

BID PACKET

Dolores Thomas

CLASSIC BRICK RANCH ONLINE AUCTION



**1712 FLINTLOCK DRIVE
JEFFERSONVILLE, IN 47130**



ONLINE BIDDING ENDS
WEDNESDAY, OCTOBER 28 @ 2PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1712 Flintlock Drive, Jeffersonville, IN

Bidding Ends Wednesday, October 28, 2020

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.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

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 of the contract purchase price in the form of cash, check, or wired funds is 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 December 7, 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. The 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 a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold without a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes and assessments that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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

AUCTION END TIME

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

MAXIMUM BID

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

MALFUNCTION AND LOSS OF SERVICE

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

SOLD WITH SELLER'S RESERVE

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

BROKER PARTICIPATION

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, October 21 through Wednesday, October 28, 2020.*

AGENCY

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

SELLER

Dolores Thomas

John Edwards, Power of Attorney

Client Detail

1712 Flintlock Drive, Jeffersonville, IN 47130

Listing #: **2020011169** Total Finished Sqft: **1,188** Above Grade Finished SqFt: **1,188** Active (10/08/20) **\$0**



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	Yes	School Dst:	Greater Clark
Subdiv Nm:	Clark Del Estates	Parcel#:	102001200226000009
Beds:	3	Lot Sz:	0.19 / 8,276
Baths:	3 (2 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,188	Lot Dim:	70' x 120'
Tot Fin SF:	1,188	Year Built:	1969
New Const:	No	Annual Tax:	1,137
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	19,500	DOM:	0
Improvements:	105,700	HOA \$:	/
Total Assess:	125,200		

Directions: **I-265 to Jeffersonville Port Road Exit #10. Keep right at the fork, follow signs, and merge onto Port Road. South 1.6 miles to right on Middle Road. Continue 1 mile to left on Flintlock Drive. Home on left.**

Legal: **CLARK DELL ESTATES UNIT III LOT 103**

Tot Deductions:	\$84,605	Deduction Type	Comment
		Supplemental Homestd	\$27,125
		Over 65	\$12,480

Remarks

Classic Brick Ranch Online Auction - Bidding Ends Wednesday, October 28, 2020. Circa 1969, mid-century 3 bedroom - 2.5 bath brick ranch with a full basement, an attached carport, and a detached garage located just one mile West of Port Road with easy access to I-265. Ideal for a homeowner or an investor. Additional living space in the lower level includes a partially finished family room and full bath with jetted tub, a large equipped laundry area with a second kitchen - ideal for canning equipped with range, refrigerator, freezer, utility sink, full counter workspace, and plenty of storage area for supplies. The lot - 70' x 120' features a fenced double gate to a detached 14' x 20' utility garage with a single overhead door, and an 8' x 12' shed. Oak Park Sewers included with annual taxes. 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 in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. Sell full details in the Auction Bid Packet. OPEN INSPECTION Wednesday, October 21, 4PM - 6PM, Wednesday, October 28, 11AM - 1PM, or contact us for a private showing.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Unfinished
Outbuildings:	Garage, Shed	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Location:	Basement
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Compactor, Range / Oven, Refrigerator	Road Frontage:	70'
Exterior Type:	Brick Over Frame		
Exterior Feat:	Fenced Yard, Solid Surface Drive		
Interior Feat:	1st Floor Master, Bath 1/2 Master, Ceiling Fan(s), Ceramic Bath, Eat-in Kitchen, Family Room, Jetted Tub, Natural Wood Trim		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,188.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,188
Below Grade Unfinish:	1,188.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **20 x 14** Garage Type: **Carport, Detached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	17.2 x 11	1st Floor	Carpet	
Kitchen	20.6 x 9.9	1st Floor	Laminate	
Main Bedroom	12.6 x 9.7	1st Floor	Wood	
Bathroom Half	4.3 x 2.11	1st Floor	Tile	Off Main Bedroom
Bedroom	11.10 x 11.3	1st Floor	Wood	
Bedroom	12.8 x 11.4	1st Floor	Wood	
Bathroom Full	9.8 x 4.11	1st Floor	Tile	
Family Room	42 x 14.11	LL/Basement	Other	Partially Finished
Bathroom Full	12 x 12	LL/Basement	Other	
Other	25 x 9	LL/Basement	Other	Laundry/Kitchen Equipped-Freezer & Range

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

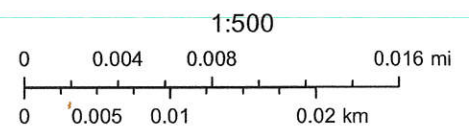
General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Unknown**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

1712 Flintlock Drive, Jeffersonville, IN 47130





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

Date (month, day, year)

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) **1712 Flintlock Dr, Jeffersonville, IN 47130**

1. The following are in the conditions indicated:

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

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 *[Handwritten Signature]* Date (mm/dd/yy) *7/27/20* Signature of Buyer _____ Date (mm/dd/yy) _____

Signature of Seller _____ Date (mm/dd/yy) _____ Signature of Buyer _____ Date (mm/dd/yy) _____

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)

1712 Flintlock Dr, Jeffersonville, IN 47130

2. ROOF				4. OTHER DISCLOSURES			
	YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW
Age, if known				Do structures have aluminum wiring?			X
	X			Are there any foundation problems with the structures?		X	
Does the roof leak?		X		Are there any encroachments?		X	
Is there present damage to the roof?		X		Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is there more than one layer of shingles on the house?			X	Is the present use of non-conforming use? Explain:			
If yes, how many layers?			X				
3. HAZARDOUS CONDITIONS							
	YES	NO	DO NOT KNOW				
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?		X		Is the access to your property via a private road?		X	
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?		X		Is the access to your property via a public road?	X		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via an easement?		X	
Explain:				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
• HOME IS BEING SOLD AS-IS BY PJA.				Are there any structural problems with the building?		X	
• BASEMENT DOES NOT GET A SMALL PUDDLE OF WATER AFTER A HEAVY RAIN.				Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		
N/A				Is there any damage due to wind, flood, termites, or rodents?		X	
				Have any structures been treated for wood destroying insects?			X
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?		X	
				Do you currently pay for flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	

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	<i>DA THOMAS</i>	Date (mm/dd/yy)	7/27/20	Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
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)

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

2 PROPERTY ADDRESS: 1712 Flintlock Dr, Jeffersonville, IN 47130

3
4 **LEAD WARNING STATEMENT**

5 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
6 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
7 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
8 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
9 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information
10 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
11 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
12 prior to purchase.

13
14 **SELLER'S DISCLOSURE**

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

16
17 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

18
19
20 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21
22
23 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

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

27
28
29 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30
31 **BUYER'S ACKNOWLEDGEMENT (initial)**

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

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

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

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

37 **OR**

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

40 **BROKER'S ACKNOWLEDGMENT (initial)**

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

43 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word
44 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

45
46
1712 Flintlock Dr, 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
57 John P.A. Thomas 7/27/24

58 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

59
60 John Edwards

61 PRINTED

PRINTED

63
64 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

65
66
67 [Signature]

68 PRINTED

PRINTED

69
70 [Signature]

LISTING BROKER DATE

SELLING BROKER DATE



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 2020



1712 Flintlock Dr, Jeffersonville, IN 47130
(Property Address)

10-20-01-200-226.000-009
 Parcel Number
 10-20-01-200-226.000-009
 Local Parcel Number
 20-00152-018-1

EDWARDS DOLORES J
 Owners
 EDWARDS DOLORES J
 1712 FLINTLOCK DR
 JEFFERSONVILLE, IN 47130

1712 FLINTLOCK DRIVE
 Transfer of Ownership
 Date 01/01/1900
 Owner EDWARDS DOLORES

510, 1 Family Dwell - Platted Lot

09 ANNEX 05 RES AREA 1 1/2

General Information
 Notes
 10/2/2015 GENERAL : REASSESSMENT CHANGED SIZE OF SHED TO 14 X20, CHANGED YR BUILT ON SHED, REMOVED ALL MARKET FACTORS, BLJKH
 3/21/2013 GENERAL : DELORES MARRIED NAME IS THOMAS - QUIT CLAIM DEED NEEDS TO BE DONE TO CHANGE NAME.
 3/21/2013 GENERAL : F-134 (12-13) ADJUSTED ASSESSMENT BASED ON SALES IN AREA. AGREED TOTAL \$93,100
 10/31/2011 GENERAL : REASSESSMENT -- (LG-BL) ADDED SHED
 3/30/2010 : 2010-11 TT ANNEXED FROM 05-93-18-1

Legal
 CLARK DELL ESTATES #3 LOT 103

Routing Number

Property Class 510
 1 Family Dwell - Platted Lot

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

Year	2020	2019	2018	2017	2016
Assessment Year	2020	2019	2018	2017	2016
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/19/2020	03/31/2019	04/27/2018	04/13/2017	05/12/2016
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500
Land Res (1)	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$105,700	\$106,600	\$93,800	\$91,500	\$76,800
Imp Res (1)	\$102,100	\$103,000	\$90,600	\$88,200	\$73,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$3,600	\$3,600	\$3,200	\$3,300	\$2,900
Total	\$125,200	\$126,100	\$113,300	\$111,000	\$96,300
Total Res (1)	\$121,600	\$122,500	\$110,100	\$107,700	\$93,400
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$3,600	\$3,600	\$3,200	\$3,300	\$2,900

Land Data (Standard Depth: Res 132', Cl 100' Base Lot: Res 70' X 132', Cl 0' X 0')

Land Pricing Soil Type	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
F F	0	70x120	0.96	\$290	\$278	\$19,460	0%	100%	1.0000	\$19,460

Zoning
 1712 FLINTLOCK DRIVE
 JEFFERSONVILLE, IN

Subdivision

Lot

Market Model
 N/A

Characteristics
 Topography Level Flood Hazard Level
 Public Utilities All ERA
 Streets or Roads Paved TIF
 Neighborhood Life Cycle Stage Static Printed
 Thursday, March 26, 2020
 Review Group

Land Computations

Calculated Acreage	0.19
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	0.00
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	\$0
CAP 1 Value	\$19,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,500

Data Source N/A Collector Appraiser

General Information	
Occupancy	Single-Family
Description	SINGLE-FAMILY RES
Story Height	1
Style	N/A
Finished Area	1188 sqft
Make	

Plumbing	
Full Bath	1
Half Bath	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

Accommodations	
Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

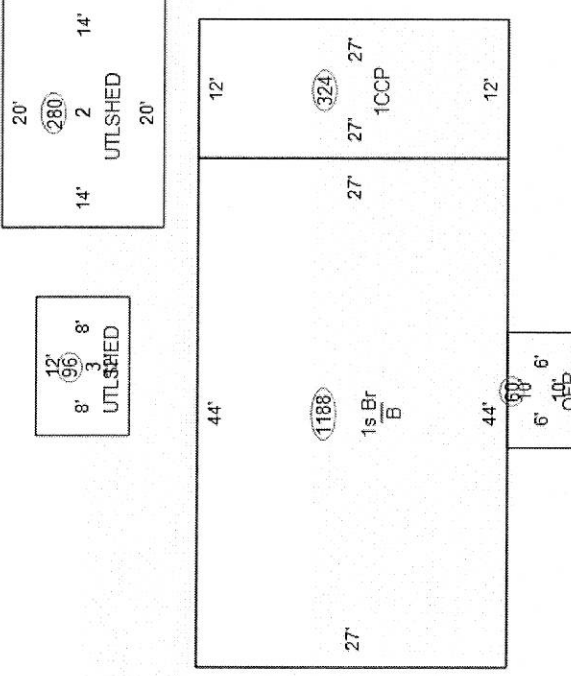
Heat Type	
Central Warm Air	

Roofing	
Built-Up	<input type="checkbox"/> Metal <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile
Wood Shingle	<input type="checkbox"/> Other

Exterior Features	
Description	Area Value
Porch, Open Frame	60 \$3,100

Wall Finish	
Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished <input type="checkbox"/> Other
Paneling	<input checked="" type="checkbox"/> Other
Fiberboard	

Floor Finish	
Earth	<input type="checkbox"/> Tile
Slab	<input checked="" type="checkbox"/> Carpet
Sub & Joint	<input checked="" type="checkbox"/> Unfinished <input type="checkbox"/> Other
Wood	<input type="checkbox"/> Other
Parquet	



Cost Ladder	
Floor Constr	Base Finish Value
1	7 1188 1188 \$90,900
2	
3	
4	
1/4	
1/2	
3/4	
Attic	
Bsmt	1188 0 \$27,100
Crawl	
Slab	
Totals	

Adjustments	
Unfin Int (-)	\$118,000
Ex Liv Units (+)	\$118,000
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,000
No Elec (-)	\$0
Plumbing (+/-)	\$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$122,600
Sub-Total, 1 Units	\$3,100
Exterior Features (+)	\$125,700
Garages (+) 324 sqft	\$129,000
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.91
Replacement Cost	\$117,390

Summary of Improvements	
Description	Year Built Year Eff Age nd
1: SINGLE-FAMILY RES	100% 1969 1969 51 A
2: Utility Shed	0% 2005 2005 15 A
3: UTILITY SHED	0% 1990 1990 30 A

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