value
91 A 0 0.4670 1.00 \$3,700 \$3,700 0% 0% 1.0000 \$1,730

Land Pricing Soil Act
Type Method ID Front. Rate Adj. Rate Res Market Value Value
91 A 0 0.4670 1.00 \$3,700 \$3,700 0% 0% 1.0000 \$1,730

Land Pricing Soil Act
Type Method ID Front. Rate Adj. Rate Res Market Value Value
91 A 0 0.4670 1.00 \$3,700 \$3,700 0% 0% 1.0000 \$1,730

Data Source N/A

Collector 06/29/2018

K

Appraiser

Review Group

31-09-25-126-008-000-007
 General Information
 Parcel Number 31-09-25-126-008-000-007
 Local Parcel Number 0040339800
 Tax ID:
 Routing Number

1980 ALLISON LN.
 499, Other Commercial Structures
 Ownership
 TOWSLEY, KATHLEEN LALLY
 3750 SHERIDAN RD
 LOUISVILLE, KY 40220
 Legal
 PT N1/2 NW CR 25-3-3 466

1980 ALLISON LN.
 499, Other Commercial Structures
 Transfer of Ownership
 Date 09/22/2020
 Owner TOWSLEY, KATHLEE
 Doc ID 202005598
 Code QC
 Book/Page 200502534
 Adj Sale Price \$0
 V/I 1

1980 ALLISON LN.
 499, Other Commercial Structures
 Ownership
 TOWSLEY, KATHLEEN LALLY
 3750 SHERIDAN RD
 LOUISVILLE, KY 40220
 Legal
 PT N1/2 NW CR 25-3-3 466

1980 ALLISON LN.
 499, Other Commercial Structures
 Ownership
 TOWSLEY, KATHLEEN LALLY
 3750 SHERIDAN RD
 LOUISVILLE, KY 40220
 Legal
 PT N1/2 NW CR 25-3-3 466

1980 ALLISON LN.
 499, Other Commercial Structures
 Ownership
 TOWSLEY, KATHLEEN LALLY
 3750 SHERIDAN RD
 LOUISVILLE, KY 40220
 Legal
 PT N1/2 NW CR 25-3-3 466

Property Class 499
 Other Commercial Structures
 Year: 2021

Location Information
 County Harrison
 Township HARRISON TOWNSHIP
 District 007 (Local 004)
 HARRISON TOWNSHIP
 School Corp 3190
 SOUTH HARRISON
 Neighborhood 3107404-007
 Harrison Twp - Com Area #4
 Section/Plat 25

Location Information
 County Harrison
 Township HARRISON TOWNSHIP
 District 007 (Local 004)
 HARRISON TOWNSHIP
 School Corp 3190
 SOUTH HARRISON
 Neighborhood 3107404-007
 Harrison Twp - Com Area #4
 Section/Plat 25

Location Information
 County Harrison
 Township HARRISON TOWNSHIP
 District 007 (Local 004)
 HARRISON TOWNSHIP
 School Corp 3190
 SOUTH HARRISON
 Neighborhood 3107404-007
 Harrison Twp - Com Area #4
 Section/Plat 25

Location Information
 County Harrison
 Township HARRISON TOWNSHIP
 District 007 (Local 004)
 HARRISON TOWNSHIP
 School Corp 3190
 SOUTH HARRISON
 Neighborhood 3107404-007
 Harrison Twp - Com Area #4
 Section/Plat 25

Location Information
 County Harrison
 Township HARRISON TOWNSHIP
 District 007 (Local 004)
 HARRISON TOWNSHIP
 School Corp 3190
 SOUTH HARRISON
 Neighborhood 3107404-007
 Harrison Twp - Com Area #4
 Section/Plat 25

Notes
 9/22/2020 3RD: SALE ON 07/29/2020 FOR \$0
 INVALID (COURT ORDER)
 8/14/2018 3RD: ADDED CENTRAL AIR TO
 APARTMENT PART OF BLDG FOR 2019 PAY 2020
 PER RA
 1/30/2006 Child: Previous parcel_id:
 0505250001945
 10/24/1996 COM: NOTE: COMMERCIAL APPT
 AND VETERINARY OFFICE
 NOTE: ADDED FENCING FOR 1993

Valuation Records (Work in Progress values are not certified values and are subject to change)
 Commercial
 Assessment Year 2021 2020 2019 2018 2017
 Reason For Change AA AA AA AA AA
 As Of Date 03/26/2021 03/27/2020 03/19/2019 03/23/2018 03/24/2017
 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

Valuation Records (Work in Progress values are not certified values and are subject to change)
 Commercial
 Assessment Year 2021 2020 2019 2018 2017
 Reason For Change AA AA AA AA AA
 As Of Date 03/26/2021 03/27/2020 03/19/2019 03/23/2018 03/24/2017
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 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

Land Pricing Soil Act
 Type Method ID 11 A
 Front 0
 Size Factor 0.4660
 Rate \$65,000
 Adj. Rate \$100,100
 Ext. Value \$46,647
 Infl. % 0%
 Res Market Elig % 0%
 Factor 1.0000
 Value \$46,650

Land Pricing Soil Act
 Type Method ID 11 A
 Front 0
 Size Factor 0.4660
 Rate \$65,000
 Adj. Rate \$100,100
 Ext. Value \$46,647
 Infl. % 0%
 Res Market Elig % 0%
 Factor 1.0000
 Value \$46,650

Land Pricing Soil Act
 Type Method ID 11 A
 Front 0
 Size Factor 0.4660
 Rate \$65,000
 Adj. Rate \$100,100
 Ext. Value \$46,647
 Infl. % 0%
 Res Market Elig % 0%
 Factor 1.0000
 Value \$46,650

Land Pricing Soil Act
 Type Method ID 11 A
 Front 0
 Size Factor 0.4660
 Rate \$65,000
 Adj. Rate \$100,100
 Ext. Value \$46,647
 Infl. % 0%
 Res Market Elig % 0%
 Factor 1.0000
 Value \$46,650

Land Pricing Soil Act
 Type Method ID 11 A
 Front 0
 Size Factor 0.4660
 Rate \$65,000
 Adj. Rate \$100,100
 Ext. Value \$46,647
 Infl. % 0%
 Res Market Elig % 0%
 Factor 1.0000
 Value \$46,650

Land Pricing Soil Act
 Type Method ID 11 A
 Front 0
 Size Factor 0.4660
 Rate \$65,000
 Adj. Rate \$100,100
 Ext. Value \$46,647
 Infl. % 0%
 Res Market Elig % 0%
 Factor 1.0000
 Value \$46,650

Land Computations
 Calculated Acreage 0.47
 Actual Frontage 0.47
 Developer Discount 0.00
 Parcel Acreage 0.00
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 0.4
 91/92 Acres \$
 Total Acres Farmland 0.0
 Farmland Value \$
 Measured Acreage 0.0
 Avg Farmland Value/Acre \$
 Value of Farmland \$
 Classified Total \$
 Farm / Classified Value \$
 Homesite(s) Value \$
 91/92 Value \$
 Supp. Page Land Value \$
 CAP 1 Value \$14,00
 CAP 2 Value \$32,70
 CAP 3 Value \$46,70
 Total Value \$

Land Computations
 Calculated Acreage 0.47
 Actual Frontage 0.47
 Developer Discount 0.00
 Parcel Acreage 0.00
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 0.4
 91/92 Acres \$
 Total Acres Farmland 0.0
 Farmland Value \$
 Measured Acreage 0.0
 Avg Farmland Value/Acre \$
 Value of Farmland \$
 Classified Total \$
 Farm / Classified Value \$
 Homesite(s) Value \$
 91/92 Value \$
 Supp. Page Land Value \$
 CAP 1 Value \$14,00
 CAP 2 Value \$32,70
 CAP 3 Value \$46,70
 Total Value \$

Land Computations
 Calculated Acreage 0.47
 Actual Frontage 0.47
 Developer Discount 0.00
 Parcel Acreage 0.00
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 0.4
 91/92 Acres \$
 Total Acres Farmland 0.0
 Farmland Value \$
 Measured Acreage 0.0
 Avg Farmland Value/Acre \$
 Value of Farmland \$
 Classified Total \$
 Farm / Classified Value \$
 Homesite(s) Value \$
 91/92 Value \$
 Supp. Page Land Value \$
 CAP 1 Value \$14,00
 CAP 2 Value \$32,70
 CAP 3 Value \$46,70
 Total Value \$

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Characteristics
 Topography Rolling
 Flood Hazard ERA
 Public Utilities All TIF
 Streets or Roads Paved
 Neighborhood Life Cycle Stage
 Other
 Printed Thursday, March 3, 2022
 Review Group

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Data Source N/A
 Collector 06/29/2018
 Appraiser K

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 Collector 06/29/2018
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Harrison County Zoning Ordinance 2/21

ZONE	Types of uses
<p>B-2</p>	<p>1. Principle uses- Amusement enterprises, Antique shops Appliance sales- major, Art shop, Automobile, truck & motorcycle sale/rental/display, Automobile service station, Bakeries, Banks, Barber shops, Beauty salons, Bowling Alleys, Clothing stores Cold storage, Communication towers(subject to Section 407.00(b), Contractors office, Dance halls, Department stores ,Drive-in restaurant, Drug stores, Dry cleaners , Fire station /EMS, Florist, Fur shops, Furniture stores, Garden supplies, Grocery, Gunsmith/dealer of Firearms, Handicrafts, Hardware stores, Hospitals, Hotels, Insurance and real estate agencies, Jewelry stores, Launderette, Library, Locksmith, Lounges, Lumber yard, Meat market, Mortuary, Motel, Media Shop (subject to Section 405.03), Nursery schools, day nurseries & childcare centers, Office equipment/supplies, Paint store, Pet store, photographic studios, Pool halls, Printing and duplication non-industrial, Professional offices, Retail business or service for sole convenience of neighborhood residents, Restaurants, Sexually Oriented Business,(subject to Section 405.03)Shoe repair shops , Skating rinks, Specialty shops, Sporting goods, Taverns ,Theater, indoor, Town Halls, Variety stores,.</p> <p>2. Special exceptions- Automobile/truck repair-Major, and Wholesale business.</p> <p>3. Accessory- Automobile/truck repair as accessory to truck & auto sales , Parking areas, Residential- single family for owner of permitted use provided dwelling shall be an integral part of the commercial structure, Storage wholesaling and warehousing in connection with a permitted use.</p> <p>(Ord. 2015-02, Ord#2016-29 and 2018-13)</p>
<p>B-3</p>	<p>1. Principle uses- Automobile service station, Communication towers (subject to Section 407.00(b), Drive-in restaurant, Fire station/EMS, Hotels, Lounges, Media Shop (subject to Section 405.03), Motel, Restaurants, and Sexually Oriented Business (subject to Section 405.03).</p> <p>2. Special exceptions- Truck stop.</p> <p>3. Accessory- Parking areas. (Ord. 2015-02 and Ord#2016-29)</p>