

BID PACKET

Joseph Davidson Estate

TWO HOMES REAL ESTATE AUCTION



**4716 & 4720 GRANT LINE ROAD
NEW ALBANY, IN 47150**



SATURDAY, AUGUST 17 @ 9AM
REAL ESTATE SELLS @ 11AM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



AUCTION TERMS & CONDITIONS

Each 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.

REGISTRATION REQUIRED Onsite bidder registration will begin one hour before the auction. All bidders must provide a valid driver's license and current address. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

BIDDING LIVE ONSITE Bidding in this auction is being conducted live onsite selling each tract of real estate individually and then combined using the multi-par method of bidding.

MULTI-PAR BIDDING The multi-parcel auction method is used to sell multiple parcels (tracts) of real estate at auction - first offering each tract individually, and then in combinations. The final sales price and bidder(s) is determined by the combinations which realize the highest bid. The Harritt Group staff is always available to assist any bidder who has questions.

AUCTION ORDER Round One - Individual Tracts. Round Two - Combination of Tracts. Round Three and Beyond - Bidder's Choice - Individual or Combination

BUYER'S PREMIUM A buyer's premium of ten percent (10%) of the high bid shall be added to the hammer bid price and included in the total purchase price to be paid by the successful bidder(s). Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

CONTRACT SIGNING The successful bidder(s) shall execute a purchase agreement immediately following the close of the bidding.

DOWN PAYMENT (DEPOSIT) The successful bidder shall be required to make a 10% non-refundable down payment in the form of personal or business check immediately following the close of bidding.

FINANCING Financing is not a contingency of sale in this offering. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is not based upon successfully obtaining the 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 expense.

REAL ESTATE TAXES AND ASSESSMENTS - Taxes and assessments to be prorated to day of closing. All taxes are computed and based on the current tax bill available. The buyer also acknowledges Seller's tax exemptions and/or credits may not be reflected on future tax bills. Buyer may apply for current-year exemptions/credits at or after closing.

CLOSING & POSSESSION The winning bidder shall close within forty (40) days of the auction date. Possession will be delivered at closing.

EVIDENCE OF TITLE Seller shall execute a clear deed conveying the real estate to the buyer(s). 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 all covenants, restrictions, and easements.

SURVEY - All land measurements are being sold per current survey.

SUBJECT TO SELLER'S RESERVE All final bids are subject to seller's reserve.

AGENCY The Harritt Group and its representatives are exclusive agents of the seller.

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

DISCLAIMER AND ABSENCE OF WARRANTY All bidders are responsible for conducting their own inspections and due diligence concerning the property. The property is being offered on an "AS IS", "WHERE IS" basis and no warranty or representations, expressed or implied, is made by the seller or the auction company. Inspections are welcomed prior to auction at the buyer's expense. All information contained in the advertising and all related materials is subject to the terms and conditions outlined in the purchase agreement. All measurements are per courthouse records.

Buyer acknowledges that in every neighborhood there are conditions which others may find objectionable. Buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.

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 being 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. Buyer waives the 10-day opportunity to conduct such assessment and acknowledge receipt of the lead-based paint disclosure form.

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 such location. Buyer shall pay for and be responsible for flood certification if needed. Our records indicate this property is not located in a flood zone.

PRE-AUCTION SALES Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Harritt Group Auction Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

SELLER Joseph Davidson Estate

RECORD OF SURVEY

C.W. WIDMAN'S UNRECORDED PLAT

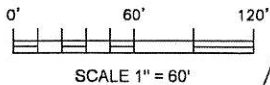
SURVEY NO. 106 AND 84 ILLINOIS GRANT

NEW ALBANY TOWNSHIP, FLOYD COUNTY, INDIANA

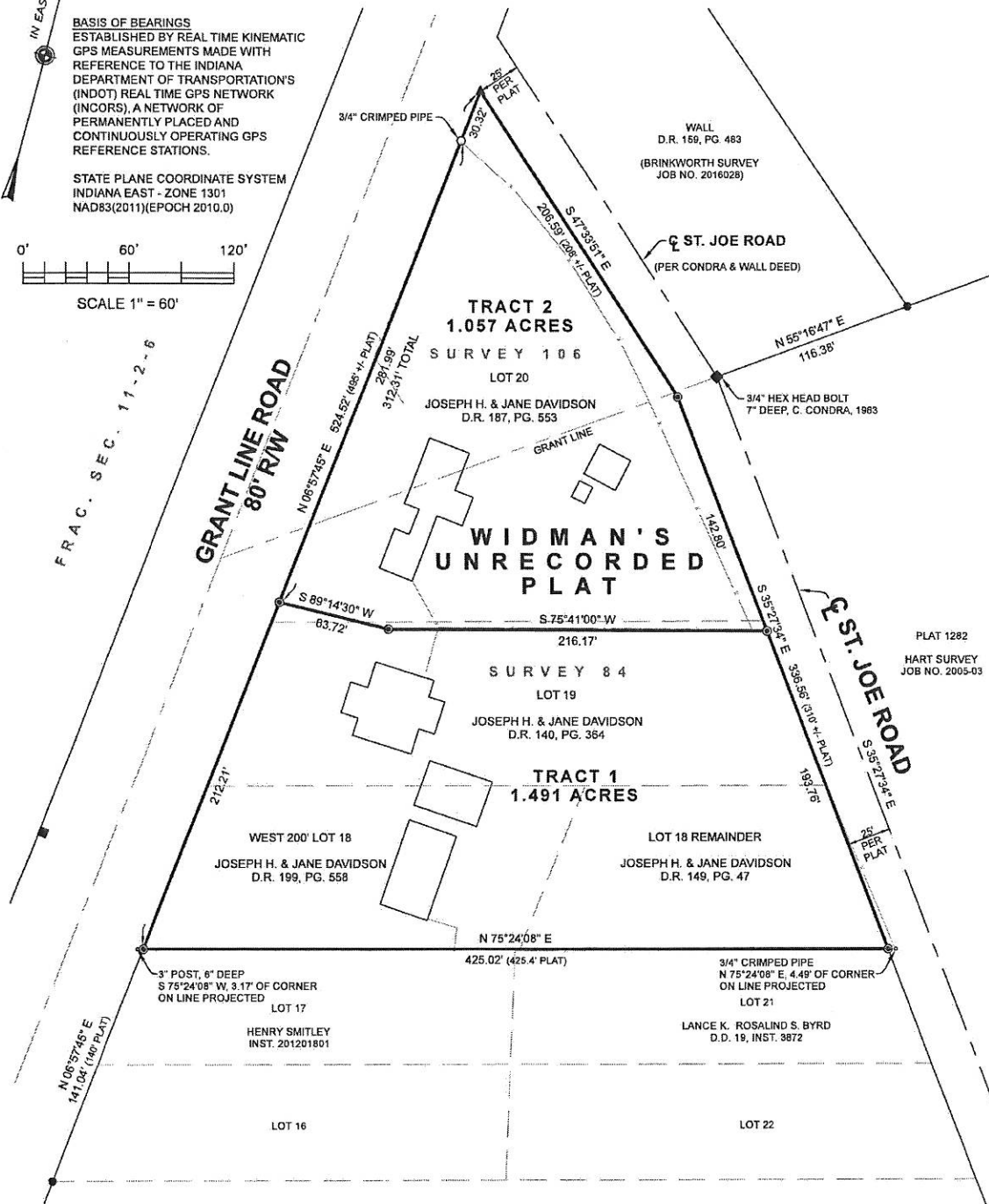


BASIS OF BEARINGS
 ESTABLISHED BY REAL TIME KINEMATIC
 GPS MEASUREMENTS MADE WITH
 REFERENCE TO THE INDIANA
 DEPARTMENT OF TRANSPORTATION'S
 (INDOT) REAL TIME GPS NETWORK
 (INCORS), A NETWORK OF
 PERMANENTLY PLACED AND
 CONTINUOUSLY OPERATING GPS
 REFERENCE STATIONS.

STATE PLANE COORDINATE SYSTEM
 INDIANA EAST - ZONE 1301
 NAD83(2011)(EPOCH 2D10.0)



FRAC. SEC. 11-2-6



- LEGEND**
- SET 5/8" REBAR, 24" IN LENGTH
AFFIXED ORANGE CAP
STAMPED 'J. BRINKWORTH LS21500002'
 - ▲ SET MAG NAIL
AFFIXED BRASS WASHER
STAMPED 'BRINKWORTH LS21500002'
 - FOUND 5/8" REBAR
 - FOUND 3/4" CRIMPED IRON PIPE
 - ◆ FOUND BOLT, AS NOTED
 - R/W MONUMENT

CERTIFICATE
 I, JOHN G. BRINKWORTH, III, CERTIFY THAT THIS SURVEY WAS PERFORMED
 BY ME AND WAS EXECUTED IN ACCORDANCE WITH IAC TITLE 865, ARTICLE
 1, RULE 12. THE FIELD WORK WAS COMPLETED ON JULY 18, 2019.

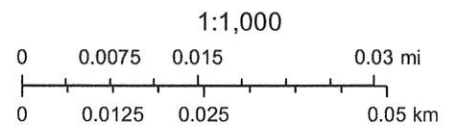
John G. Brinkworth III 7/19/19
 JOHN G. BRINKWORTH, III DATE
 PROFESSIONAL SURVEYOR LS21500002



SHEET 1 OF 2
 CLIENT: DAVIDSON ESTATE
 JOB NO 2019060
 PREPARED BY JOHN G. BRINKWORTH, III

JOHN G. BRINKWORTH, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
 5150 CHARLESTOWN ROAD • SUITE 4 • NEW ALBANY, IN 47150
 PHONE 812-944-6731 JULY 19, 2019

4716 & 4720 Grant Line Road, New Albany, IN



Client Detail

4716 Grant Line Road, New Albany, IN 47150

Listing #: **201909665** Total Finished Sqft: **1,428** Above Grade Finished Sqft: **1,428** Active (07/31/19) **\$0**



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220508400017000007
Beds:	3	Lot Sz:	1,491 / 64,948
Baths:	1 (1 0)	Lot Size Src:	Survey
Abv Grd SF:	1,428	Lot Dim:	212 x 299 x 193 x 425
Tot Fin SF:	1,428	Year Built:	1954
New Const:	No	Annual Tax:	513
Home Warranty:	No	Tax Year:	2018/2019
Land Assess:	38,500	DOM:	0
Improvements:	93,000	HOA \$:	/
Total Assess:	131,500		

Directions: **I-64 or I-65 to I-265 to Grant Line Road Exit #3, North (signs for IU Southeast) 1.3 miles to auction on right at the corner of St. Joseph Road. Or 5 miles South of IN-60, Sellersburg, IN.**

Legal: **Survey No. 106 and 84 Illinois Grant 1.491 Acres**

Tot Deductions:	\$98,415	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	\$28,455	Homestead Standard	\$45,000
		Veterans	\$24,960		

Remarks

Davidson Two Homes & Contents Auction Day 2 - Saturday, August 17 @ 9 AM (Real Estate Sells @ 11 AM) Selling live onsite two 3 bedroom homes, two large garages and two storage buildings on a 2.55-acre corner lot zoned R-1 located just North of IUS campus in area of residential and commercial growth. Great investment opportunity. The property will be sold individually and combined selling multi-par to determine the final selling price. Tract 1 - 4716 Grant Line Road on 1.491 Acre. Property includes 25' x 25' two-bay garage with additional 13' x 13' storage garage and 9' x 13' lean-to plus a 28' x 50' two-bay garage with shop area and a full loft with large concrete parking pad. Property has 212' frontage on Grant Line Road and 193' frontage on St. Joseph Road with gated access. Tract 2 - 4720 Grant Line Road on 1.057 Acre See MLS#201909673. OPEN HOUSE Wednesday, August 7, 11 AM - 1 PM and Friday, August 16, 1-4PM or call for an appointment. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction.

Amenities

Type:	1 Story	Foundation:	Concrete Block
Zoning:	Residential	Basement: Yes	Basement Type: Full, Unfinished
Construction:	Frame On-Site	Laundry: Yes	Laundry Location: Basement
Outbuildings:	Garage	Laundry Type:	Other
# Fireplaces:	Fireplace: None	Road Frontage:	405'
Appliances:	Clothes Dryer, Clothes Washer, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Aluminum Siding		
Exterior Feat:	Covered Porch, Fenced Yard		
Interior Feat:	Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Foyer, Natural Wood Trim		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,428.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,428
Below Grade Unfinish:	1,428.0		

Room Sizes & Levels

Total Rooms: **5** Garage: **Y** Garage Size: **25 x 25** Garage Type: **Detached, Front Garage Spaces: 4 Entry**

Type	Dimension	Level	Flooring	Description
Living Room	16.6 x 23.6	1st Floor	Carpet	
Kitchen	15.6 x 15.6	1st Floor	Carpet	
Bedroom	13 x 13.6	1st Floor	Carpet	
Bedroom	10 x 13.6	1st Floor	Carpet	
Bedroom	8.6 x 13	1st Floor	Carpet	
Bathroom Full	6 x 9.6	1st Floor	Vinyl	

Utilities

Water Heater:	Natural Gas	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	Unknown
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No

22-05-08-400-017.000-007
 General Information
 Parcel Number
 22-05-08-400-017.000-007
 Local Parcel Number
 0052540017

Tax ID:

Routing Number
 05-08-420-099

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

Year: 2019

Location Information

County
 Floyd
 Township
 NEW ALBANY TOWNSHIP
 District 007 (Local 007)
 NEW ALBANY TOWNSHIP
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C
 Neighborhood 5000200-007
 New Albany City Homesites
 Section/Plat
 Location Address (1)
 4716 GRANTLINE RD
 NEW ALBANY, IN 47150

Davidson, Joseph & Jane
 Ownership
 Davidson, Joseph & Jane
 4716 Grant Line Rd
 New Albany, IN 47150

Legal

84 ILL. GNT. 903 A. 84 ILL. GNT. 84 A. 005-25400-31



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

2019	2019	2019	2018	2018	2018
Assessment Year	Reason For Change	AA	Misc	Misc	Misc
As Of Date	As Of Date	06/25/2019	02/15/2019	07/20/2018	06/22/2018
Valuation Method	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	Land	\$38,500	\$38,500	\$38,500	\$38,500
Land Res (1)	Land Res (1)	\$33,300	\$33,300	\$33,300	\$33,300
Land Non Res (2)	Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	Land Non Res (3)	\$5,200	\$5,200	\$5,200	\$5,200
Improvement	Improvement	\$98,300	\$94,100	\$93,000	\$93,000
Imp Res (1)	Imp Res (1)	\$98,300	\$94,100	\$93,000	\$93,000
Imp Non Res (2)	Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	Total	\$136,800	\$132,600	\$131,500	\$131,500
Total Res (1)	Total Res (1)	\$131,600	\$127,400	\$126,300	\$126,300
Total Non Res (2)	Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	Total Non Res (3)	\$5,200	\$5,200	\$5,200	\$5,200

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

Land Type	Pricing Method	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9	A		0	1.0000	1.00	\$47,500	\$47,500	\$47,500	-30%	100%	1.0000	\$33,250
91	A		0	0.7430	1.00	\$7,100	\$7,100	\$5,275	0%	0%	1.0000	\$5,280

Lot

Market Model
 5000200-007 - Residential

Characteristics

Topography
 Level Flood Hazard
 Public Utilities
 All ERA
 Streets or Roads
 Paved TIF
 Neighborhood Life Cycle Stage
 Static

Printed
 Thursday, July 18, 2019

Review Group 2020

4716 GRANTLINE RD
 Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 0 WD 199/558 \$0 I
 01/01/1900 DAVIDSON, DANIEL / \$0 I

511, 1 Family Dwell - Unplatted (0 to 9.9)

New Albany City Homesite
 Notes
 1/1/1900 18Q2: 2ND 2/4 OF 2018 RE: 16 PAY 17 MK

Land Computations

Calculated Acreage 1.74
 Actual Frontage 0
 Developer Discount 1.74
 Parcel Acreage 1.74
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 1.00
 91/92 Acres 0.74
 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 \$33,300
 91/92 Value \$5,300
 Supp. Page Land Value \$33,300
 CAP 1 Value \$0
 CAP 2 Value \$5,200
 CAP 3 Value \$38,500
 Total Value

Appraiser WPW

Collector WPW

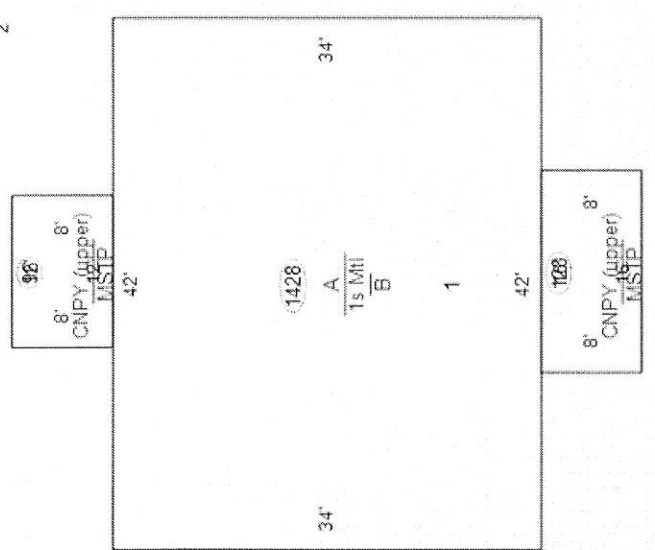
Data Source External Only

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	1	0	0
Style	11 Story Conventional	1	1
Finished Area	1428 sqft	1	1
Make		0	0
		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	0
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	5

Wall Finish		Roofing	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Fiberboard		<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile

Exterior Features	
Description	Area
Stoop, Masonry	96
Canopy, Shed Type	96
Stoop, Masonry	128
Canopy, Shed Type	128



Description	Count	Value
Specialty Plumbing		

Cost Ladder	
Floor Constr	Base Finish
1	1428
5	1428
2	
3	
3	
4	
1/4	
1/2	
3/4	
Attic	0
Bsmt	0
Crawl	
Slab	

Value	Value
\$90,300	\$90,300
\$7,600	\$7,600
\$30,000	\$30,000

Adjustments	1 Row Type Adj. x 1.00	Total Base
Unfin Int (-)		\$127,900
Ex Liv Units (+)		\$127,900
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1428	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$131,100
Sub-Total, 1 Units		\$6,300
Exterior Features (+)		\$137,400
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		\$137,400
Location Multiplier		0.95
Replacement Cost		0.91
		\$118,782

Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
47%	\$62,950	0%	100%	1.0000	\$73,700
55%	\$5,600	0%	100%	1.0000	\$6,600
40%	\$15,420	0%	100%	1.0000	\$18,000

Summary of Improvements

Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: Single-Family R 01	100%	1	1954	1954	65	F	\$27.34	0.91	\$27.34	4,284 sqft	\$118,782	47%	\$62,950	0%	100%	1.0000	\$73,700
2: Detached Garage R 01	100%	1	1960	1960	59	F	\$20.57	0.91	\$20.57	25'x25'	\$12,440	55%	\$5,600	0%	100%	1.0000	\$6,600
3: Detached Garage R 01	100%	1	1980	1980	39	F	\$20.57	0.91	\$20.57	28'x50'	\$25,694	40%	\$15,420	0%	100%	1.0000	\$18,000



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

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

PROPERTY ADDRESS: 4716 Grant Line Rd, New Albany, IN 47150-2014

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

(i) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

(i) [] Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):

(ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (Initial)

(c.) Buyer has received copies of all information listed above.

(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) Buyer has (check (i) or (ii) below):

(i) [] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) [] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (Initial)

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

4716 Grant Line Rd, New Albany, IN 47150-2014

(Property Address)

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 *Daniel V Davidson* 6-23-19

57 _____
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59 _____
60 PRINTED PRINTED

61 _____
62 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

63 _____
64 PRINTED PRINTED

65 _____
66 LISTING BROKER DATE SELLING BROKER DATE



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4716 Grant Line Rd, New Albany, IN 47150-2014

(Property Address)

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

Client Detail

4720 Grant Line Road, New Albany, IN 47150

\$0

Listing #: **201909673**

Total Finished Sqft: **1,678**

Above Grade Finished SqFt: **1,678**

Active (07/31/19)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220510600211000007
Beds:	3	Lot Sz:	1,057 / 46,043
Baths:	1 (1 0)	Lot Size Src:	Survey
Abv Grd SF:	1,678	Lot Dim:	312' x 206' x 142' x 299'
Tot Fin SF:	1,678	Year Built:	1956
New Const:	No	Annual Tax:	1,731
Home Warranty:	No	Tax Year:	2018/2019
Land Assess:	32,900	DOM:	0
Improvements:	77,200	HOA \$:	/
Total Assess:	110,100		
Directions:	I-64 or I-65 to I-265 to Grant Line Road Exit #3. North (signs for IU Southeast) 1.3 miles to auction on right at the corner of St. Joseph Road. Or 5 miles South of IN-60, Sellersburg, IN.		
Legal:	84 ILL. GNT. 1.057 Acre		

Remarks

Davidson Two Homes & Contents Auction Day 2 - Saturday, August 17 @ 9 AM (Real Estate Sells @ 11 AM) Selling live onsite two 3 bedroom homes, two large garages and two storage buildings on a 2.55-acre corner lot zoned R-1 located just North of IUS campus in area of residential and commercial growth. Great investment opportunity. The property will be sold individually and combined selling multi-par to determine the final selling price. Tract 1 - 4716 Grant Line Road on 1.491 Acre See MLS# 201909665; Tract 2 - 4720 Grant Line Road on 1.057 Acre. Square footage per courthouse, agent estimates to be less. Home has enclosed porch with knotty pine walls and an additional 20' x 24' recreational utility room, a carport, a 20' x 20' concrete block storage building, and an 8' x 10' storage building. Corner lot with 312' frontage on Grant Line Road and 349' frontage on St. Joseph Road with gated access. OPEN HOUSE Wednesday, August 7, 11 AM - 1 PM and Friday, August 16, 1-4PM or call for an appointment. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction.

Amenities

Type:	1 Story	Foundation:	Crawl Space, Slab
Zoning:	Residential	Basement:	No
Construction:	Frame On-Site	Basement Type:	Crawl Space
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Location:	First Level
Appliances:	Clothes Dryer, Clothes Washer, Oven Self Clean, Range / Oven, Refrigerator	Laundry Type:	Other
Lot Description:	Corner Lot	Road Frontage:	660'
Exterior Type:	Asbestos Shingle		
Exterior Feat:	Enclosed Porch, Fenced Yard		
Interior Feat:	Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Pantry, Rec Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,678.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,678
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **20 x 21** Garage Type: **Carport** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	13 x 19.6	1st Floor	Carpet	
Kitchen	21 x 16.6	1st Floor	Vinyl	
Bedroom	10 x 10	1st Floor	Carpet	
Bedroom	9 x 14	1st Floor	Carpet	
Bedroom	9 x 13	1st Floor	Carpet	
Other	19 x 16	1st Floor	Carpet	Recreational Room
Other	19 x 8	1st Floor	Other	Utility Room
Other	10 x 15	1st Floor	Carpet	Enclosed Porch
Bathroom Full	6 x 9	1st Floor	Vinyl	

Utilities

Water Heater:	Natural Gas	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	Unknown
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No

22-05-10-600-211.000-007
General Information
 Parcel Number
 22-05-10-600-211.000-007
 Local Parcel Number
 0052540018
 Tax ID:

Routing Number
 05-10-6A0-269

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

Year: 2019

Location Information

County
 Floyd
Township
 NEW ALBANY TOWNSHIP
District 007 (Local 007)
 NEW ALBANY TOWNSHIP
School Corp 2400
 NEW ALBANY-FLOYD COUNTY C
Neighborhood 5000200-007
 New Albany City Homesites
Section/Plat
 Location Address (1)
 4720 GRANTLINE RD
 NEW ALBANY, IN 47150

Davidson, Joseph & Jane
Ownership
 Davidson, Joseph & Jane
 4716 Grant Line Rd
 New Albany, IN 47150

84 ILL. GNT. 95 A
Legal

4720 GRANTLINE RD
Transfer of Ownership
 Date
 04/25/1968 Davidson, Joseph & Ja
 01/01/1900 KESSLER, NELSON &

511, 1 Family Dwell - Unplatted (0 to 9.9
Doc ID Code Book/Page Adj Sale Price VII
 0 WD 187/553 \$0 I
 WD / \$0 I

New Albany City Homesite
Notes
 1/12/2017 18Q3: MADE MANY SKETCH
 CHANGES.



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

Assessment Year	2019	2019	2018	2018	2017
Reason For Change	WIP	AA	Misc	Misc	AA
As Of Date	06/24/2019	02/15/2019	02/15/2019	06/22/2018	06/12/2017
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$32,900	\$32,900	\$32,900	\$32,900	\$32,900
Land Res (1)	\$32,900	\$32,900	\$32,900	\$32,900	\$32,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$81,500	\$78,000	\$77,200	\$77,200	\$77,100
Imp Res (1)	\$80,200	\$76,800	\$76,000	\$76,000	\$75,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,300	\$1,200	\$1,200	\$1,200	\$1,200
Total	\$114,400	\$110,900	\$110,100	\$110,100	\$110,000
Total Res (1)	\$113,100	\$109,700	\$108,900	\$108,900	\$108,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,300	\$1,200	\$1,200	\$1,200	\$1,200

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
9 A	0	0.9500	1.04	\$47,500	\$49,400	\$46,930	-30%	100%	1.0000	\$32,850

Land Computations	Value
Calculated Acreage	0.95
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.95
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.95
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	\$32,900
91/92 Value	\$0
Supp. Page Land Value	\$32,900
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$32,900

Market Model
 5000200-007 - Residential
Characteristics
 Topography Flood Hazard
 Level, Rolling ERA
 Public Utilities All ERA
 Streets or Roads Paved TIF
 Neighborhood Life Cycle Stage Static
 Printed Thursday, July 18, 2019
 Review Group 2017

Data Source Owner
Collector 01/12/2017 WPW
Appraiser 01/12/2017 WPW

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 1678 sqft
 Make

Floor Finish

- Earth
- Slab
- Sub & Joint
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	165	\$8,900
Stoop, Masonry	32	\$1,400
Stoop, Masonry	49	\$1,700
Stoop, Masonry	12	\$1,400

Plumbing

#	TF
Full Bath	3
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	
1: Single-Family R 01	100%	1	Wood Frame	C	1956	1956	63 F	0.91	\$22.93	0.91	\$22.93	\$116,116	47%	\$61,540	0%	100%	1.0000	1.1700	\$72,000
2: Utility Shed R 01	0%	1		D	1969	1969	50 F	0.91	\$32.16	0.91	\$32.16	\$1,335	70%	\$400	0%	100%	1.0000	1.1700	\$500
3: Detached Garage R 01	100%	1	Concrete Block	C	1969	1969	50 F	0.91	\$32.16	0.91	\$32.16	\$11,706	40%	\$7,020	0%	100%	1.0000	1.1700	\$8,200
4: Car Shed R 01	0%	1		E-1	2000	2000	19 F	0.91	\$10.10	0.91	\$10.10	\$1,158	40%	\$690	0%	100%	1.0000	1.1700	\$800
Sub-Total, One Unit									\$13,400		\$13,400			\$0				\$0	\$127,600
Sub-Total, 1 Units									\$0		\$0			\$0				\$0	\$127,600
Exterior Features (+)																			\$127,600
Garages (+) 0 sqft																			\$127,600
Quality and Design Factor (Grade)																			1.00
Location Multiplier																			0.91
Replacement Cost																			\$114,200



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

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

PROPERTY ADDRESS: 4720 Grant Line Rd, New Albany, IN 47150-2014

LEAD WARNING STATEMENT

Every buyer 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 that may place young children at risk of developing lead poisoning.

SELLER'S DISCLOSURE

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

(i) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

(i) [] Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):

(ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

(c.) [] Buyer has received copies of all information listed above.

(d.) [] Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) [] Buyer has (check (i) or (ii) below):

(i) [] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) [] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) [X] Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of

1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

4720 Grant Line Rd, New Albany, IN 47150-2014

(Property Address)

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
57 David V Davidson 6-23-19
58 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

59
60
61 PRINTED

PRINTED

62
63
64 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

65
66
67 PRINTED

PRINTED

68
69
70 LISTING BROKER DATE

SELLING BROKER DATE



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4720 Grant Line Rd, New Albany, IN 47150-2014
(Property Address)

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