

BID PACKET

Ron Ritter

TENTH STREET COMMERCIAL ONLINE AUCTION



**801 E. 10TH STREET
JEFFERSONVILLE, IN 47130**



ONLINE BIDDING ENDS

TUESDAY, NOVEMBER 10 @ 2PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

801 E. 10th Street, Jeffersonville, Indiana 47130

Bidding Ends Tuesday, November 10, 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 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 December 21, 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. *Square footage measurements per courthouse records. Buyers can make their own precise measurements if needed.*

UNDERGROUND TANK DISCLOSURE

Seller represents in December of 1988 six (6) underground tanks and piping (waste oil tanks and gas tanks) were removed from the property which had previously been a Texaco gas station. The Clark County Health Department was advised in advance of the removal and they advised there were no permits needed. The seller has never received any type of complaint or notice of any violation from the Indiana Department of Environmental Management. There are two (2) hydraulic lifts on the property unused for decades and covered by flooring. To the best knowledge of Seller, the property is not contaminated with any hazardous material and the property is not listed upon any government list for decontamination.

Seller makes no further representations and/or warranties regarding the environmental issues with the real estate. The real estate is being sold "AS IS". Buyer releases Seller, brokers, agents, contractors and/or auctioneer relating to the condition of the real estate.

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.

ZONING

C-1 - Small to Medium Scale General Commercial

TTMO - Tenth Street Traditional Marketplace Overlay District

For questions regarding future use contact: Shawn Dade, Jeffersonville Planning & Zoning

Email: sdade@cityofjeff.net Office: 812-285-6413

<https://cityofjeff.net/current-planning/>

SURVEY

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

PARCEL

10-20-00-200-886.000-010

LEGAL

Part Lot 20, Lots 17, 18, 19 Block 6, I & R Subdivision

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 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. Annual 2019/2020 Taxes - City of Jeffersonville ifw \$2,752.00

POSSESSION

Seller will give possession at closing.

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 Tuesday, November 3 - Tuesday, November 10, 2020.

AGENCY

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

SELLER

Ron Ritter

Client Detail

801 E 10th Street, Jeffersonville, IN 47130

Listing #: 2020011539

\$.00

Active (10/23/20)



Prop Type:	Commercial	SubType:	Office, Retail
County:	Clark	Approx Sqft:	4,072
Area/Zone:		Sqft Source:	Assessor
Township:	Jeffersonville	Lot Sz:	0.37 / 16,117
Lease Rate:		Lot Sz Src:	Assessor
Ls Rt Type:		Lot Dim:	112' x 155'
Ann Tax:	2,752	Irreg. Dim:	No
Tax Year:	2019/2020	Land Assess:	\$27,400
Parcel#:	102000200886000010	Improvements:	76,600
Adl Parc#:		Total Assess:	\$104,000
Directions:	I-65 to Jeffersonville 10th Street Exit 1. East 1 mile on 10th Street to auction on left on the corner of Dutch Lane. Or West 4.5 miles on 10th Street from I- 265.	DOM:	6
Year Built:	1945		
Legal:	PT LOT 20 LOTS 17 18 19 BLK 6 I & R SUBD		

Remarks

Tenth Street Commercial Online Auction - Bidding Ends Tuesday, November 10 @ 2PM. Prime location 3/4 mile East of I-65 on the revitalized Tenth Street corridor at the traffic signal intersection of Dutch Lane. Zoned C-1 in the TTMO District. Includes 4072 SF building, 4-bay garage with auto lift, 5 offices, 1 restroom, and 3 efficiency offices on second floor with separate entrances. Currently the home of Ritter's Auto Center. See Underground Tank Disclosure. For questions regarding future use contact: Shawn Dade, Jeffersonville Planning & Zoning - Email: sdade@cityofjeff.net Office: 812-285-641 <https://cityofjeff.net/current-planning/> Near the City's new Gateway Development, the Clark Memorial Hospital, vibrant downtown Jeffersonville, and minutes from Louisville, Kentucky. Traffic Count (AADT) 10th Street (Between Nachand Lane and Spring Street) 25,921 - 35,671 and Dutch Lane 8,570. 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. See full details in the Auction Bid Packet. OPEN Wednesday, November 4, 11AM - 1PM & Tuesday, November 10, 11AM - 1PM

Amenities

Construction:	Existing	Number of Docks:	
Road Frontage:	267'	Dock Height:	
Leasable SQFT:		Number of Doors:	4
Office SQFT:	1,200	Door Size:	10'x 10'
Max Contig SQFT:		Sprinkler:	No
Max Divisible Sq Ft:		Existing Zoning:	C-1
Min Divisible Sq Ft:		Number of Parking:	20
Elevators YN:	No	Units Total:	0

Units

General Information

Transaction Type:		Flood:	No
Covenants & Restr:	Yes	Sign:	Yes

All information deemed reliable but not guaranteed.

UNDERGROUND TANK DISCLOSURE

Seller represents in December of 1988 six (6) underground tanks and piping (waste oil tanks and gas tanks) were removed from the property which has previously been a Texaco gas station. The Clark County Health Department was advised in advance of the removal and they advised there were no permits needed. The seller has never received any type of complaint or notice of any violation from the Indiana Department of Environmental Management. There are two (2) hydraulic lifts on the property unused for decades and covered by flooring. To the best knowledge of Seller, the property is not contaminated with any hazardous material and the property is not listed upon any government list for decontamination.

Seller makes no further representations and/or warranties regarding the environmental issues with the real estate. The real estate is being sold "AS IS". Buyer releases Seller, brokers, agents, contractors and/or auctioneer relating to the condition of the real estate.

10-20-00-200-886.000-010
General Information
 Parcel Number
 10-20-00-200-886.000-010
 Local Parcel Number
 20-00037-004-0
 Tax ID:

Routing Number
 003.000

Property Class 454
 Auto Sales & Service

Year: 2020

Location Information

County
 Clark
 Township
 JEFFERSONVILLE TOWNSHIP
 District 010 (Local 019)
 JEFFERSONVILLE CITY-IFW
 School Corp 1010
 GREATER CLARK COUNTY
 Neighborhood 10044009
 JCIFW10 COM AREA 17
 Section/Plat

Location Address (1)
 801 TENTH STREET EAST
 JEFFERSONVILLE, IN 47130

Zoning

Subdivision

Lot

Market Model
 N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage
 Static
 Printed Wednesday, March 25, 2020
Review Group

801 TENTH STREET EAST
Ownership
 RITTER RONALD D
 801 E 10TH ST
 JEFFERSONVILLE, IN 47130

Legal
 PT LOT 20 LOTS 17 18 19 BLK 61 & R SUBD



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

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	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$9,300	\$9,300	\$9,300	\$9,300	\$9,300
Land Non Res (3)	\$18,100	\$18,100	\$18,100	\$18,100	\$18,100
Improvement	\$76,600	\$76,600	\$75,800	\$73,800	\$73,000
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$27,500	\$27,500	\$27,200	\$26,500	\$26,200
Imp Non Res (3)	\$49,100	\$49,100	\$48,600	\$47,300	\$46,800
Total	\$104,000	\$104,000	\$103,200	\$101,200	\$100,400
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$36,800	\$36,800	\$36,500	\$35,800	\$35,500
Total Non Res (3)	\$67,200	\$67,200	\$66,700	\$65,400	\$64,900

Land Data (Standard Depth: Res 100' CI 120' Base Lot Res 0' X 0' CI 50' X 120')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
Fci F	0	57x190	\$400	\$480	\$27,360	0%	0%	1.0000	\$27,360

Land Computations

Calculated Acreage	0.25
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$9,300
CAP 2 Value	\$18,100
CAP 3 Value	\$18,100
Total Value	\$27,400

801 TENTH STREET EAST

JCIFW10 COM AREA 17/10

Transfer of Ownership

Date 01/01/1900
Owner RITTER RONALD D
Doc ID WD
Code Book/Page /
Adj Sale Price \$0
VII I

Notes

9/10/2019 GENERAL : REASSESSMENT CHANGE THE PAVING YEAR IT WAS MADE CW -MS
 9/18/2015 GENERAL : 16-17/reassessment. c
 3/8/2012 GENERAL : REASSESSMENT REMOVED 2ND STORY FRAME 1,300 SQ FT. EFF YR CHANGED AND GRADE ON PAVING. COMM GAR CHANGED TO GEN OFFICE GCM FK KH
 2/16/2012 GENERAL : per digit-this is mixed use-- adjusted land for the apt to 2%
 2/24/2005 : (04-05) SPLIT TO CREATE PARCEL FOR WIDENING OF TENTH STREET
 5/1/2002 : COMMERCIAL-INDUSTRIAL

Commercial

Appraiser

Collector

Data Source N/A

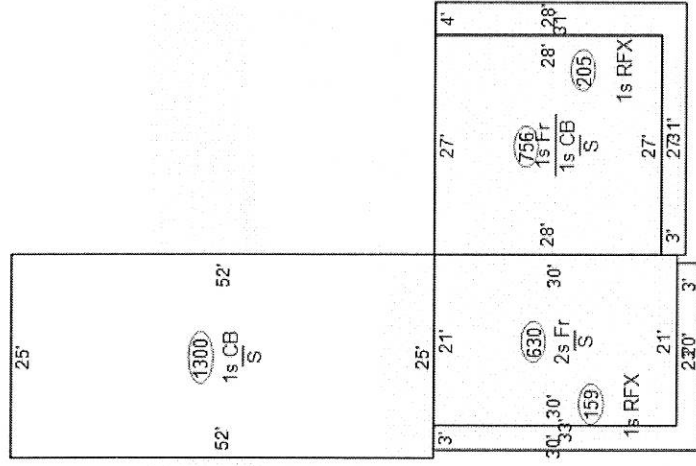
General Information	
Occupancy	C/I Building Commercial Garage
Description	C/I BUILDING Pre. Use Wood Joist
Story Height	2 Pre. Finish Finished Divided
Type	N/A # of Units 1
Wall Type	SB B 1 U
Heating	1: 1(268') U: 1(156')
A/C	2686 sqft 1386 sqft
Sprinkler	2686 sqft 1386 sqft

Plumbing RES/CI	
#	TF # TF
Full Bath	0 0 0
Half Bath	0 0 0
Kitchen Sinks	0 0 0
Water Heaters	0 0 0
Add Fixtures	0 6 6
Total	0 6 6

Roofing	
Built Up	<input type="checkbox"/>
Tile	<input type="checkbox"/>
Wood	<input type="checkbox"/>
Asphalt	<input type="checkbox"/>
Other	<input type="checkbox"/>

GCK Adjustments	
Low Prof	<input type="checkbox"/>
Ext Sheat	<input type="checkbox"/>
Insulatio	<input type="checkbox"/>
SteelGP	<input type="checkbox"/>
AluSR	<input type="checkbox"/>
Int Liner	<input type="checkbox"/>
HGSR	<input type="checkbox"/>
PPS	<input type="checkbox"/>
Sand Pnl	<input type="checkbox"/>

Exterior Features	
Description	Area Value
Canopy, Roof Extension	159 \$1,400
Canopy, Roof Extension	205 \$1,800



Floor/Use Computations	
Pricing Key	GCM GCI GCM GCM
Use	GENOFF COMGAR GENOFF GENOFF
Use Area	630 sqft 1300 sqft 756 sqft 1386 sqft
Area Not in Use	0 sqft 0 sqft 0 sqft 0 sqft
Use %	23.5% 48.4% 28.1% 100.0%
Eff Perimeter	268' 268' 268' 156'
PAR	10 10 10 11
# of Units / AC	0 0/N 0 0
Avg Unit szldpth	-1 1 1 2
Floor	1 1 1 1
Wall Height	14' 12' 12' 12'
Base Rate	\$115.11 \$85.90 \$115.11 \$84.16
Frame Adj	(\$6.77) (\$10.95) \$0.00 (\$7.64)
Wall Height Adj	\$4.02 (\$2.12) \$0.00 (\$4.30)
Dock Floor	\$0.00 \$0.00 \$0.00 \$0.00
Roof Deck	\$0.00 \$0.00 \$0.00 \$0.00
Adj Base Rate	\$112.36 \$72.83 \$115.11 \$72.22
BPA Factor	1.00 1.00 1.00 1.00
Sub Total (rate)	\$112.36 \$72.83 \$115.11 \$72.22
Interior Finish	\$0.00 \$0.00 \$0.00 \$0.00
Partitions	\$0.00 \$0.00 \$0.00 \$0.00
Heating	\$0.00 \$0.00 \$0.00 \$0.00
A/C	\$0.00 \$3.99 \$0.00 \$2.45
Sprinkler	\$0.00 \$0.00 \$0.00 \$0.00
Lighting	\$0.00 \$0.00 \$0.00 \$0.00
Unit Finish/SR	\$0.00 \$0.00 \$0.00 \$13.17
GCK Adj.	\$0.00 \$0.00 \$0.00 \$0.00
S.F. Price	\$392,222 \$372,612 \$339,076 \$87.84
Sub-Total	\$372,612 \$339,076 \$339,076 \$121,746
Unit Cost	\$0.00 \$0.00 \$0.00 \$0.00
Elevated Floor	\$0.00 \$0.00 \$0.00 \$0.00
Total (Use)	\$70,787 \$99,866 \$87,023 \$121,746

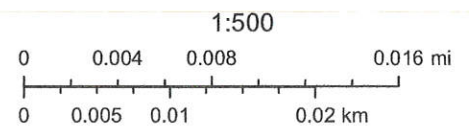
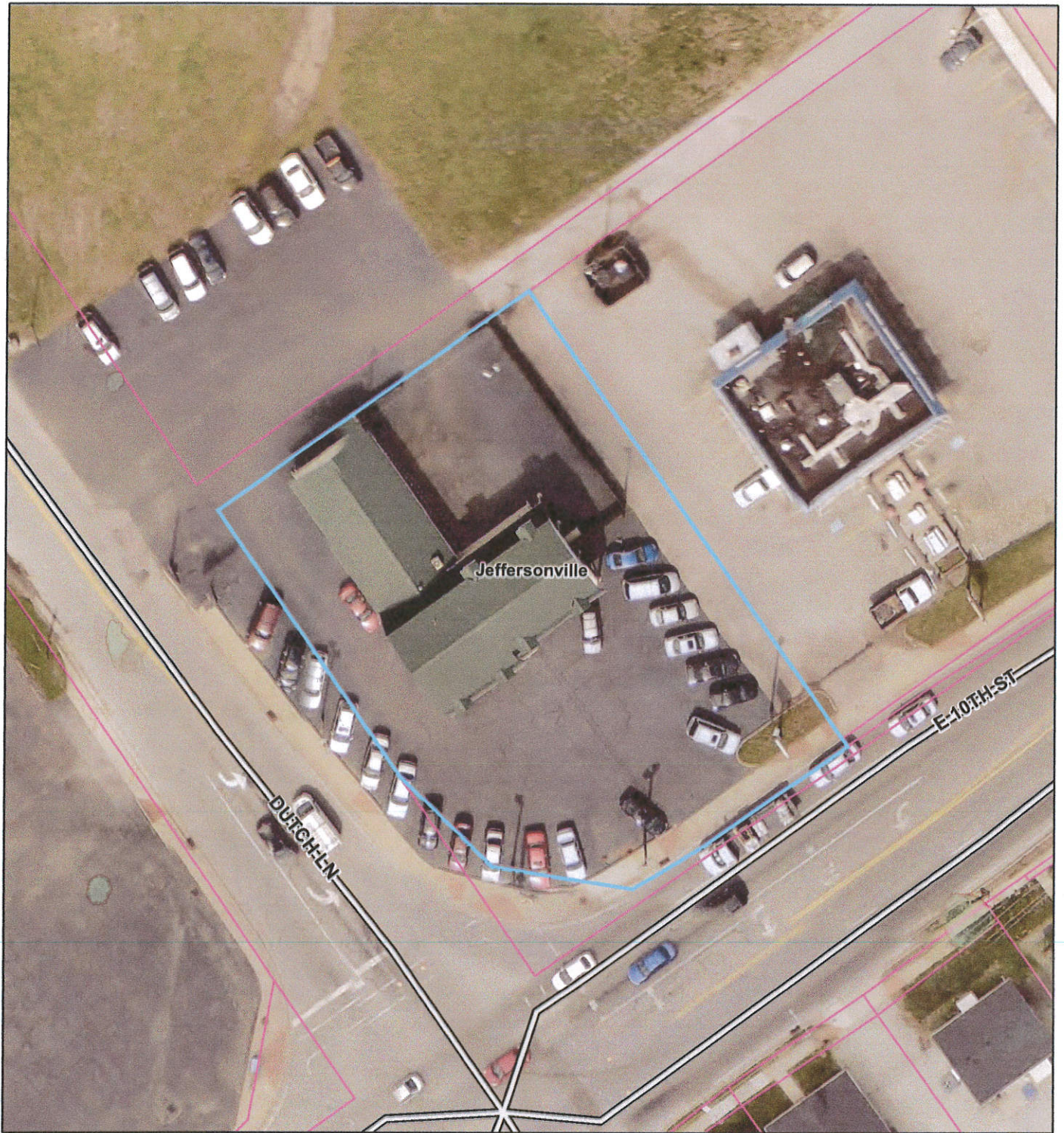
Building Computations	
Sub-Total (all floors)	\$379,422
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$9,600
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$3,200

Summary of Improvements	
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$392,222
Quality (Grade)	\$372,612
Location Multiplier	0.91
Repl. Cost New	\$339,076

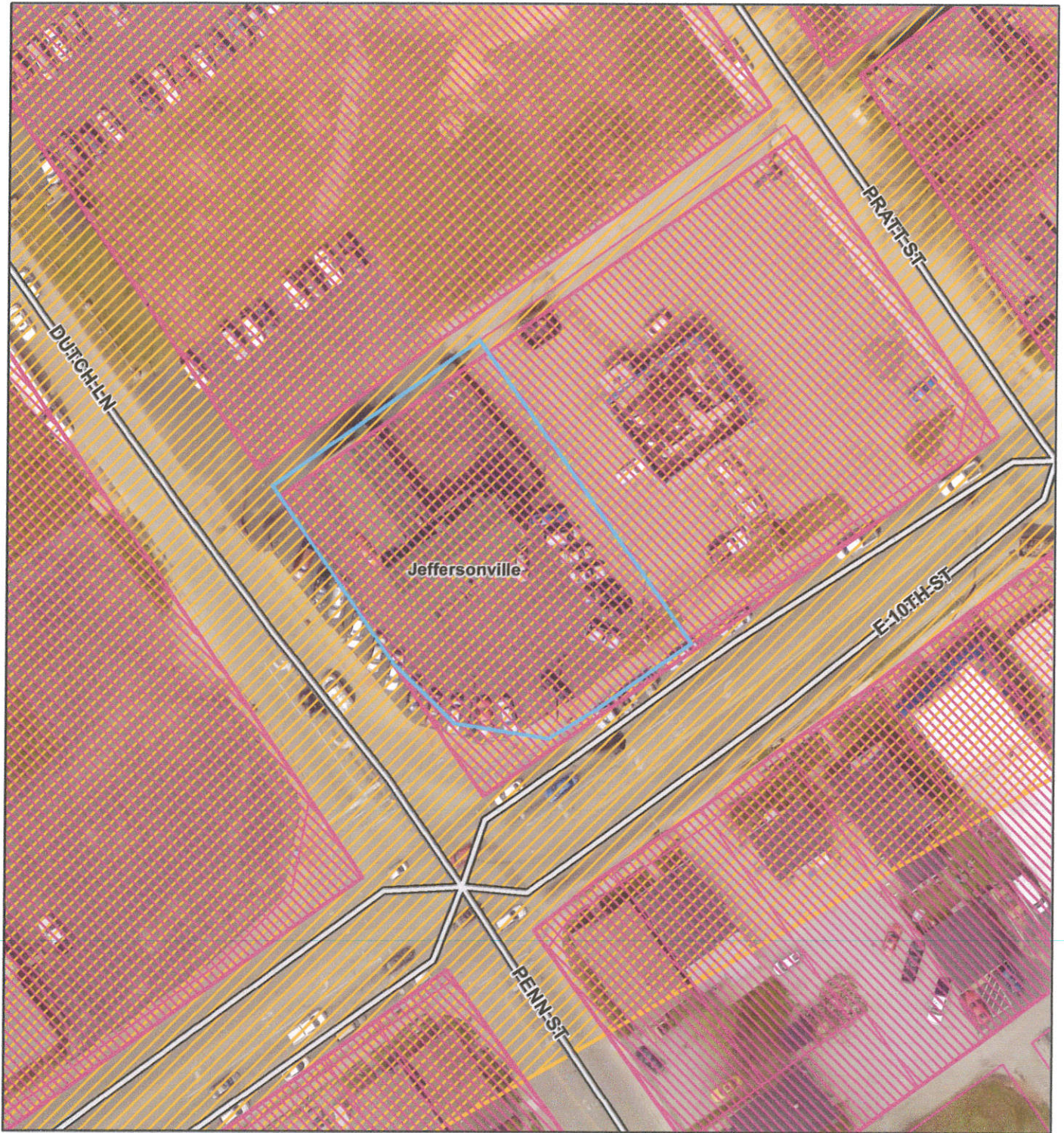
Other Plumbing	
Description	Value
Canopy, Roof Extension	159 \$1,400
Canopy, Roof Extension	205 \$1,800

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value																				
1: C/I BUILDING	0%	2	Concrete Block	C-1	1945	1970	50 A	\$2.36	0.91	\$2.36	4,072 sqft	\$339,076	80%	\$67,820	0%	100%	1.0000	1.0000	\$67,800																				
2: PAVING, ASPHALT	0%	1	Asphalt	C	1955	2009	11 A	\$2.36	0.91	\$2.36	20,393 sqft	\$43,796	80%	\$8,760	0%	100%	1.0000	1.0000	\$8,800																				
Total all pages																			\$76,600	Total this page																			\$76,600

801 E. 10th Street, Jeffersonville, IN 47130



801 E. 10th Street, Jeffersonville



Zoning - Jeffersonville Overlay Districts

District

-  10th St Traditional Marketplace Overlay
-  Commercial Corridor
-  Downtown Residential Overlay District

-  Historic
-  Utica Pike
-  Wellhead Protection

1:750

