

## BID PACKET

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Bernardo Carducci Estate

# TURN OF THE CENTURY HOME AUCTION



**210 EAST HIGH STREET  
JEFFERSONVILLE, IN 47130**



**SATURDAY, SEPTEMBER 14 @ 9AM**  
REAL ESTATE SELLS @ 11AM

**HARRITT  
GROUP<sup>INC.</sup>**

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE AUCTION TERMS AND CONDITIONS**  
**210 E. High Street, Jeffersonville, Indiana**

**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. The Harritt Group staff is always available on auction day to assist any bidder who has questions. If you need assistance prior to please call our office at 812-944-0217.

**BIDDING LIVE ONSITE** Bidding in this auction is being conducted live onsite.

**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.

**MANNER OF PAYMENT** - A 10% non-refundable down payment in the form of cash or check is due immediately following the auction with the signing of a legally binding purchase agreement.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 days. 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 by the seller or the auction company. 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 due diligence concerning the property and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. 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 that others may find objectionable. The buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.*

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

**EVIDENCE OF TITLE** - Seller will provide merchantable title via a deed. 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. The buyer is accepting title subject to all recorded or unrecorded covenants, restrictions, and easements.

**SURVEY** - Property is being sold without 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 day immediately prior to the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

**POSSESSION** - Seller will give possession at closing.

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

**SOLD WITH SELLER'S RESERVE** - Final bid price is subject to seller's reserve.

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

**PRE-AUCTION SALES** Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the 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.

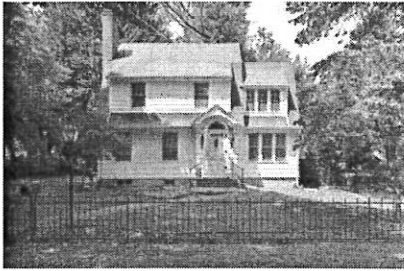
**AGENCY** The Harritt Group is acting exclusively as agents for the seller.

**SELLER** Bernardo Carducci Estate

## Client Detail

**210 E High Street, Jeffersonville, IN 47130**

Listing #: **2019010406** Total Finished Sqft: **2,230** Above Grade Finished Sqft: **1,966** Active (08/29/19) **\$0**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Jeffersonville</b>
Subdivision:	<b>Yes</b>	School Dst:	<b>Greater Clark</b>
Subdiv Nm:	<b>Port Fullton</b>	Parcel#:	<b>102000201308000010</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.459 / 19,994</b>
Baths:	<b>2 (1 1)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,966</b>	Lot Dim:	<b>100' x 200'</b>
Tot Fin SF:	<b>2,230</b>	Year Built:	<b>1926</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,349</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2018/2019</b>
Land Assess:	<b>36,100</b>	DOM:	<b>1</b>
Improvements:	<b>100,700</b>	HOA \$:	<b>/</b>
Total Assess:	<b>136,800</b>		

Directions: **From downtown head east on E. Market Street 1.2 miles to left on Jackson Street to an immediate right onto E. High Street. Home on left.**

Legal: **PORT FULTON SUBD LOTS 91-92**

Tot Deductions:	<b>\$75,275</b>	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	\$30,275	Homestead Standard	\$45,000

### Remarks

**Turn of the Century Home & Contents Auction - Saturday, September 14, 2019 @ 9AM (Real Estate Sells @ 11AM). Selling live onsite a spacious cape cod style two-story home with gambrel roof, finished third floor attic, full basement, and detached garage on one half-acre lot with wrought iron fencing. This home sits at the end of a dead-end street amongst mature trees providing shade and character to this unique property. Excellent opportunity for a homeowner looking to restore this stately home to its original glory. Located just one block from the river and minutes to downtown Jeffersonville. Measurements per courthouse records - agents estimates less. 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 the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN HOUSE Wednesday, September 4, 4-6 PM, Friday, September 13, 2-4 PM or call for an appointment.**

### Amenities

Type:	<b>2 Story</b>	Foundation:	<b>Poured Concrete</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Frame On-Site</b>	Basement Type:	<b>Full, Unfinished</b>
Outbuildings:	<b>Garage</b>	Laundry:	<b>Yes</b>
# Fireplaces:	<b>1</b>	Laundry Location:	<b>Basement</b>
Appliances:	<b>Range / Oven, Refrigerator</b>	Laundry Type:	<b>Other</b>
Lot Description:	<b>Dead End Street, Wooded Lot</b>	Road Frontage:	<b>100'</b>
Exterior Type:	<b>Wood</b>		
Exterior Feat:	<b>Covered Patio, Deck</b>		
Interior Feat:	<b>Ceiling Fan(s), Eat-in Kitchen, Finishable Attic, Formal Dining Rm</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,966.0</b>	Nonconform Finished:	<b>264.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>2,230</b>
Below Grade Unfinish:	<b>1,046.0</b>		

### Room Sizes & Levels

Total Rooms: **9** Garage: **Y** Garage Size: **24 x 20** Garage Type: **Detached** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	13 x 24	1st Floor	Wood	
Dining Room	12 x 14	1st Floor	Wood	Bay Window
Kitchen	12 x 13	1st Floor	Tile	
Office	10 x 14	1st Floor	Wood	
Bathroom Half	2.6 x 5	1st Floor	Tile	
Bedroom	13 x 12	2nd Floor	Wood	
Office	11 x 10	2nd Floor	Wood	Off Master Bedroom
Bedroom	12.6 x 11.6	2nd Floor	Wood	
Bedroom	10.6 x 11.6	2nd Floor	Wood	
Bathroom Full	8 x 5	2nd Floor	Tile	
Other	11 x 24	3rd Floor	Wood	

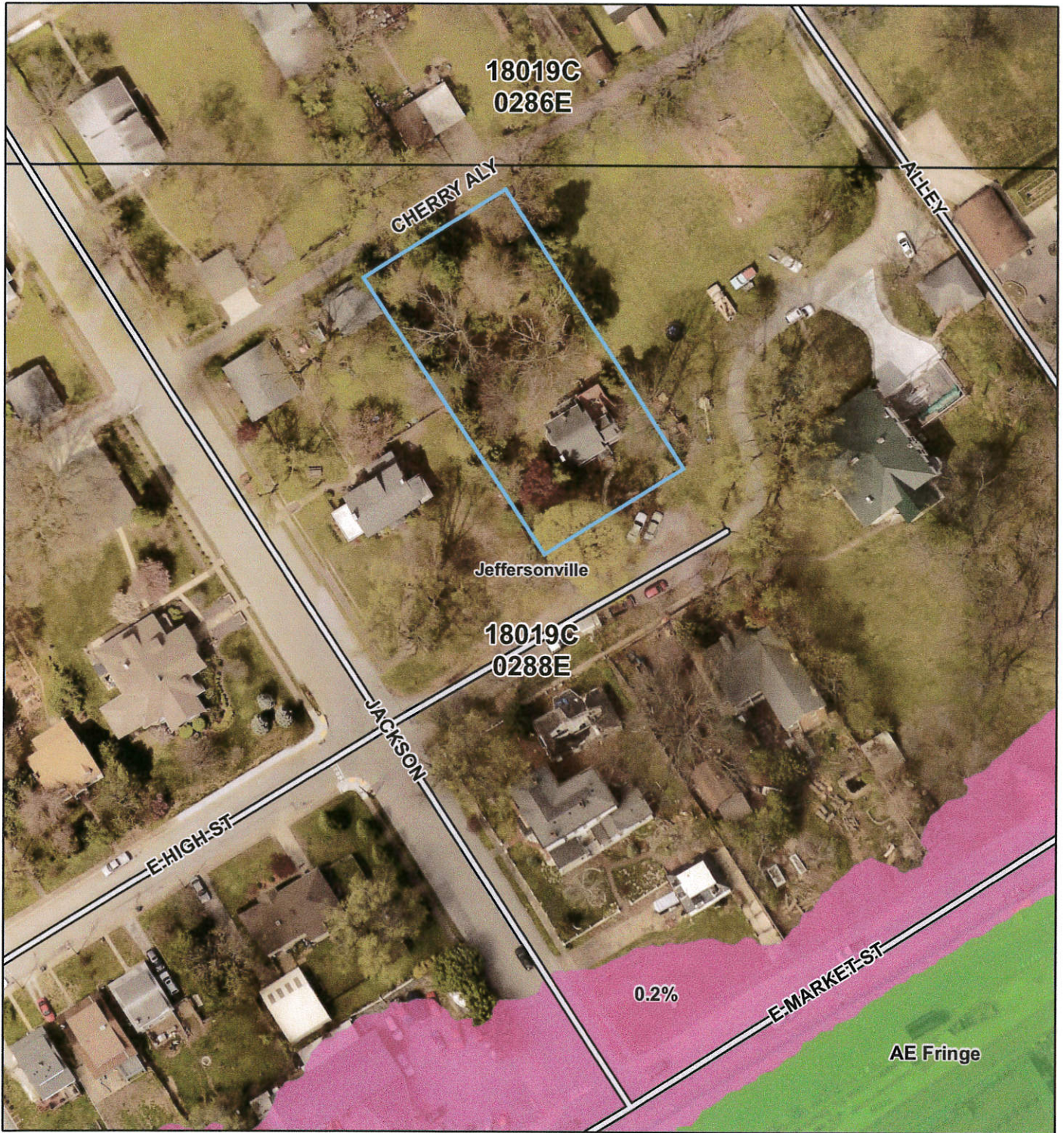
### Utilities

Water Heater:	<b>Natural Gas</b>	Heat Type:	<b>Hot Water</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Window A/C Unit(s)</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

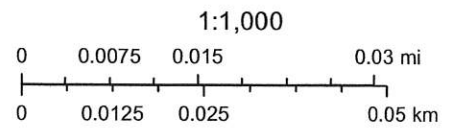
### General Information

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

# 210 East High Street, Jeffersonville, Indiana 47130



- Flood Map Index
  - AE Fringe
  - AE Floodway
  - Reduced Risk Due to Levee
- Floodplains**
- 0.2% Annual Chance Flood Hazard
- Flood Zone and Subtype**
- A



**10-20-00-201-308.000-010**  
**General Information**  
 Parcel Number  
 10-20-00-201-308.000-010  
 Local Parcel Number  
 20-00072-022-0  
 Tax ID:

**Routing Number**  
 028.000

**Property Class 510**  
 1 Family Dwell - Platted Lot

**Year: 2019**

**Location Information**

**County**  
 Clark  
**Township**  
 JEFFERSONVILLE TOWNSHIP  
**District 010 (Local 019)**  
 JEFFERSONVILLE CITY-IFW  
**School Corp 1010**  
 GREATER CLARK COUNTY  
**Neighborhood 10045114**  
 10 RES AREA 4

**Section/Plat**

**Location Address (1)**  
 210 HIGH STREET, EAST  
 JEFFERSONVILLE, IN

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
 N/A

**Characteristics**

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

Tuesday, July 9, 2019  
**Review Group**

**CARDUCCI BERNARDO**  
**Ownership**  
 CARDUCCI BERNARDO  
 210 E HIGH ST  
 JEFFERSONVILLE, IN 47130

**Legal**

PORT FULTON SUBD LOTS 91-92



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

2019	2019	2019	2018	2017	2016	2015
Assessment Year	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	GenReval
As Of Date	As Of Date	03/31/2019	04/27/2018	04/13/2017	05/12/2016	05/26/2015
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$36,100	Land	\$36,100	\$36,100	\$36,100	\$36,100	\$36,100
\$36,100	Land Res (1)	\$36,100	\$36,100	\$36,100	\$36,100	\$36,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$100,700	Improvement	\$100,700	\$95,400	\$95,800	\$87,700	\$90,900
\$100,700	Imp Res (1)	\$100,700	\$95,400	\$95,800	\$87,700	\$90,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$136,800	Total	\$136,800	\$131,500	\$131,900	\$123,800	\$127,000
\$136,800	Total Res (1)	\$136,800	\$131,500	\$131,900	\$123,800	\$127,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', Cl 100' Base Lot: Res 50' X 175', Cl 0' X 0')

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Elig %	Market Factor	Value
F	F		0	50x200	1.03	\$350	\$361	\$18,050	0%	100%	1.0000	\$18,050
F	F		0	50x200	1.03	\$350	\$361	\$18,050	0%	100%	1.0000	\$18,050

**210 HIGH STREET, EAST**  
**510, 1 Family Dwell - Platted Lot**

**Transfer of Ownership**

**Date**  
 01/01/1900  
**Owner**  
 CARDUCCI BERNAR  
**Doc ID**  
 WD  
**Code**  
 /  
**Book/Page**  
 /  
**Adj Sale Price**  
 \$0  
**VI**  
 I

**10 RES AREA 4/10045114**

**Notes**

9/23/2015 GENERAL : REASSESSMENT-  
 CHANGE COND TO POOR ON DETACHED M/CM  
 2/16/2012 GENERAL : REASSESSMENT -- (FK-  
 LG) -- CHANGED HOME GRADE, REMOVED  
 USHD, ADDED WDDK, CHANGED HOME MASON  
 12/2/2004 : F-133 (02-03) CORRECTED  
 NEIGHBORHOOD NUMBER TO CORRECT  
 NUMBER 9850140, HD 12-01-04  
 7/28/2003 : HL 9/1/01 EM GATE LOCKED LEFT  
 DH ON GATE  
 5/3/2002 : NEED DATE COLLECTED FOR  
 GARAGE AND STORAGE SHED 9/19  
 F133(95-96)CHANGED LAND RATE

**Land Computations**

Calculated Acreage 0.46  
 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 0.00  
 Total Acres Farmland 0.00  
 Farmland Value \$0  
 Measured Acreage 0.00  
 Avg Farmland Value/Acre 0.0  
 Value of Farmland \$0  
 Classified Total \$0  
 Farm / Classified Value \$0  
 Homesite(s) Value \$0  
 91/92 Value \$0  
 Supp. Page Land Value \$36,100  
 CAP 1 Value \$0  
 CAP 2 Value \$0  
 CAP 3 Value \$0  
**Total Value \$36,100**

Data Source N/A Collector

Appraiser





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: 210 E. High Street, 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. 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)

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.)

210 E. High Street, Jeffersonville, IN 47130

(Property Address)



