

BID PACKET

Mary Kelton Estate Family

PARK PLACE HOME LAND & CONTENTS AUCTION



**1819 EAST PARK PLACE
JEFFERSONVILLE, IN 47130**



SATURDAY, AUGUST 24 @ 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 The winning bidder shall close within 40 days of the auction date. Possession will be 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.

TRACT 1 - 400 BLOCK EWING LANE - INGRESS & EGRESS EASEMENT Access to the 1.14-acre building lot and garage (adjacent to home tract) is via a 20' easement off Ewing Lane.

TRACT 2 - 1819 EAST PARK PLACE - ROADWAY EASEMENT Access to home on .82-acres is via a 20' roadway easement with deeded maintenance agreement. The property also has 130' frontage on Park Place.

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.

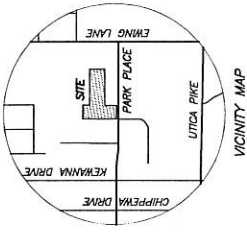
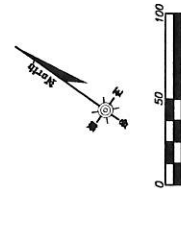
DISCLAIMER AND ABSENCE OF WARRANTY All bidders are responsible for conducting their own inspections and due diligence concerning the property. The property is being offered on an "AS IS", "WHERE IS" basis and no warranty or representations, expressed or implied, is made by the seller or the auction company. 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.

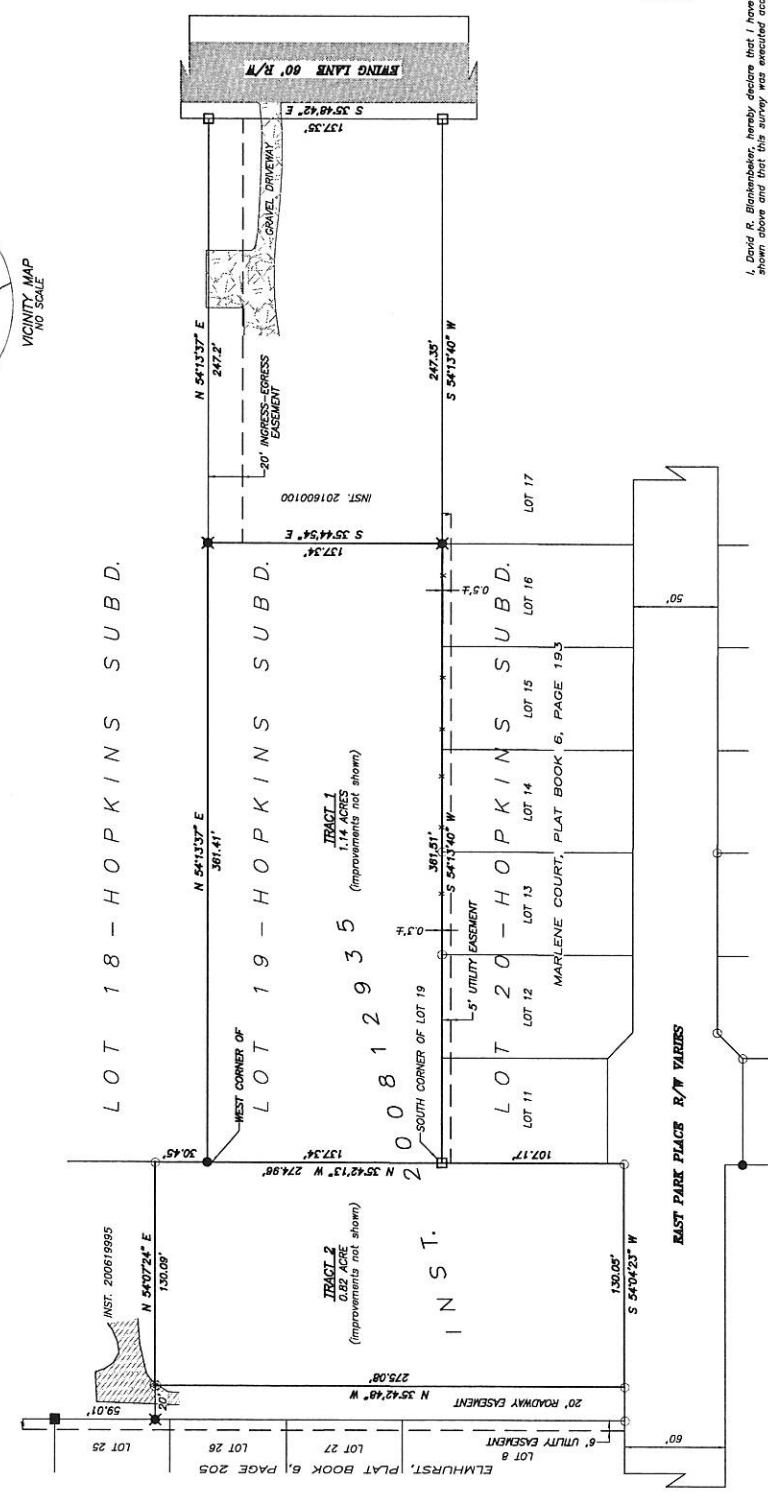
FLOOD DESIGNATION Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of such location. Buyer shall pay for and be responsible for flood certification if needed. Our records indicate this property is not located in 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 Kelton Family



- ~LEGEND~**
- ▣ DENOTES IRON PIPE FOUND PER DEED OR PLAT
 - ★ DENOTES STEEL PIN FOUND PER A SURVEY BY R. ISOROG COMPANY IN JULY OF 2017
 - DENOTES STEEL PIN FOUND PER A SURVEY BY THIS COMPANY IN APRIL OF 2017
 - ⊙ DENOTES 3/8"x3" STEEL PIN W/ CAP SET
 - x — DENOTES FENCE
 - ▣ DENOTES STEEL PIN FOUND, ORIGIN UNKNOWN
 - ▣ DENOTES CONCRETE MONUMENT FOUND PER A SURVEY BY THIS COMPANY IN JULY OF 2017
 - ⊙ DENOTES IRON PIPE FOUND PER A SURVEY BY THIS COMPANY IN APRIL OF 2017
 - x — DENOTES FENCE



Registered Land Surveyor No. 90071 Date

MINOR PLAT OF PART OF LOT 19 IN CATHERINE M. HOPKINS SUBD. IN CLARK COUNTY INDIANA RECORDS AND PART OF SURVEY 3 OF THE ILLINOIS GRANT TO CLARK COUNTY INDIANA AND BEING SITUATED AT 1919 EAST PARK PLACE, JEFFERSONVILLE.

FOR: WILLIAM R. KELTON
1905 PLUM HILL COURT
FLORES CRUGES, IN 47119

OPENERS: MARY A. KELTON
GREGORY R. KELTON
WILLIAM R. KELTON
FILE #2281-36.DWG

BLANKENBEKER & SON
LAND SURVEYORS INC. P.C.
618 E. COURT AVENUE -JEFFERSONVILLE, INDIANA
TELEPHONE (812) 282-4483 P.O. BOX 157 47131-0157
FAX (812) 282-4187 WWW.BLANKENBEKERANDSON.NET

BY: VALC SCALE: 1"=50 FEET DATE: 5 AUGUST 2019 JOB # 23281 DWG # 2423

I, David R. Blankenbaker, hereby declare that I have surveyed the tract of land shown on this plat in accordance with the provisions of the laws of the State of Indiana of Title 865, I.A.C. 1-1 through 29 to the best of my knowledge, information, and belief, and that the field work was completed on 25 July 2019.

- NOTES:**
- (1) This examination may reveal other easements and/or Rights of ways not shown hereon. Floodings, wetlands, environmental issues, zoning regulations, and other items which may encumber this property were not included in the scope of this survey.
 - (2) All monuments are within 0.3 feet of flush with the surface of the ground, unless otherwise noted.
 - (3) The basis of bearings for this survey are field per the Indiana State Plane Coordinate System, East zone, by G.P.S. observations.
 - (4) Source of this Instrument 200812835.
 - (5) The current deed, Instrument 200812835, indicates a sewer easement for this property but does not specify a size or location.

SURVEYOR'S RECORD

In accordance with Title 865, Article 1, Chapter 12, Sections 1 through 29 of the Indiana Code, the surveyor certifies that the measurements were taken at the various uncertainties in the locations of the lines and corners established on this survey as a result of:

- A. Availability and condition of reference monuments;
- B. Occupation or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines;
- C. Clarity or ambiguity of the record description used and of adjoining descriptions and the relative positional accuracy (due to random errors in measurement) of the corners of the subject tract established this survey (due to random errors in measurement) of a Suburban Survey (0.13 feet plus 100 parts per million) as defined in IAC 865.

This is a retracement survey. The lines and corners of the subject tract were established from ten found iron pipes, two concrete monuments, and five steel pins as shown.

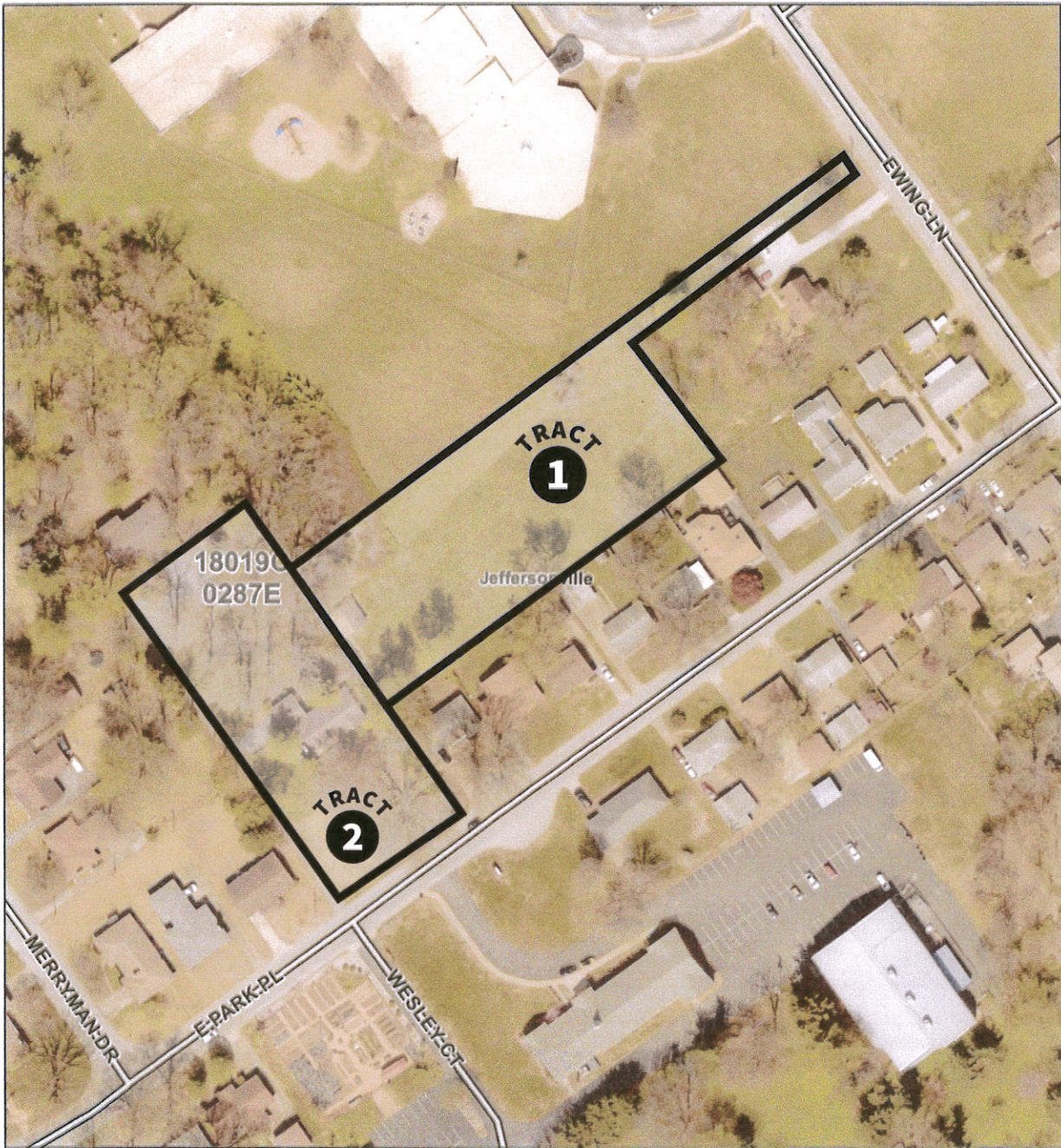
As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: 0.2 feet.

Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: none.

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1819 E. Park Place, Jeffersonville, IN 47130



Client Detail

1819 E Park Place, Jeffersonville, IN 47130

Listing #: **201909819**

Total Finished SqFt: **3,129**

Above Grade Finished SqFt: **1,788**

\$0
Active (08/06/19)



| | | | |
|----------------|-------------------------|---------------|---------------------------|
| Prop Type: | Residential/Farm | SubType: | Residential |
| County: | Clark | Township: | Jeffersonville |
| Subdivision: | No | School Dst: | Greater Clark |
| Subdiv Nm: | | Parcel#: | 101900300597000010 |
| Beds: | 3 | Lot Sz: | 0.82 / 35,719 |
| Baths: | 4 (2 2) | Lot Size Src: | Survey |
| Abv Grd SF: | 1,788 | Lot Dim: | |
| Tot Fin SF: | 3,129 | Year Built: | 1960 |
| New Const: | No | Annual Tax: | 1,839 |
| Home Warranty: | No | Tax Year: | 2018/2019 |
| Land Assess: | 35,100 | DOM: | 0 |
| Improvements: | 152,600 | HOA \$: | / |
| Total Assess: | 187,700 | | |

Directions: **From Spring St. Downtown Jeffersonville take Market St. East and continue on Utica Pike for 2 miles to L on Kewanna Drive. 2/10 mile to R on E. Park Pl to auction on L. Or from 8th St. take Ewing Lane south to R on E. Park Place to auction on right.**

Legal: **GT 3 0.82 AC**

| | | | | | |
|-----------------|-----------------|-----------------------|----------------|-----------------------|----------------|
| Tot Deductions: | \$95,425 | <u>Deduction Type</u> | <u>Comment</u> | <u>Deduction Type</u> | <u>Comment</u> |
| | | Supplemental Homestd | \$47,425 | Homestead Standard | \$45,000 |
| | | Mortgage | \$3,000 | | |

Remarks

Park Place Home, Land & Contents Auction-Saturday, August 24, 2019, @ 9 AM. (Real Estate Sells @ 11 AM). Selling live onsite a spacious mid-century painted brick ranch on a 130' x 275' lot containing 0.82-acres located one block north of Utica Pike and the river. Home features 1788 square feet, full partially finished waterproofed basement, two fireplaces, large picture windows, recently replaced water heater, and a 22' x 22' attached gable roof carport. Property has 130' road frontage and a 20' roadway easement. A beautiful setting with mature trees located just minutes to schools, Perrin Park, Duffy's Landing boat ramp and downtown Jeffersonville. Also selling an adjacent 1.14-acre lot with 24' x 22' storage garage with easement access off Ewing Lane known as Tract 1 - 400 Block Ewing Lane - See MLS#201909818 for details. The properties will be sold per survey individually and combined selling multi-par to determine buyer(s) and sales price. 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. OPEN HOUSE Tuesday, August 13, 4-6PM or call for an appointment.

Amenities

| | | | |
|------------------|--|-------------------|---------------------------------|
| Type: | 1 Story | Foundation: | Poured Concrete |
| Zoning: | Residential: | Basement: | Yes |
| Construction: | Frame On-Site | Basement Type: | Full, Partially Finished |
| Outbuildings: | | Laundry: | Yes |
| # Fireplaces: | 2 | Laundry Location: | Basement |
| Appliances: | 2 Fireplace: Woodburning | Laundry Type: | Other |
| Lot Description: | Disposal, Range / Oven, Refrigerator | Road Frontage: | 130' |
| Exterior Type: | Additional Land Av | | |
| Exterior Feat: | Brick Over Frame | | |
| Interior Feat: | Covered Porch, Landscaped, Patio, Paved Driveway | | |
| Road Type: | Breakfast Bar, Built-in Bookcase, Cedar Closet(s), Ceiling Fan(s), Ceramic Bath, Den/Office, Eat-in Kitchen, Family Room, Foyer, Sump Pump, Utility/Mud Room, Wet Bar | | |
| | Paved | | |

Measurements

| | | | |
|-----------------------|----------------|----------------------|--------------|
| Above Grade Finished: | 1,788.0 | Nonconform Finished: | 0.0 |
| Above Grade Unfinish: | 0.0 | Nonconform Unfinish: | 0.0 |
| Below Grade Finished: | 1,341.0 | TFLS: | 3,129 |
| Below Grade Unfinish: | 447.0 | | |

Room Sizes & Levels

Total Rooms: **9** Garage: **Y** Garage Size: **22 x 22** Garage Type: **Attached, Carport** Garage Spaces: **2**

| Type | Dimension | Level | Flooring | Description |
|---------------|-----------|-------------|----------|---------------|
| Living Room | 22 x 13 | 1st Floor | Carpet | |
| Kitchen | 10 x 13 | 1st Floor | Tile | |
| Dining Area | 17 x 13 | 1st Floor | Wood | |
| Other | 10 x 5.6 | 1st Floor | Tile | Mudroom |
| Bathroom Half | 3 x 5.6 | 1st Floor | Tile | |
| Bedroom | 11 x 13 | 1st Floor | Carpet | |
| Bedroom | 11 x 13 | 1st Floor | Carpet | |
| Bedroom | 13 x 13 | 1st Floor | Carpet | |
| Bathroom Full | 8 x 8 | 1st Floor | Tile | |
| Bathroom Half | 4 x 4 | 1st Floor | Tile | |
| Family Room | 27 x 32 | LL/Basement | Carpet | |
| Office | 20 x 7.6 | LL/Basement | Carpet | or Craft Room |
| Bathroom Full | 7 x 5 | LL/Basement | Carpet | |

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: | Sewer | | |

General Information

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

10-19-00-300-597.000-010
General Information
Parcel Number
 10-19-00-300-597.000-010
Local Parcel Number
 19-000003-045-0
Tax ID:

Routing Number
 022.000
Property Class 510
 1 Family Dwell - Platted Lot

Year: 2019

Location Information

County
 Clark
Township
 JEFFERSONVILLE TOWNSHIP
District 010 (Local 019)
 JEFFERSONVILLE CITY-JFW
School Corp 1010
 GREATER CLARK COUNTY
Neighborhood 10045121
 10 RES AREA 11
Section/Plat

Location Address (1)
 1819 PARK PLACE EAST
 JEFFERSONVILLE, IN

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 Friday, April 26, 2019
Review Group

KELTON, MARY A & PYLES, KA
Ownership
 Kelton Mary A
 m R Pyles Kathy L & Kelton Gregory R
 1819 E Park Place
 Jeffersonville, IN 47130

Legal

GT 3 0.82 AC



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

| Assessment Year | 2019 | 2018 | 2017 | 2016 | 2015 |
|----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Reason For Change | WIP | Annual-Adj | Annual-Adj | Annual-Adj | GenReval |
| As Of Date | 02/25/2019 | 04/27/2018 | 04/13/2017 | 05/12/2016 | 05/26/2015 |
| 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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Land | \$35,100 | \$35,100 | \$35,100 | \$35,100 | \$35,100 |
| Land Res (1) | \$35,100 | \$35,100 | \$35,100 | \$35,100 | \$35,100 |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$152,600 | \$145,400 | \$137,500 | \$130,500 | \$120,700 |
| Imp Res (1) | \$152,600 | \$145,400 | \$137,500 | \$130,500 | \$120,700 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$187,700 | \$180,500 | \$172,600 | \$165,600 | \$155,800 |
| Total Res (1) | \$187,700 | \$180,500 | \$172,600 | \$165,600 | \$155,800 |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

Land Data (Standard Depth: Res: 132'; Cl: 100'; Base Lot: Res: 60' X 125'; Cl: 0' X 0')

| Land Pricing Soil Type Method ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Elig % | Res Market Factor | Value |
|----------------------------------|------------|------|--------|----------|-----------|------------|---------|--------|-------------------|----------|
| 9 A | 0 | 0.82 | 1.17 | \$61,000 | \$71,370 | \$58,523 | -40% | 100% | 1.0000 | \$35,110 |

KELTON, MARY A & PYLES, KA 1819 PARK PLACE EAST 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date
 08/05/2008
Owner
 Kelton Mary A
Doc ID
 WD 2008/12935
Code
 WD
Book/Page
 /
Adj Sale Price
 \$0
Price
 \$0

10 RES AREA 11/10045121 1/2

Notes

9/11/2015 GENERAL : 16-17 no change/reassessment. c
 7/19/2013 GENERAL : FORM-11 RTN-CORRECTED MAILING TO MATCH LOW SYSTEM. (cjm)

2/23/2012 GENERAL : reassessment-s/rfk--lowered grade from c+1 to c and chgd from all brick to 9/5, added fp

6/11/2003 : KJB 6-18-01 GS ONLY HAS 3 BDRM PER OWNER

4/23/2002 : F-122/F-113 2-7-96 KL--HOUSE HAS NOT BEEN ASSESSED FOR A BASEMENT SINCE 89-90 RE-ASSESSMENT. PUT IT ON AS FULL BASEMENT 3/4 FINISHED.

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.82 |
| 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 | 0.82 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | -0.82 |
| 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 | \$35,100 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | \$35,100 |
| CAP 1 Value | \$0 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$35,100 |

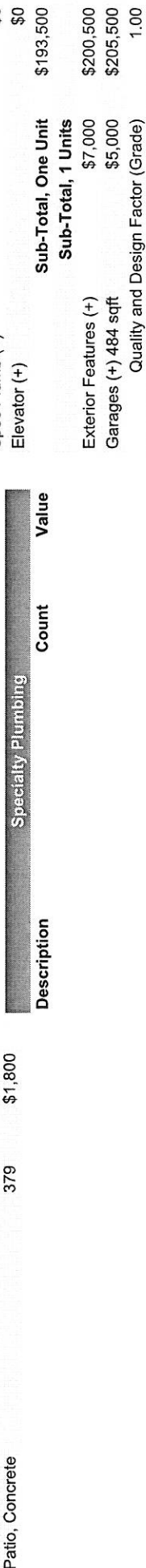
Appraiser

Collector

Data Source N/A

| General Information | | Plumbing | |
|---|--|---|--------------------------------|
| Occupancy | Single-Family | # | TF |
| Description | SINGLE-FAMILY RES | Full Bath | 2 6 |
| Story Height | 1 | Half Bath | 0 0 |
| Style | N/A | Kitchen Sinks | 1 1 |
| Finished Area | 3129 sqft | Water Heaters | 1 1 |
| Make | | Add Fixtures | 0 0 |
| | | Total | 4 8 |
| 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 | 1 |
| <input type="checkbox"/> Sub & Joint | <input type="checkbox"/> Unfinished | Dining Rooms | 1 |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other | Family Rooms | 1 |
| <input type="checkbox"/> Parquet | | Total Rooms | 8 |
| Wall Finish | | Heat Type | |
| <input checked="" type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished | Central Warm Air | |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other | | |
| <input type="checkbox"/> Fiberboard | | | |
| Roofing | | Exterior Features | |
| <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"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Tile |

| Description | Area | Value |
|-------------------|------|---------|
| Porch, Open Frame | 132 | \$5,200 |
| Patio, Concrete | 379 | \$1,800 |



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

| Summary of Improvements | | | | | | | | | | |
|-------------------------|-------------|--------------|------------|---------|-----------|-------------|------|----------|------------|-----------|
| Description | Res Eligibl | Story Height | Year Built | Eff Age | Eff Co nd | Base Rate | LCM | Adj Rate | Size | RCN |
| 1: SINGLE-FAMILY RESI | 100% | 1 | 1960 | 59 | A | 5/6 Masonry | 0.91 | | 3,576 sqft | \$187,005 |

| Cost Ladder | | Totals | |
|--------------|-------------|-----------|--|
| Floor Constr | Base Finish | Value | |
| 1 95 | 1788 1788 | \$115,600 | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 1/4 | | | |
| 1/2 | | | |
| 3/4 | | | |
| Attic | | | |
| Bsmt | 1788 1341 | \$68,800 | |
| Crawl | | | |
| Slab | | | |

| Adjustments | | Total Base | |
|-----------------------------------|-------------------|------------|--|
| 1 Row Type Adj. x 1.00 | | | |
| Unfin Int (-) | | \$184,400 | |
| Ex Liv Units (+) | | \$184,400 | |
| Rec Room (+) | | \$0 | |
| Loft (+) | | \$0 | |
| Fireplace (+) | PS:1 PO:1 | \$2,900 | |
| No Heating (-) | | \$0 | |
| A/C (+) | 1:1788 | \$3,800 | |
| No Elec (-) | | \$0 | |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 | |
| Spec Plumb (+) | | \$0 | |
| Elevator (+) | | \$0 | |
| Sub-Total, One Unit | | \$193,500 | |
| Sub-Total, 1 Units | | \$7,000 | |
| Exterior Features (+) | | \$200,500 | |
| Garages (+) 484 sqft | | \$205,500 | |
| Quality and Design Factor (Grade) | | 1.00 | |
| Location Multiplier | | 0.91 | |
| Replacement Cost | | \$187,005 | |



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6/6-14)

Date (month, day, year) 8 24 2019

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

1819 E. Parkplace, Jeffersonville, IN 47130

1. The following are in the conditions indicated:

| A. APPLIANCES | | | | | C. WATER & SEWER SYSTEM | | | | | |
|--|-----------|---------------|-------------|--|-----------------------------|---------------|-------------|---------|----|-------------|
| None/Not Included/Rented | Defective | Not Defective | Do Not Know | None/Not Included/Rented | Defective | Not Defective | Do Not Know | | | |
| Built-in Vacuum System | NONE | | | Cistern | NONE | | | | | |
| Clothes Dryer | NONE | | | Septic Field/Bed | NONE | | | | | |
| Clothes Washer | NONE | | | Hot Tub | NONE | | | | | |
| Dishwasher | | ✓ | | Plumbing | | | | ✓ | | |
| Disposal | | | ✓ | Aerator System | NONE | | | | | |
| Freezer | NONE | | | Sump Pump | | | ✓ | | | |
| Gas Grill | NONE | | | Irrigation Systems | NONE | | | | | |
| Hood | | | ✓ | Water Heater/Electric | NONE | | | | | |
| Microwave Oven | NONE | | | Water Heater/Gas | | | | ✓ (NEW) | | |
| Oven | | | ✓ | Water Heater/Solar | NONE | | | | | |
| Range | | | ✓ | Water Purifier | NONE | | | | | |
| Refrigerator | | | ✓ | Water Softener | NONE | | | | | |
| Room Air Conditioner(s) | NONE | | | Well | NONE | | | | | |
| Trash Compactor | NONE | | | Septic and Holding Tank/Septic Mound | NONE | | | | | |
| TV Antenna/Dish | NONE | | | Geothermal and Heat Pump | NONE | | | | | |
| Other: | | | | Other Sewer System (Explain) | NONE | | | | | |
| | | | | Swimming Pool & Pool Equipment | NONE | | | | | |
| | | | | | | | | Yes | No | Do Not Know |
| | | | | Are the structures connected to a public water system? | | | | ✓ | | |
| | | | | Are the structures connected to a public sewer system? | | | | ✓ | | |
| | | | | Are there any additions that may require improvements to the sewage disposal system? | | | | | ✓ | |
| | | | | If yes, have the improvements been completed on the sewage disposal system? | | | | | | |
| | | | | Are the improvements connected to a private/community water system? | | | | | ✓ | |
| | | | | Are the improvements connected to a private/community sewer system? | | | | | ✓ | |
| B. Electrical System | | | | | D. HEATING & COOLING SYSTEM | | | | | |
| None/Not Included/Rented | Defective | Not Defective | Do Not Know | None/Not Included/Rented | Defective | Not Defective | Do Not Know | | | |
| Air Purifier | NONE | | | Attic Fan | | | | ✓ | | |
| Burglar Alarm | NONE | | | Central Air Conditioning | | | ✓ | | | |
| Ceiling Fan(s) | 2 | 1 | 1 | Hot Water Heat | NONE | | | | | |
| Garage Door Opener / Controls | NONE | | | Furnace Heat/Gas | | | ✓ | | | |
| Inside Telephone Wiring and Blocks/Jacks | | | ✓ | Furnace Heat/Electric | NONE | | | | | |
| Intercom | NONE | | | Solar House-Heating | NONE | | | | | |
| Light Fixtures | | ✓ | | Woodburning Stove | NONE | | | | | |
| Sauna | NONE | | | Fireplace | | | | ✓ | | |
| Smoke/Fire Alarm(s) | NONE | | | Fireplace Insert | NONE | | | | | |
| Switches and Outlets | | | ✓ | Air Cleaner | NONE | | | | | |
| Vent Fan(s) | | ✓ | | Humidifier | NONE | | | | | |
| 60/100/200 Amp Service (Circle one) | | ✓ | | Propane Tank | NONE | | | | | |
| Generator | NONE | | | Other Heating Source | NONE | | | | | |

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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 | Date (mm/dd/yy) | Signature of Buyer | Date (mm/dd/yy) |
| <i>William R. Kelton</i> | 07-09-19 | | |
| 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) |

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

1819 E. Parkplace, Jeffersonville, IN 47130

| 2. ROOF | | | | 4. OTHER DISCLOSURES | | | |
|---|--------|-----|-------------------------------------|--|-----|-------------------------------------|-------------|
| Age, if known | Years. | YES | NO | DO NOT KNOW | YES | NO | DO NOT KNOW |
| Does the roof leak? | | | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> | |
| Is there present damage to the roof? | | | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> | |
| Is there more than one layer of shingles on the house? | | | <input checked="" type="checkbox"/> | | | <input checked="" type="checkbox"/> | |
| If yes, how many layers? | | | | | | <input checked="" type="checkbox"/> | |
| 3. HAZARDOUS CONDITIONS | | | | | | | |
| 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) | | | | | | | |
| | | | | Do structures have aluminum wiring? Are there any foundation problems with the structures? Are there any encroachments? Are there any violations of zoning, building codes, or restrictive covenants? Is the present use of non-conforming use? Explain: Is the access to your property via a private road? Is the access to your property via a public road? Is the access to your property via an easement? Have you received any notices by any governmental or quasi-governmental agencies affecting this property? Are there any structural problems with the building? Have any substantial additions or alterations been made without a required building permit? Are there moisture and/or water problems in the basement, crawl space area, or any other area? Is there any damage due to wind, flood, termites, or rodents? Have any structures been treated for wood destroying insects? Are the furnace/woodstove/chimney/flue all in working order? Is the property in a flood plain? Do you currently pay for flood insurance? Does the property contain underground storage tank(s)? Is the homeowner a licensed real estate salesperson or broker? Is there any threatened or existing litigation regarding the property? Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? Is the property located within one (1) mile of an airport? | | | |

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 | Date (mm/dd/yy) | Signature of Buyer | Date (mm/dd/yy) |
| <i>William R. Kelton</i> | 07-09-19 | | |
| 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)

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

PROPERTY ADDRESS: 1819 E. Parkplace, Jeffersonville, IN 47130

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.) 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.)

1819 E. Parkplace, Jeffersonville, IN 47130

(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 William Richard Kelton 6-10-19
57
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59
60
61 PRINTED PRINTED

62 Kathy Pyles 6-12-19
63 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

64 Gregory Kelton 6-12-19
65
66 PRINTED PRINTED

67 [Signature]
68 LISTING BROKER DATE SELLING BROKER DATE
69
70



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2019



1819 E. Parkplace, Jeffersonville, IN 47130
(Property Address)

Client Detail

400 Block Ewing Lane, Jeffersonville, IN 47130

Listing #: 201909818

\$0
Active (08/06/19)



| | | | |
|--------------------|-----------------------|---------------------|--------------------|
| Prop Type: | Vacant Land | Lot Sz: | 49,658.40 |
| County: | Clark | Lot Sz Src: | Survey |
| Subdiv: | Yes | DOM: | 0 |
| Subdiv Nm: | Hopkins | Lot Dim: | 137' x 361' |
| Township: | Jeffersonville | Irreg. Dim: | No |
| Acres: | 1.1400 | Annual Tax: | 171 |
| Zoning: | Residential | Tax Year: | 2018/2019 |
| Outbuildings: | Garage | Land Assess: | \$5,700 |
| Mobile/Modular: | | Improvements: | \$0 |
| Wooded YN: | No | Total Assess: | \$5,700 |
| Exempt: | 0 | Timber Acreage: | |
| Foundation: | Slab | Pasture Acreage: | |
| Road Type: | Paved | Possible Financing: | Other |
| Road Frontage: | 0 | | |
| HOA: | None | | |
| Financing Comment: | No Comments | | |

Parcel#: 102000300962000010
 Legal: HOPKINS SUBD PT LOT 19 GT 3 1.14A
 Directions: From Spring St. Downtown Jeffersonville take Market St. East and continue on Utica Pike for 2 miles to LO on Kewanna Dr. 2/10 mile to R on E. Park Pl to auction on L. Or from 8th St. take Ewing Lane south to right on E. Park Place to auction on right.

Remarks

Park Place Home, Land & Contents Auction-Saturday, August 24, 2019, @ 9 AM. (Real Estate Sells @ 11 AM) Selling live onsite a 1.14-acre level and open building site with 24' x 22' storage garage located one block north of Utica Pike and the river. The lot dimensions are 137' x 361' with a 20' ingress and egress easement off Ewing Lane. Also selling an adjacent brick ranch on 0.82-acre known as Tract 2 - 1819 East Park Place - See MLS#201909819 for details. The properties will be sold per survey individually and combined selling multi-par to determine buyer(s) and final selling price. 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. OPEN HOUSE Tuesday, August 13, 4-6PM or call for an appointment.

Utilities

| | | | |
|--------------|-------------------------|----------------|-----------|
| Natural Gas: | No | Natural Water: | |
| Water Type: | Public Available | Electricity: | No |
| Sewer Type: | Sewer Available | | |

General Information

| | | | |
|---------------|-------------------|--------------------|------------|
| Possession: | At Closing | Seller Will Lease: | No |
| Restrictions: | Yes | Sign: | Yes |
| Flood: | No | Terms: | No |

10-20-00-300-962.000-010
General Information
Parcel Number
 10-20-00-300-962.000-010
Local Parcel Number
 20-00045-066-0
Tax ID:

KELTON, MARY A & PYLES, KA
Ownership
 Kelton Mary A
 m R Pyles Kathy L & Kelton Gregory R
 1819 East Parkplace
 Jeffersonville, IN 47130

EWING LANE
Owner
 08/05/2008 Kelton Mary A
 01/01/1900 KELTON RALPH R &

500, Vacant - Platted Lot
Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 WD 2008/12935 \$0
 WD / \$0

10 RES AREA 10/10045120
Notes
 10/6/2015 : REASSESSMENT- NO CHANGE M/GM
 7/19/2013 : FORM-11 RTN-CORRECTED MAILING TO MATCH LOW SYSTEM,
 (cjm)
 2/2/2012 GENERAL : REASSESSMENT NO CHANGE FK, KH
 8/8/2003 : TLS 9/11/01 PC.
 1/28/2002 : VACANT LOT BEHIND 401 EWING LANE

Routing Number
 118.000
Property Class
 500
 Vacant - Platted Lot
Year: 2019

Legal
 HOPKINS SUBD PT LOT 19 GT 3 1,14A

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

Assessment Year
 2019 WIP
 Reason For Change
 02/25/2019
 As Of Date
 03/31/2019
 Valuation Method
 Indiana Cost Mod
 Equalization Factor
 1.0000
 Notice Required

Assessment Year
 2017 Annual-Adj
 04/13/2017
 Valuation Method
 Indiana Cost Mod
 Equalization Factor
 1.0000
 Notice Required

Location Information
County
 Clark
Township
 JEFFERSONVILLE TOWNSHIP
District 010 (Local 019)
 JEFFERSONVILLE CITY-IFW
School Corp 1010
 GREATER CLARK COUNTY
Neighborhood 10045120
 10 RES AREA 10
Section/Plat

Assessment Year
 2018 Annual-Adj
 04/27/2018
 Valuation Method
 Indiana Cost Mod
 Equalization Factor
 1.0000
 Notice Required

Assessment Year
 2016 Annual-Adj
 05/12/2016
 Valuation Method
 Indiana Cost Mod
 Equalization Factor
 1.0000
 Notice Required

Assessment Year
 2015 GenReval
 05/26/2015
 Valuation Method
 Indiana Cost Mod
 Equalization Factor
 1.0000
 Notice Required

Land Pricing Soil
 91 A
Act Front.
 0
Size Factor
 1.00
Rate
 \$5,000
Adj. Rate
 \$5,000
Ext. Value
 \$5,700
Infl. %
 0%
Elig %
 0%
Res Market Factor
 1.0000
Value
 \$5,700

Land
 \$5,700
 Land Res (1)
 \$0
 Land Non Res (2)
 \$0
 Land Non Res (3)
 \$5,700
Improvement
 \$0
 Imp Res (1)
 \$0
 Imp Non Res (2)
 \$0
 Imp Non Res (3)
 \$0
Total
 \$5,700
 Total Res (1)
 \$0
 Total Non Res (2)
 \$0
 Total Non Res (3)
 \$5,700

Land Data (Standard Depth: Res 120' Cl 100' Base Lot: Res 65' X 120' Cl 0' X 0')

Land Computations
 Calculated Acreage
 1.14
 Actual Frontage
 0
 Developer Discount

 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
 1.14
 Total Acres Farmland
 -1.14
 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
 \$5,700
 Supp. Page Land Value
 \$0
 CAP 1 Value
 \$0
 CAP 2 Value
 \$0
 CAP 3 Value
 \$5,700
Total Value
 \$5,700

Location Address (1)
 EWING LANE
 JEFFERSONVILLE, IN
Zoning
Subdivision
Lot
Market Model
 N/A

Characteristics
Topography
 Flood Hazard
 ERA
 TIF

Streets or Roads
Neighborhood Life Cycle Stage
 Static
 Printed
 Friday, April 26, 2019
Review Group

Data Source N/A
Collector
Appraiser