

# BID PACKET

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Harold Harr Estate

# PANORAMIC CITY VIEW HOME ONLINE AUCTION



**2030 SPICKERT KNOB ROAD  
FLOYDS KNOBS, IN 47119**



ONLINE BIDDING ENDS

**WEDNESDAY, SEPTEMBER 16 @ 2PM**

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**Bidding Ends Wednesday, September 16, 2020**

**2030 Spickert Knob Road, Floyds Knobs, IN 47119**

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

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

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

**BUYER'S PREMIUM** - A 10% buyer's premium will be added to the hammer bid price to determine the final purchase price. 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, check or wired funds are due within 24 hours following the auction with the signing of a legally binding purchase agreement. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email or fax to the Harritt Group within 24 hours of the auction.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days on or before October 26, 2020. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**INSPECTION** - Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All measurements per courthouse.

**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. Buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not in a flood zone.*

**EVIDENCE OF TITLE** - Seller will provide 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. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

**\*\*UPDATED\*\* DRIVEWAY, FENCE, AND SEPTIC LATERAL EASEMENT** - An easement will be granted for the portion of the south side of the concrete drive, privacy fence, and the rear septic lateral lines, that currently encroach on the adjoining property.

**\*\*UPDATED\*\* SURVEY** - Property is being sold as a 1.563-acre tract per deed. Larger survey on file dated 9/22/09. Additional detailed survey attached (Certified 8/7/2012) for the 1.563-acre tract showing home placement.

**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.* Buyer may apply for current-year exemptions/credits at or after closing if applicable.

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

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

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

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

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

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

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

**PRE-AUCTION SALES** No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, September 9 through Wednesday, September 16,*

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

**SELLER** Harold Harr Estate

## Client Detail

### 2030 Spickert Knob Road, Floyds Knobs, IN 47119

**\$0**

Listing #: **2020010286**    Total Finished Sqft: **4,785**    Above Grade Finished SqFt: **3,668**    Active (08/28/20)



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>Lafayette</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>220401600097000006</b>
Beds:	<b>4</b>	Lot Sz:	<b>1.56 / 67,954</b>
Baths:	<b>5 (3 2)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>3,668</b>	Lot Dim:	
Tot Fin SF:	<b>4,785</b>	Year Built:	<b>1983</b>
New Const:	<b>No</b>	Annual Tax:	<b>4,335</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2019/2020</b>
Land Assess:	<b>51,500</b>	DOM:	<b>17</b>
Improvements:	<b>453,100</b>	HOA \$:	<b>/</b>
Total Assess:	<b>504,600</b>		
Directions:	<b>Paoli Pike or Hwy. 150 to Scottsville Road. 3/4 mile to right on St.Mary's Road. 1/10 mile to right on Spickert Knob Road. 1 mile to home on left at the intersection of Spickert Knob and South Skyline Drive.</b>		

Legal: **PRT. NW 1/4 SE 1/4 16-2-6 1.563 AC**

Tot Deductions:	<b>\$205,045</b>	Deduction Type	Comment
		Supplemental Homestd	\$157,045
		Mortgage	\$3,000

#### Remarks

**Panoramic City View Home Online Auction - Bidding Ends Wednesday, September 16 @ 2 PM. Setting at a 920-foot elevation, this spacious 4-bedroom brick two-story home with limestone coin corners on 1.56- acre lot overlooks a breathtaking view of Louisville and the Ohio River Valley skyline. A custom renovation completed in 2006, refurbished the original structure into this 3688 square foot home with extras including kitchen with butler's pantry, back staircase, board & batten wall trim, trayed ceilings, leaded glass french doors, coffered ceiling in den, first-floor laundry mudroom, 2nd-floor viewing balcony, and 3rd floor finished loft overlooking a grand three-story foyer. The home is equipped with two electric HVAC systems, two 200 Amp electric panels, and a Generac LP gas generator. The site has frontage on both sides of the road. Square footage, acreage and year built (1983) per courthouse records. Survey dated 2012 available in Bid Packet. Easement will be granted for current encroachments on adjoining property. BUYERS PREMIUM 10% Buyers Premium added to hammer bid price to determine final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment in form of cash, check or wired funds due within 24 hours following auction, balance due 40 days. Taxes prorated to day of closing. Possession at closing. Selling as-is without contingencies, inspections welcomed prior to auction. OPEN Tuesday 9/15, 5-7 PM.**

#### Amenities

Type:	<b>2 Story</b>	Foundation:	<b>Crawl Space, Poured Concrete, Slab</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Crawl Space, Finished, Partial, Walkout</b>
Outbuildings:	<b>Shed</b>	Laundry:	<b>Yes</b>
Roof Type:	<b>Shingle</b>	Laundry Type:	<b>Laundry Room</b>
Appliances:	<b>Dishwasher, Disposal, Garage Door Opener, Generator, Microwave, Oven Self Clean, Range / Oven, Refrigerator</b>		
Lot Description:	<b>City Lights View, Hill/Knobs View, Panoramic View</b>		
Exterior Type:	<b>Brick Over Frame</b>		
Exterior Feat:	<b>Balcony, Deck, Solid Surface Drive, Stone, Thermopane windows</b>		
Interior Feat:	<b>1st Floor Utility, Bath Master, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Formal Dining Rm, Foyer, Jetted Tub, Loft, Pantry, Rec Room, Separate Shower(s), Utility/Mud Room, Walk-in Closet(s), Wet Bar</b>		
Road Type:	<b>Paved</b>		

#### Measurements

Above Grade Finished:	<b>3,668.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>1,117.0</b>	TFLS:	<b>4,785</b>
Below Grade Unfinish:	<b>59.0</b>		

#### Room Sizes & Levels

Total Rooms: **12**    Garage: **Y**    Garage Size: **22 x 20**    Garage Type: **Attached, Front Entry**    Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	27 x 13	1st Floor	Wood	
Living Room	20 x 13	1st Floor	Laminate	
Dining Room	20 x 13	1st Floor	Laminate	
Office	14 x 13	1st Floor	Wood	Den
Bathroom Half	7.6 x 4	1st Floor	Tile	
Other	10 x 7	1st Floor	Wood	Butler's Pantry

MainBedroom	17 x 13	2nd Floor	Laminate	
Bathroom Full	19 x 7	2nd Floor	Tile	Main Bedroom
Bedroom	20 x 13.6	2nd Floor	Laminate	
Bathroom Full	11 x 5.6	2nd Floor	Tile	
Bedroom	17 x 13	2nd Floor	Laminate	
Bathroom Full	9 x 7.6	2nd Floor	Tile	Hall & Bedroom Access
Bedroom	17.6 x 12.6	2nd Floor	Laminate	
Family Room	36.6 x 12.6	LL/Basement	Tile	
Other	18 x 13	LL/Basement	Tile	Game/Rec Room
Bathroom Half	5 x 5	LL/Basement	Tile	Separate Shower
Other	12.6 x 7	3rd Floor	Carpet	Finished Loft

### Utilities

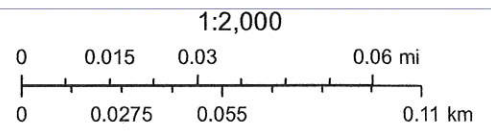
Water Heater:	<b>Electric</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:		Fuel Type:	<b>Electric</b>
Sewer Type:	<b>Septic Onsite</b>		

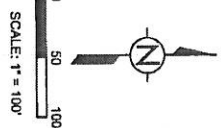
### General Information

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

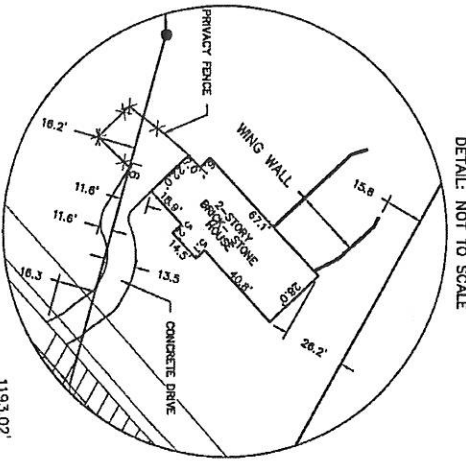
All information deemed reliable but not guaranteed.

# 2030 Spickert Knob Road, Floyds Knobs, IN





- LEGEND**
- #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & ASSOC #0049 SET
  - ⊙ #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & ASSOC #0049 FOUND
  - 2" MAGNETIC NAIL WITH 1" DIA BRASS TAG STAMPED PRIMAVERA #0049 FOUND
  - △ CALCULATED CORNER
  - FENCE
  - MEASURED DISTANCE
  - RECORD DISTANCE



**SURVEYOR'S REPORT**

(THIS REPORT IS MADE IN COMPLIANCE WITH INDIAN ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, RULE 12)

REFERENCE PROJECT 08-11652A HAROLD HARR  
PREPARED 08/07/2012

The report descriptions used in this survey were obtained from the Office of the Recorder of Floyd County, Indiana. Additional survey data was taken from a previous survey by Paul Primavera & Associates, Job No. 02-087, 09-11652, 12-12104 and 12-12105. Said previous survey Job No. 02-087 establishing the bearing of the South line of the Northwest quarter of the Southeast quarter to be South 89° 07' 18" West.

The purpose of the subject survey is to retrace the record descriptions of these properties conveyed to Harold Harr in instrument #200906730 and instrument #201100099. No new legal descriptions were prepared for the subject tracts.

The subject tracts lie in the Southeast quarter of Section #16, Township 2 South, Range 6 East, Lafayette Township, Floyd County, Indiana.

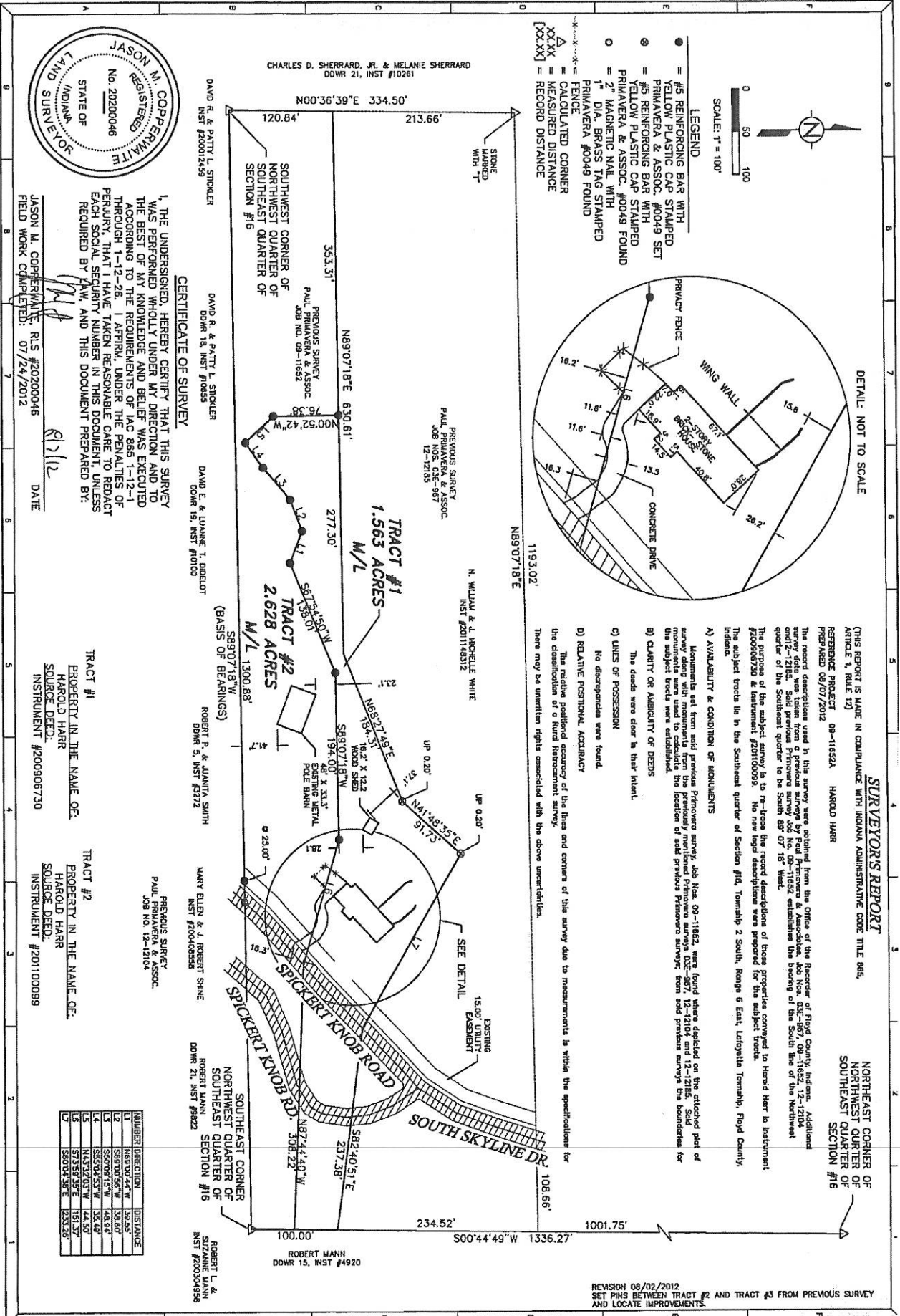
A) AVAILABILITY & CONDITION OF MONUMENTS  
Monuments set from said previous Primavera survey, Job No. 02-087, were found where depicted on the attached plat of survey along with monuments from the previously mentioned Primavera surveys 02-087, 12-12104 and 12-12105. Said monuments were used to establish the location of said previous Primavera surveys from said previous surveys the descriptions for the subject tracts were established.

B) CLARITY OR AMBIGUITY OF DEEDS  
The deeds were clear in their intent.

C) LINES OF POSSESSION  
No discrepancies were found.

D) RELATIVE POSITIONAL ACCURACY  
The relative positional accuracy of the lines and corners of this survey due to measurements is within the specifications for the classification of a Rural Reassessment survey.

There may be unwritten rights associated with the above uncertainties.



**CERTIFICATE OF SURVEY**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865-1-12-1 THROUGH 1-12-26 I AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

DATE: 07/24/2012

DAVID R. & PATTY L. STICKLER  
DWR 18, INST #10053

DAVID E. & LYANNE T. BODLOTT  
DWR 19, INST #10100

ROBERT P. & JUANITA SMITH  
DWR 5, INST #3712

MARY ELLEN & J. ROBERT SHINE  
DWR 21, INST #9322

ROBERT L. & SZYANNE MANN  
DWR 15, INST #4920

TRACT #1  
PROPERTY IN THE NAME OF:  
HAROLD HARR  
SOURCE DEED:  
INSTRUMENT #200906730

TRACT #2  
PROPERTY IN THE NAME OF:  
HAROLD HARR  
SOURCE DEED:  
INSTRUMENT #201100099

NUMBER	DIRECTION	DISTANCE
1	N89°07'18\"/>	

Date: 08/22/09  
Drafted By: CSG  
Checked By: JAC  
Director: T. V. COON (11652A)  
File: 11652.dwg  
Job No.: 08-11652A  
Drawing No.: 1 OF 1

301 E. CHESTNUT ST.  
P.O. BOX 123  
CORYDON, IN 47112  
TEL: (812) 738-4124  
FAX: (812) 738-6740

**PAUL PRIMAVERA & ASSOCIATES**  
ENGINEERS & LAND SURVEYORS

**PLAT OF SURVEY**  
HAROLD HARR  
PART OF THE SE1/4 SEC 16  
T2S, R6E, LAFAYETTE TWP  
FLOYD COUNTY, INDIANA

Revision	Date	By
4:		
3:		
2:		
1:	08/07/12	CTE



SCALE: 1" = 100'

Transaction # 3716  
 01/08/2010 12:55:19PM  
 201009208 Page:2

- LEGEND**
- #5 REINFORCING BAR WITH YELLOW PLASTIC CAP STAMPED PRIMAVERA & ASSOC. #0049 SET
  - MAGNETIC NAIL FOUND
  - ▼ STEEL PIN FOUND
  - ◆ AXLE FOUND
  - STONE FOUND
  - △ CALCULATED CORNER
  - XXX = MEASURED DISTANCE
  - [XXXX] = RECORD DISTANCE

**SURVEYOR'S REPORT**  
 (THIS REPORT IS MADE IN COMPLIANCE WITH INDIANA ADMINISTRATIVE CODE TITLE 865, ARTICLE 1, RULE 12)  
 REFERENCE PROJECT: 09-11552 HAROLD HARR  
 PREPARED: 09/14/2009

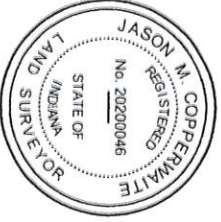
The record descriptions used in this survey were obtained from the Office of the Recorder of Floyd County, Indiana. The record descriptions used in this survey were obtained from the Office of the Recorder of Floyd County, Indiana. The record descriptions used in this survey were obtained from the Office of the Recorder of Floyd County, Indiana. The record descriptions used in this survey were obtained from the Office of the Recorder of Floyd County, Indiana.

A) AVAILABILITY & CONDITION OF MONUMENTS  
 Monuments from said previous Primavera survey, Job No. 02E-957, were found where depicted on the attached plat of survey, along with monuments from the previously mentioned Moffett survey, Job No. 20113. Said monuments were used to calculate the location of said previous surveys and from said previous surveys, the boundaries for the subject tracts were established.

B) CLARITY OR AMBIGUITY OF DEEDS  
 The deeds were clear in their intent.

C) LINES OF POSSESSION  
 No discrepancies were found.

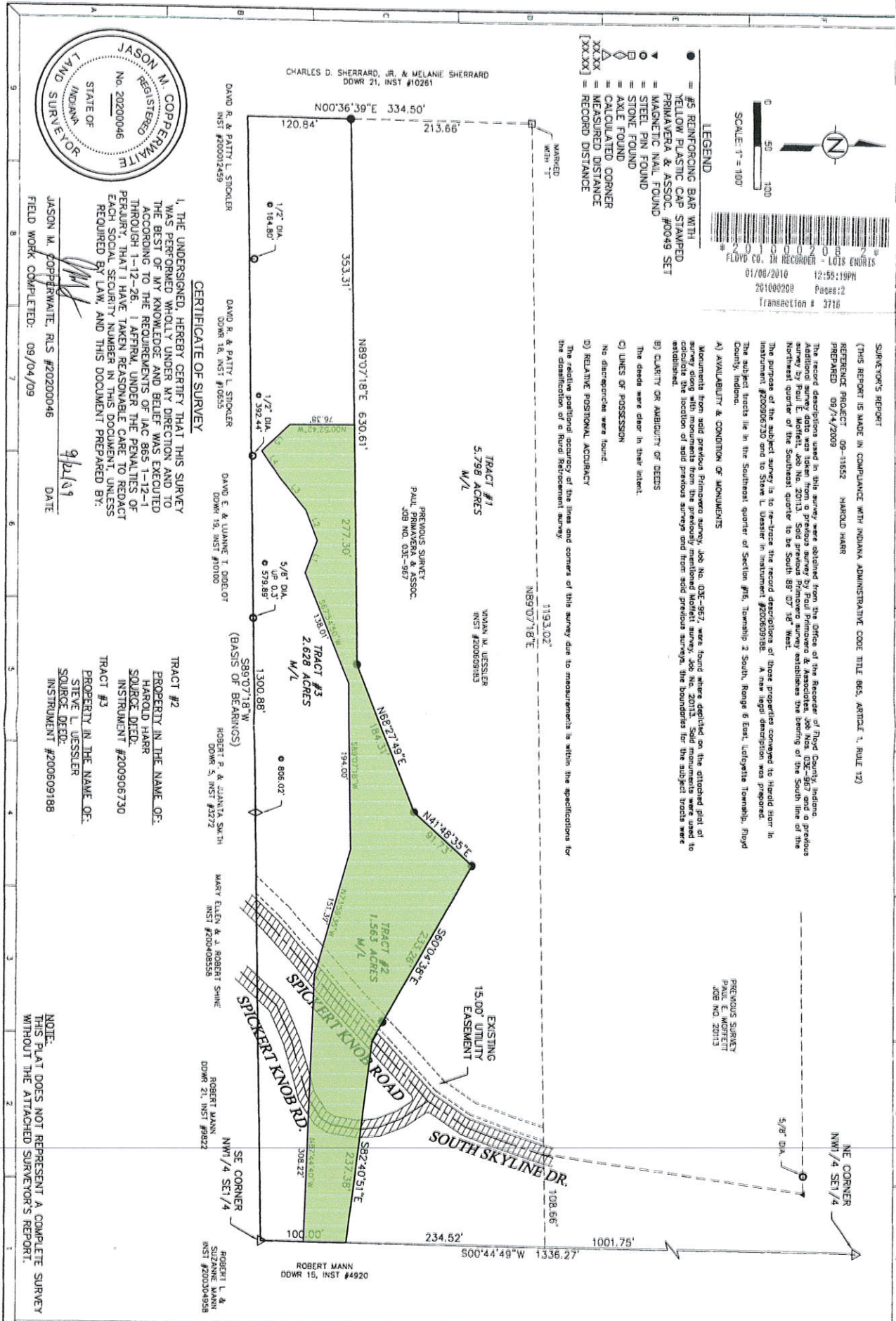
D) RELATIVE POSITIONAL ACCURACY  
 The relative positional accuracy of the lines and corners of this survey due to measurements is within the specifications for the classification of a Rural Reimbursement survey.



**CERTIFICATE OF SURVEY**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865-12-1 THROUGH 1-12-26. I AFFIRM UNDER THE PENALTIES OF PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDUCT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

JASON M. POPPERWATE, RLS #202000046  
 FIELD WORK COMPLETED: 09/04/09  
 DATE: 9/21/09



**NOTE:**  
 THIS PLAT DOES NOT REPRESENT A COMPLETE SURVEY WITHOUT THE ATTACHED SURVEYOR'S REPORT.

Drawing No. 1 OF 1

301 E. CHESTNUT ST.  
 P.O. BOX 123  
 CORYDON, IN 47112  
 TEL: (812) 738-4124  
 FAX: (812) 738-6740

**PAUL PRIMAVERA & ASSOCIATES**  
 ENGINEERS & LAND SURVEYORS

**PLAT OF SURVEY**  
 HAROLD HARR  
 PART OF THE SE1/4 SEC 16  
 T2S, R6E, LAFAYETTE TWP  
 FLOYD COUNTY, INDIANA

Revision	Date	By
4:		
3:		
2:		
1:		

22-04-01-600-097.000-006

General Information

Parcel Number 22-04-01-600-097.000-006
Local Parcel Number 0042210095

Tax ID:

Routing Number 04-01-600-050

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

Year: 2019

Location Information

County Floyd
Township LAFAYETTE TOWNSHIP
District 006 (Local 006)
LAFAYETTE TOWNSHIP
School Corp 2400
NEW ALBANY-FLOYD COUNTY C
Neighborhood 4000200-006
LAFAYETTE HOMESITE "B"
Section/Plot

Location Address (1)
2030 SPICKERT KNOB RD
FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model
4000200-006 - Residential

Characteristics

Topography Level
Public Utilities Electricity
Streets or Roads
Neighborhood Life Cycle Stage
Static Printed

Monday, October 7, 2019
Review Group 2017

Harr, Harold W

Ownership

Harr, Harold W
P O Box 260453
TAMPA, FL 33685

Legal

PRT. NW 1/4 SE 1/4 16-2-6 1.563 AC

2030 SPICKERT KNOB RD

Transfer of Ownership

Date 06/09/2009
Owner Harr, Harold W
Doc ID Code 200906730
Book/Page 200609185
Adj Sale Price \$500,000
WD /
WD /
WD /

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

LAFAYETTE HOMESITE "B"

Notes

4/19/2017 16UP: FILED ON FORM 11 ADJUSTED USING COMPS TO BRING IN LINE. SB
1/4/2017 18Q3: NO CHANGE.
9/10/2012 05NC: UPDATE FOR 3/1/2005 ADDITION 70% COMP RECHECK 2006 DB 3/17/2005

9/10/2012 06NC: UPDATE FOR 3/1/2006 ADDN 100% COMPLETE FOR 3-1-2006 PBB 3-21-200

9/10/2012 07MI: MISC UPDATE LAND PRICING CORRECTED FROM AG TO EX RES DUE TO SPLITS 10-16-2007

9/10/2012 07SP: SPLIT FOR 3/1/07 1.563 AC TO 22-04-01-600-097.000-006 07-21-06 0042210095
5.798 AC TO 22-04-01-600-096.000-006 07-21-06 0042210094

9/10/2012 UPDA: UPDATE MOVED HOUSE FROM 22-04-01-600-034.000-006 TO 22-04-01-600-097.000-006 PER TP 5/29/2009 CL

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Includes values for 2019 and 2018.

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

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Elig % Factor, Value. Includes rows for 91 A GLD2.

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel/Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm/Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Estimated Collector 01/04/2017 BF Appraiser 01/04/2017 BF

**General Information**

Occupancy Single-Family  
 Description Single-Family R 01  
 Story Height 2  
 Style 30 2 Story or Higher  
 Finished Area 4785 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  
 Wood Shingle  
 Asphalt  
 Slate  
 Tile  
 Other

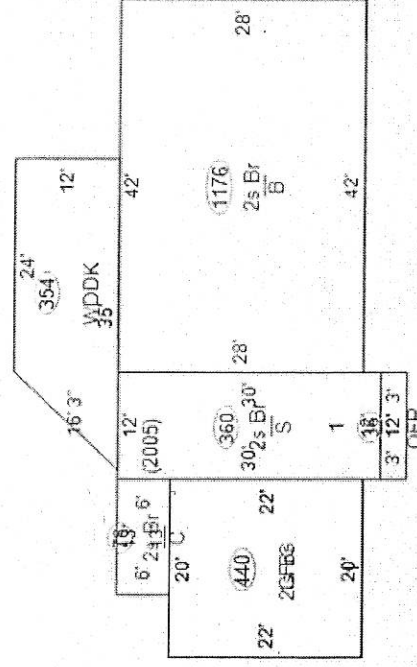
**Exterior Features**  
 Description  
 Porch, Open Frame Area 36 Value \$2,500  
 Wood Deck Area 354 Value \$5,000

**Plumbing**

# TF  
 Full Bath 3 9  
 Half Bath 2 4  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 1 1  
 Total 8 16

**Accommodations**  
 Bedrooms 4  
 Living Rooms 0  
 Dining Rooms 0  
 Family Rooms 0  
 Total Rooms 9

**Heat Type**  
 Central Warm Air



Floor	Constr	Base	Finish	Value	Totals
1	7	2054	2054	\$128,800	
2	7	1614	1614	\$60,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1176	1117	\$56,000	
Crawl		78	0	\$2,500	
Slab		360	0	\$0	
				<b>Total Base</b>	\$247,700
				<b>1 Row Type Adj. x 1.00</b>	\$247,700

**Adjustments**

Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$7,700
No Heating (-)				\$0
A/C (+)				\$6,600
No Elec (-)				\$0
Plumbing (+/-)				\$8,800
Spec Plumb (+)				\$0
Elevator (+)				\$0
<b>Sub-Total, One Unit</b>				\$270,800
<b>Sub-Total, 1 Units</b>				\$270,800
Exterior Features (+)				\$7,500
Garages (+) 440 sqft				\$12,800
Quality and Design Factor (Grade)				1.40
Location Multiplier				0.91
<b>Replacement Cost</b>				\$370,861

**Summary of Improvements**

Description	Year Built	Eff Age	Eff Co	Base Rate	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mirkt	Improv Value
1: Single-Family R 01	1983	36	G	\$46.59	\$46.59	0.91	4,844 sqft	20%	\$296,690	6%	100%	1.0000	\$446,200
2: Detached Garage R 01	1980	39	A	\$46.59	\$46.59	0.91	12'x16'	34%	\$4,300	0%	100%	1.0000	\$6,900

# FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road  
New Albany, Indiana 47150-4607  
website [www.floydcountyhealthdept-in.com](http://www.floydcountyhealthdept-in.com)

Telephone (812) 948-4726  
Fax (812) 948-2208

## CONSTRUCTION PERMIT FOR PRIVATE SEWAGE DISPOSAL SYSTEM APPROVAL

PERMIT NO: 04 - 512 Date Issued: MAY 3, 2004

INSTALLER: ?  
(THE INSTALLER MUST BE LICENSED BY THE FLOYD COUNTY HEALTH DEPARTMENT)

OWNER: STEVE UESSELER

TYPE OF SYSTEM TO BE INSTALLED: FLOOD DOSE

DESCRIPTION OF SYSTEM:  
SEPTIC TANK 1250 GAL. PUMP TANK 1500 GAL. PUMP SIZE SIPHON  
MODEL 313. BED DEPTH 11". BED WIDTH 36". LATERAL LINES 400'.  
AMOUNT FILL 17". TYPE OF PIPE ASTM 2729.

#03E-967

ADDRESS:

2030 SPICKERT KNOB FLOYD KNOBS, IN  
(LOT #, HOUSE #) (SUBDIVISION or Road)

FLOYD CO., INDIANA  
(TOWNSHIP)

**This permit is subject to:**

- Final inspection
- 48 hour notification prior to final inspection

**This permit is void if:**

- system installed in wet conditions
- any changes are made without prior approval of FCHD
- system not installed within 36 months

**This permit is non-transferable**

*Ernest Bickers M.D.*

Floyd County Health Officer

FLOYD COUNTY HEALTH DEPARTMENT  
1917 BONO ROAD NEW ALBANY, IN 47150 (812) 948-4726  
APPLICATION FOR ON-SITE WASTEWATER DISPOSAL SYSTEM

SITE SURVEY# 40387

PERMIT # 04-512

DATE: 4-22-04 PROPOSED AGENT/INSTALLER: FBA Teeter

APPLICANT/OWNER: Steve Uessler HOME PHONE: 945-0852

MAILING ADDRESS: 5743 Blunk Knob Rd ALT. PHONE: 502 727-3831

CITY/TOWN: ~~Elizabeth~~ STATE: IN ZIP: 47117

Elizabeth

PROPOSED PROPERTY LOCATION AND DESCRIPTION:

THE PURPOSE OF THE DWELLING IS (CIRCLE ONE)

RESIDENTIAL DUPLEX COMMERCIAL

Parcel ID # \_\_\_\_\_

ADDRESS: 2030 Spicket Knob CITY: Floyd Knobs ZIP: 47119

ACREAGE: 10 ACRES SUBDIVISION: \_\_\_\_\_ LOT#: \_\_\_\_\_

WATER SOURCE: PBL # OF BEDROOMS: 3 SOIL RATING: \_\_\_\_\_

# OF JETTED BATH TUBS (125 GAL. & OVER) 1 DESIGN DAILY FLOW: 450

ARE WELL OR CISTERNS LOCATED ON PROPERTY? Yes

PLUMBING OUTLET LOCATION: MAIN FLOOR / BASEMENT

The undersigned applicant acknowledges and understands that the Floyd County Health Department may, at my request, propose a design for a septic system based upon state and local statutes, ordinances, rules and regulations; this applicant acknowledges that, due to the variations in soil types, terrain, and other factors, it is not possible for the Department to propose a design for a system that will be "failure proof"; that the action by the Department in proposing a design at my request is not, and shall not be considered by the undersigned, as a guarantee that the system so designed and installed will perform as required by applicable state and local statute, rules, and regulations; that the undersigned accepts the responsibility and liability for the failure of the system installed pursuant to this permit and will indemnify and hold harmless the Department for any such failure; and, the applicant understands that due to conditions known or believed to pertain to the site of installation of the septic system, the Department may decline to propose a system design and require that the proposed system be designed by a Registered Professional Engineer\*.

The undersigned further acknowledges an understanding of all requirements and procedures for obtaining this permit as defined and set forth in the (FCHD form) Requirements and Procedures; does covenant and agree to conform to and abide by the same; and, does hereby expressly release the Department from any liability, cost, expense, charge, or damage to person or property, resulting from the failure of the septic system installed pursuant to this permit.

Signature: Steve Uessler Date: 4-22-04

\* Certified Soil Scientist and Registered Professional Engineers are NOT employees of the Floyd County Health Department and are NOT septic installers. These professionals are privately employed by the Homeowner/Builder at their own cost.

Site survey application fee: \$25.00. This fee is to cover administrative cost and is not refundable.

Parcel: 22-04-01-600-034,000-006  
Lafayette Twp. 16-2-6

THE FOLLOWING SECTION TO BE COMPLETED BY HEALTH DEPARTMENT

PERIMETER DRAIN: \_\_\_ { }X{ }X{ }ROCK

SYSTEM TYPE Flood Box

# OF DISTRIBUTION BOXES: 1

LIQUID CAPACITY OF SEPTIC TANK(S): 1250 gal.

LIQUID CAPACITY OF PUMP TANK: 1500 gal. PUMP SIZE: SIPHON MODEL 313

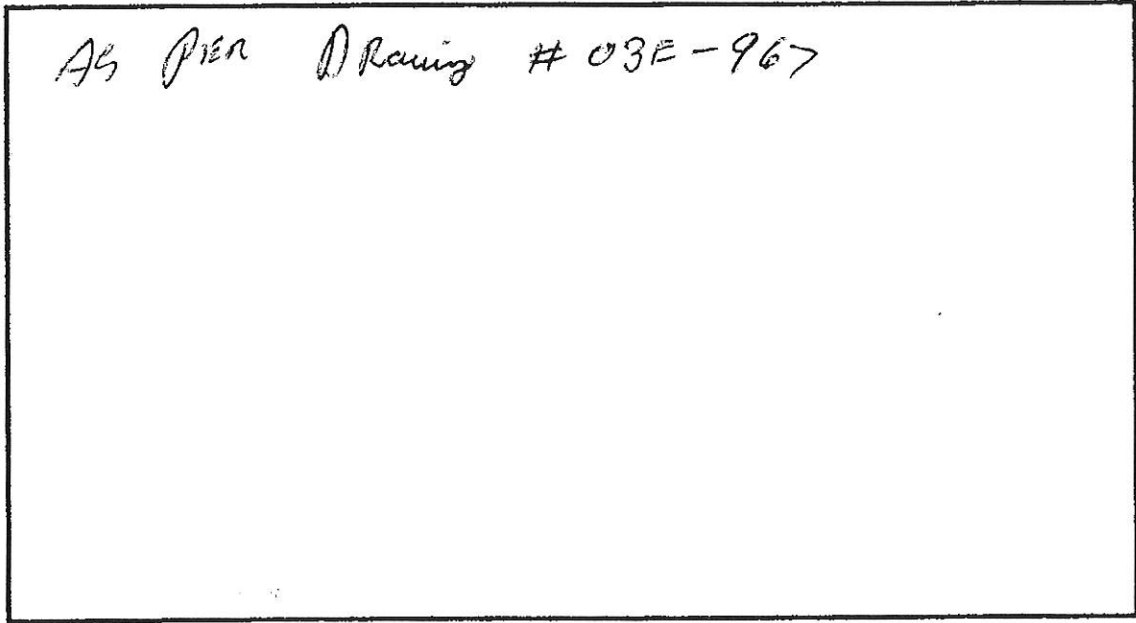
TRENCH/BED DEPTH: 11" TRENCH/BED WIDTH: 36" TOTAL LENGTH OF  
OUTLET FILTER TYPE: \_\_\_\_\_ LATERAL: 400'

AMOUNT OF FILL REQUIRED: 17' TYPE OF PIPE: ASTM 2729

ALL TRENCHES MUST BE INSTALLED WITH 12 (6 in. Under pipe) INCHES OF GRAVEL. EQUALING APPROX. 18 TON OF GRAVEL PER 100 FT OF TRENCH!

REMARKS, EXCLUSIONS: \_\_\_\_\_  
\_\_\_\_\_

SYSTEM DIAGRAM



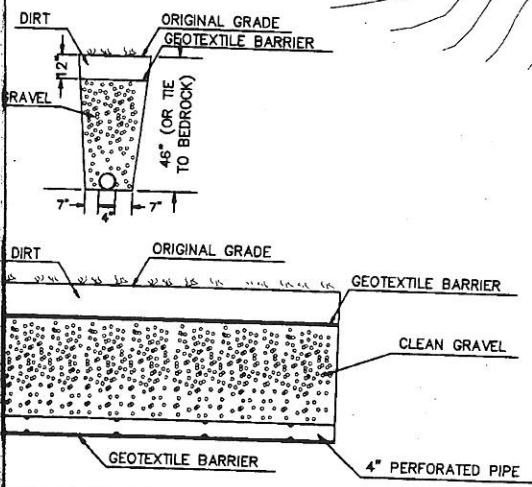
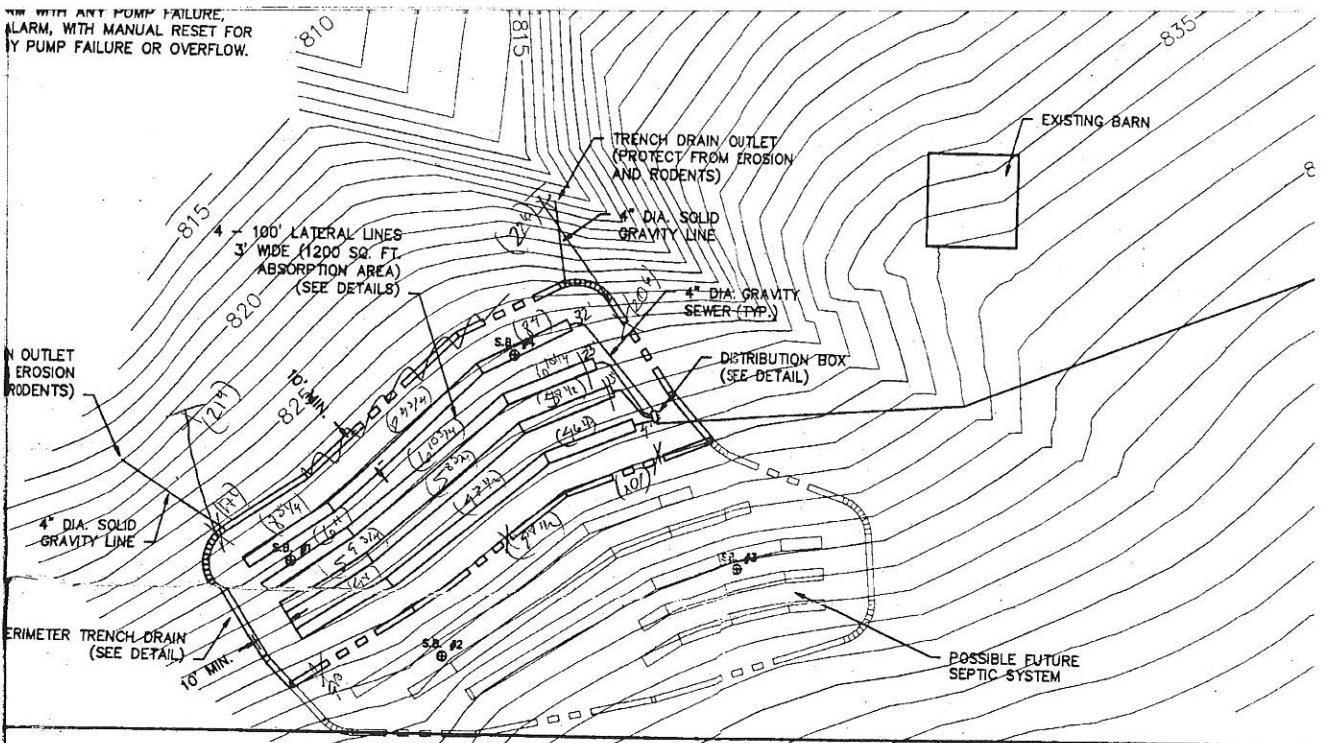
I Serg Felte AM A LICENSED INSTALLER IN FLOYD COUNTY AND AGREE TO INSTALL THIS SYSTEM PER INDIANA CODE AND LOCAL ORDINANCE. LASTLY, I HAVE READ AND UNDERSTOOD THE (FCHD FORM) "REQUIREMENTS AND PROCEDURES FOR OBTAINING AN ON-SITE WASTEWATER DISPOSAL PERMIT IN FLOYD COUNTY" AND I WILL ABIDE BY THEM. I UNDERSTAND THAT DEVIATION FROM ANY OF THE ABOVE CONDITIONS MAY RESULT IN REVOCATION OF THIS PERMIT.

INSTALLER SIGNATURE: Serg Felte DATE: 4-23-04

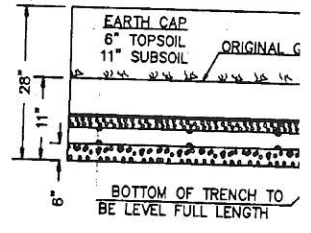
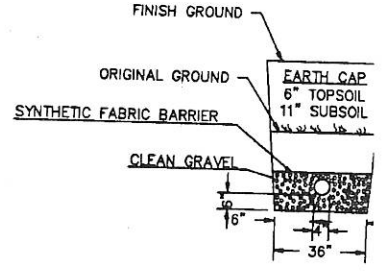
INSTALLER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

EHS: [Signature] SITE SURVEY APPROVED: 4-23-04 DISAPPROVED: \_\_\_\_\_

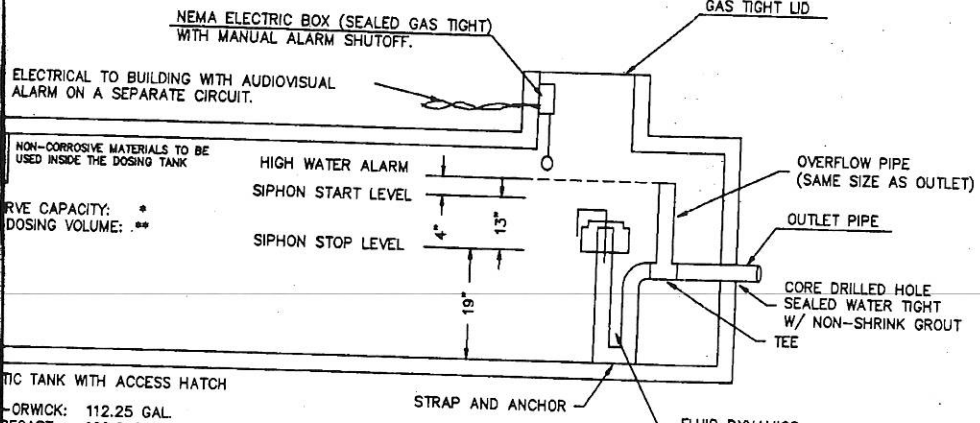
WITH ANY PUMP FAILURE,  
ALARM, WITH MANUAL RESET FOR  
PUMP FAILURE OR OVERFLOW.



**TRENCH DRAIN TYPICAL**  
NOT TO SCALE



**LATERAL LINE**



NON-CORROSIVE MATERIALS TO BE  
USED INSIDE THE DOSING TANK

STRAPE CAPACITY: \*

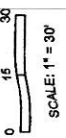
DOSING VOLUME: \*\*

**DOSING TANK DETAIL**  
NOT TO SCALE

100 GAL TANK WITH ACCESS HATCH

—ORWICK: 112.25 GAL.  
RECAST: 169.6 GAL.  
—ORWICK: 583.7 GAL.  
RECAST: 551.2 GAL.

OR ELSE PVC  
1 10' HORIZONTAL  
BE PVC 4" SIM-D  
PRESSION-TYPE JOINTS  
MECHANICAL JOINTS.



ONLY  
4 INCH CELLULAR  
FOAM (PCSSO)  
THROUGH 15-INCH PIPE.

CH PIPE.

