



Johnson Auctioneers, LLC

7393 N. Dearborn Road
Guilford, IN 47022
auctioninfo@etczone.com
(812) 576-0157 or (513) 403-6734

Susan Johnson, CAI, BAS, CES
Auctioneer / Realtor
Ohio Real Estate License # 2015000435

Bidder Information Packet

1. Welcome Everyone to this Auction for Real Estate.
2. This real Estate auction is for 8681 State Route 350, Aurora, IN 47001 on Saturday, April 24, 2021 at approximately 12- Noon EST. Property can be viewed and/or inspected on any day with appointment made through Auctioneer or during the Open Houses or the Day of the Auction. No inspections performed AFTER the real estate is sold with the Auction Method of Marketing will affect the outcome of the auction. You hereby confirm that by bidding today you have either inspected the real estate or waive your right to do so. The real property is being sold AS-IS without any contingencies.
3. Buyer hereby acknowledges that closing must take place on or before June 8, 2021 (45 days from Date of Auction). **Time is of the essence.**
4. Upon being the successful accepted high bidder, you shall enter into a purchase contract with the completion of the following:
 - a. An \$15,000 **NON-REFUNDABLE** down payment by cash or personal check shall be made out to Johnson Auctioneers, LLC **on the day of the auction. This will be applied to the purchase price of the Real Property. This will be deposited into the Auction Company's Escrow Account**
 - b. Buyer agrees to have financing in order and ready to close on or before June 8, 2021. **Have finances ready!**
 - c. The balance of purchase price shall be paid by cash, certified check or approved money order.
 - d. According to other terms and conditions the Buyer may pay full amount due on day of sale if desired. If the buyer is unable to complete transaction according to these terms for any reason the buyer's non-refundable down payment shall be forfeited and legal action may be instituted.
5. Seller will be responsible for insurance to cover risk of destruction of substantial damage by fire or Act of God prior to closing. In the event the improvement on said property is so destroyed, the purchaser may elect to terminate this contract and receive a return on all amounts paid.
6. Seller shall be responsible for all transfer taxes, deed preparation fees, and guarantees to convey a marketable title. All taxes will be paid through the Fall 2021 tax bill. Buyer will assume and agrees to pay all subsequent taxes and assessments, including without limitation, the installment due and payable in Spring 2022. **Buyer will be responsible for all other Closing fees.**
7. Possession will be immediate at the time closing. Nothing can be done to the property until that time.
8. **Buyer certifies they have had time to inspect or waives their right to inspect the subject property prior to the auction.**
9. The real property is being sold as is, where is and without recourse or any other contingencies. Purchaser is relying upon their own examination of the real estate for its physical character and condition, and not upon any representations made by the Seller, Seller's Representatives, Auction Firm or Auction Firm Representatives unless these representations were made in writing.
10. Buyer hereby acknowledges that the Auctioneer/Auction Firm represents the Seller in this transaction.
11. Selling with owner's confirmation.



REAL ESTATE PURCHASE AGREEMENT

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www.johnsonsell4you.com

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is made and entered into as of this _____ day of _____, 2021, by and between Jerry J. Wilson (Seller") and _____ ("Buyers") for the sale and purchase of the Real States described herein, on the terms and conditions hereinafter set forth.

1. **THE PREMISES.** The "Real Estate" sold by Seller and purchased by Buyer is the real estate and residence located in Dearborn County, Indiana, which was sold pursuant to the Jerry J Wilson real estate auction conducted on Saturday, April 24, 2021 ("Auction"), by Roger & Susan Johnson of Johnson Auctioneers, LLC ("Auctioneer") at: 8681 State Route 350; Aurora, IN 47001. This Agreement is a standard contract for the purchase of any tract(s) of real property from an Auction.

_____ (Initial) Buyer acknowledges that any remaining personal property is transferred to Buyer. The remaining personal property does not add any value to the property, and thus no additional cleanup will be provided by the Seller, Seller's Representatives, Auction Firm or Auction Firm Representatives.

2. **PURCHASE PRICE:** The total purchase price for the Real Estate shall consist of the bid amount ("Contract Purchase Price").

a. _____ (Initial) When sold in its entirety, upon execution hereof by Buyer, the Buyer shall present a deposit of \$ 15,000.00 USD in cash or by personal check, with Johnson Auctioneers, LLC (the "Non-Refundable Down Payment"). For the Real Estate, the bid amount is \$ _____ minus the \$ 15,000.00 USD Non-Refundable Down Payment results in a remaining balance due at closing of \$ _____ USD. Buyer agrees to voluntarily forfeit the entire non-refundable down payment if unable to close on the property pursuant to this Agreement. At which time the Non-Refundable down payment shall be split 60/40 between the Seller and Johnson Auctioneers, LLC in favor of the Seller (Seller receives 60%).

3. **DEED AND CLOSING:** For the purpose of this Agreement, closing shall constitute the delivery of the balance of the Contract Purchase Price by Buyer to Seller and the delivery by Seller to Buyer of a Personal Representative's Deed subject to: public roads and highways; zoning laws and ordinances; real estate taxes and assessments against the real estate (but which are not yet due and payable). ***Seller is responsible for the cost of deed preparation. Buyer is responsible for any closing fees and/or costs involved in securing financing.***

Closing shall occur on or before forty-five (45) days (June 8, 2021) after the date of this Agreement, at Ewbank Land Title Inc., 128 W High St, Lawrenceburg, IN 47025 ***or at a time and place mutually agreeable to both parties.*** In the event that Buyer refuses or is unable to close by such deadline, for any reason or no reason, Seller may: (a) work with the Buyer to set a date mutually agreed upon by both parties; (b) terminate this Agreement, in which the entire Deposit shall be forfeited by Buyer, and Seller shall have no further obligation to the Real Estate to Buyer; and/or (c) proceed against Buyer for damages and/or specific performance, in which event Buyer shall pay all attorneys' fees and costs incurred by Seller in relation thereto.

4. **TITLE EVIDENCE:** Seller shall provide Buyer a title commitment showing title to the Real Estate vested in the Seller. Such Title Commitment shall be the sole and complete title evidence provided to Buyer.



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Buyer acknowledges an opportunity to perform due diligence in relation to the Real Estate prior to the date hereof. Buyer hereby accepts the Real Estate and all appurtenances thereto **“AS IS, WHERE IS, and WITH ALL FAULTS”**, and in their present condition without any representation, covenant or warranty of Seller or Auction Firm or Representatives (the “Parties”) in relation thereto, express or implied, in fact or in law, and without recourse to Seller or Auction Firm or Representatives as to title, appurtenances, usability, suitability or condition. ***Seller shall pay for the cost of the Title Commitment and the preparation of the Personal Representative’s Deed and sales disclosure form; however, to the extent that Buyer desires to purchase any title insurance or endorsements in relation thereto, or have exceptions removed there from, Buyer shall pay all costs relation to the same. Buyer shall pay for all recording fees.***

5. **TAXES AND ASSESSMENTS:** Seller shall pay taxes and assessments upon the Real Estate through the installment due and payable in Fall 2021. Buyer assumes and agrees to pay all subsequent taxes and assessments, including, without limitation, the installment due and payable after Spring 2022.
6. **ACCEPTANCE OR PREMISES:** Buyer, by its execution hereof, acknowledges each of the recitations set forth in this Section 6. Seller has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, as to, concerning or with respect to: (i) the value, nature, quality or condition of the Real Estate, including, without limitation, the water, soil, and geology; (ii) the income to be derived from the Real Estate; (iii) the suitability of the Real Estate for any and all activities and uses which Buyer may conduct thereon; (iv) the compliance of or by the Real Estate or its operation with any laws, rules, ordinances or regulations or any applicable government authority or body; (v) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Real Estate; (vi) the manner of quality of the construction or materials, if any, incorporated into the Real Estate; (vii) the quality, state of repair or lack of repair of the Real Estate; or (viii) any other matter with respect to the Real Estate. Specifically, but not by way of limitation, Seller has not made, does not make, and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements, including, the disposal or existence, in or on the Real Estate, of any hazardous materials. **Buyer has fully inspected the Real Estate or waives their right to do so. The property has been sold AS-IS without any contingencies.** The conveyance and delivery of the Real Estate contemplated by this Agreement is **“AS IS, “WHERE IS” and “WITH ALL FAULTS”**. No warranty has arisen through trade, custom or course of dealing with Buyer. Any announcements or descriptions of the Real Estate made at the Auction or any information regarding the Real Estate set forth in any advertisements or materials for the Auction, including but not limited to information regarding acreage, tillable acreage, soil composition, topography, is solely informational in nature, shall not be considered a warranty, and shall not be relied upon by Buyer in any manner. Buyer has made, or does hereby waive: (i) all inspections of the Real Estate to determine its value and condition deemed necessary or appropriate by Buyer, including without limitation, inspections for the presence of asbestos, pesticide residues, underground storage tanks, hazardous waste and other hazardous materials, and (ii) investigations to determine whether any portion of the Real Estate lies within any flood hazard area determined by the U.S. Army Corps of Engineers or other applicable authority. Buyer’s inspection of the Real Estate (or wavier thereof) shall relieve the Seller of any liability to Buyer as a result of any environmental hazard on or to the Real Estate, and Buyer shall accept liability thereof, as between Buyer and the Seller, and shall indemnify and hold harmless the Seller from and against any



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claims, liabilities, demands or actions incident to, resulting from or in any way arising out of such discovery.

7. **RISK OF LOSS:** Risk of loss shall pass to Buyer upon closing.
8. **CONDITIONS PRECEDENT:** Other than delivery by Seller of the updated Title Commitment, Buyer acknowledges that there are no conditions precedents to its obligations to perform hereunder.
9. **SURVIVAL:** The terms and provisions of Section 6 of this Agreement shall survive the closing of the transaction contemplated by this Agreement and shall not merge into the Personal Representative's Deed. Following the closing, either party shall execute and deliver to the other party, promptly upon request, any and all documents necessary to give effect to the terms of this Agreement.
10. **TIME IS OF THE ESSENCE:** Time is of the essence in this Agreement.
11. **MISCELLANEOUS:**
 - a. This Agreement shall inure to the benefit of and bind the parties hereto and their successors, heirs, and assigns.
 - b. This Agreement shall constitute the entire Agreement between the parties.
 - c. This Agreement may not be assigned by Buyer without Seller's prior written consent, which consent may be withheld at Seller's sole discretion.
 - d. This Agreement may be amended or supplemented only by a written instrument signed by both Seller and Buyer and the Auctioneer hereto.
 - e. This Agreement may be executed in any number of identical counterparts each of which shall be considered an original, but which together shall constitute one and the same Agreement.
 - f. The captions or paragraph headings are for convenience and ease of reference only and shall not be construed to limit or alter the terms of this Agreement.
 - g. This Agreement shall be governed by the laws of the State of Indiana, without regard to its conflicts of laws doctrine.
 - h. In the event any suit, judicial action or proceeding is instituted in connection with this Agreement, the same will be brought in the state courts located in Dearborn County, Indiana. The parties waive in all respects any claim that they are not subject personally to the jurisdiction of the above-named court, or that any such suit is brought in an inconvenient forum.
 - i. **JURY WAIVER.** Each party hereto waives trial by jury in any action, proceeding, claim or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this agreement.

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

“Seller (s)”

“Buyer (s)”

Address:

Address:

Home Phone:

Address:

Cell Phone:

Cell Phone:

Email:

Email:

Receipt of funds by Auctioneer

The undersigned hereby acknowledges receipt from Buyer of the Deposit in the amount of \$ _____ by

cash or check # _____ Other _____
(to be deposited within 24 hours).

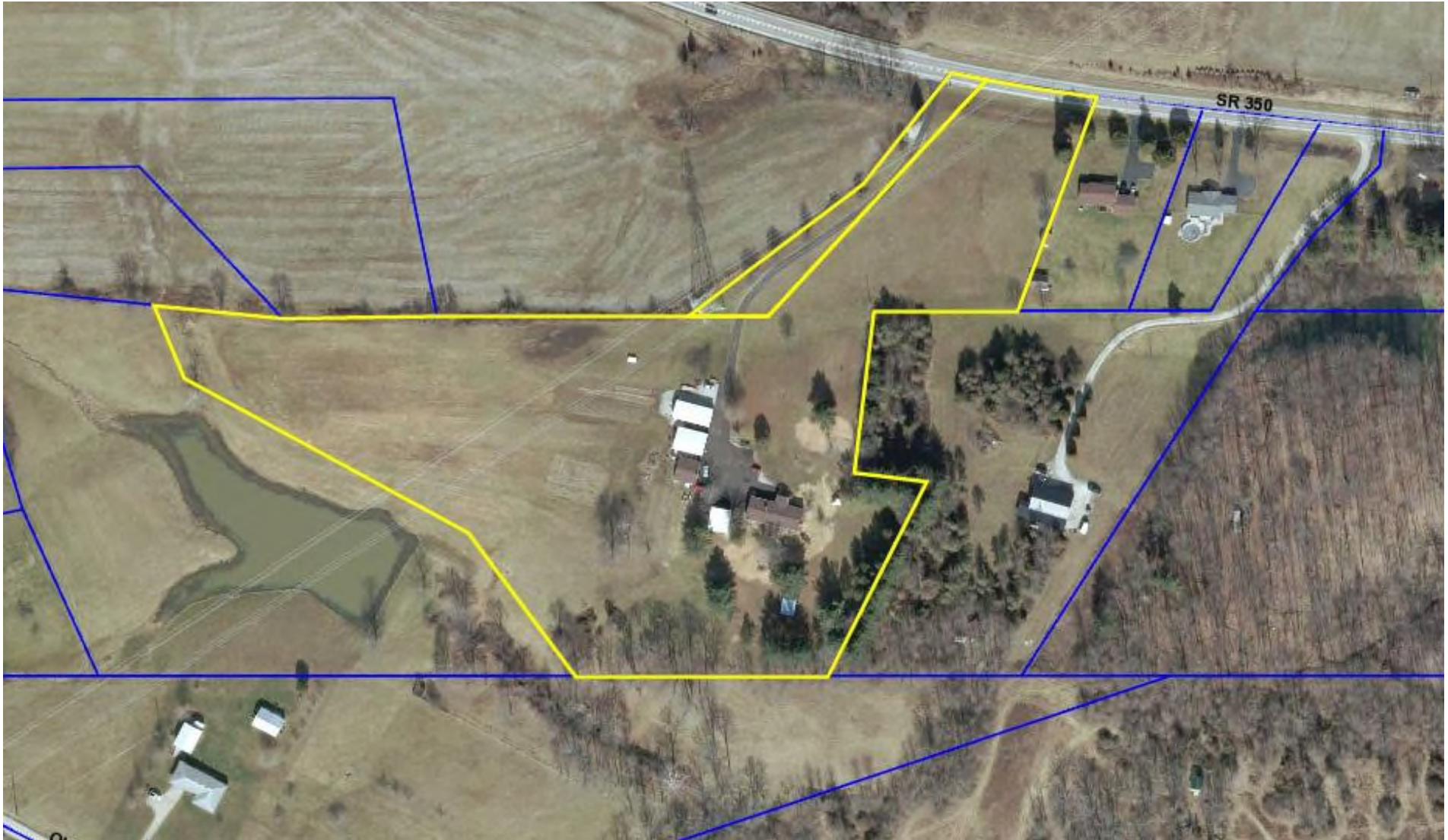
Auctioneer

Phone: 812-576-0157 / 513-403-6734



DRAFT





Map has been downloaded from: <https://beacon.schneidercorp.com>

Disclaimer

The information on this Web Site was prepared from a Geographic Information System established by Dearborn County for internal purpose only, and was not designed or intended for general use by members of the public. Dearborn County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon.

(Note: Brief Legal Description not to be used on legal documents)

Parcel Summary (Auditor)

Parcel ID 15-08-27-300-023.000-008
Tax Bill ID 008-000354-00
Duplicate Nbr 7494
Map Reference #
Property Address 8681 Sr 350
 Aurora, IN, 47001
Brief Legal Description 16-09-08 PT SW 27-5-2 9.44A ***COMBINED 1.77A FROM P#8-362 K#16-10-02-01 PER GIS & DEED****COMBINED 0.40A FROM P#8-367 K#016-10-05 PER GIS & DEED***
 (Note: Not to be used on legal documents)
Class AGRICULTURAL - CASH GRAIN/GENERAL FARM
Tax District Hogan
Tax Rate Code 8065 - Adv Tax Rate
Property Type 65 - Agricultural
Mortgage Co N/A
Last Change Date N/A



Ownership (Auditor)

Wilson, Jerry J
 8681 Sr 350
 Aurora, IN 47001

Site Description (Assessor)

Topography: Flat, Rolling
Public Utilities: Electricity, Water
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 9.44

Land (Assessor)

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9rr		0	0	1.0000	\$22,000.00	\$22,000.00	\$22,000.00	\$0.00	\$22,000.00
TILLABLE LAND	BED2	0	0	1.0000	\$1,280.00	\$640.00	\$640.00	\$0.00	\$640.00
NONTILLABLE LAND	BED3	0	0	1.4400	\$1,280.00	\$640.00	\$921.60	(\$60.00)	\$370.00
TILLABLE LAND	CNB2	0	0	4.0000	\$1,280.00	\$1,037.00	\$4,148.00	\$0.00	\$4,150.00
TILLABLE LAND	CNC2	0	0	2.0000	\$1,280.00	\$922.00	\$1,844.00	\$0.00	\$1,840.00

Residential Dwellings (Assessor)

Description	Single-Family R 01
Story Height	1
Style	
Finished Area	1344
# Fireplaces	1
Heat Type	Central Warm Air
Air Cond	1344
Bedrooms	3
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	5
Full Baths	2
Full Bath Fixtures	6
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Brick	1344	1344
B		1344	0

Features	Area
Porch, Open Frame	80
Wood Deck	196

Improvements (Assessor)

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C	1978	1978	A	1.01	1344	1	1.07
Detached Garage R 01	100	C	1996	1996	A	1.01	784	1	1
Barn, Pole (T3) R 01	100	C	2009	2009	A	1.01	1200	1	1
Barn, Pole (T3)	100	C	2016	2016	A	1.01	1200	1	1

Transfers (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
4/3/2018	WILSON, JERRY J	2018001831		\$0.00
11/18/2015	BIBEE, JASON & SHEENA :LIFE EST: JERRY J WILSON	2015006959		\$0.00
12/10/2008	Wilson, Jerry J & Goldie			\$150,000.00
8/18/2003	HALL JASON W & GREGORY HERMAN			\$0.00
				\$0.00

Valuation

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
+ Land Value	\$31,300	\$31,600	\$33,000	\$33,700	\$31,100
+ Improvements Value	\$133,300	\$135,500	\$133,300	\$117,600	\$115,500
= Total Assessed Value	\$164,600	\$167,100	\$166,300	\$151,300	\$146,600

Exemptions/Deductions (Auditor)

Type	Description	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Homestead	Homestead	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemtl Home	\$23,975.00	\$24,430.00	\$23,905.00	\$23,905.00	\$22,960.00

Tax Payments (RP)

At this time, the payment option through the Beacon Schneider Mapping Website is suspended until the County can resolve issues associated with the payment link.

Please visit www.dearborncounty.org to pay your taxes through the link that is located on the Treasurer's Office page.

You still also have the options to; (1) Mail payments to the Dearborn County Treasurer's Office at 165 Mary Street, Lawrenceburg, IN 47025; or (2) Drop payments in the drop box located near the front doors of the Dearborn County Government Center.

We are strongly urging citizens to refrain from visiting the facility to pay taxes directly to the Treasurer's Office at this time due to the coronavirus procedures the County has put into place. Please try to use one of the aforementioned methods listed to pay your taxes that are due May 11, 2020. If you have any questions please call the Treasurer's Office at (812) 537-8811. We apologize for any inconvenience this may cause.

Tax History (Treasurer)

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
+ Spring Tax	\$958.92	\$990.26	\$1,000.86	\$824.20	\$748.81
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$958.92	\$990.26	\$1,000.86	\$824.20	\$748.81
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.58	\$2.96	\$6.85	\$0.08	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,917.84	\$1,980.52	\$2,001.72	\$1,648.40	\$1,497.62
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$1,917.84)	(\$1,980.52)	(\$2,001.72)	(\$1,648.40)	(\$1,497.62)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 11, 2020. Fall taxes will be due November 10, 2020.

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

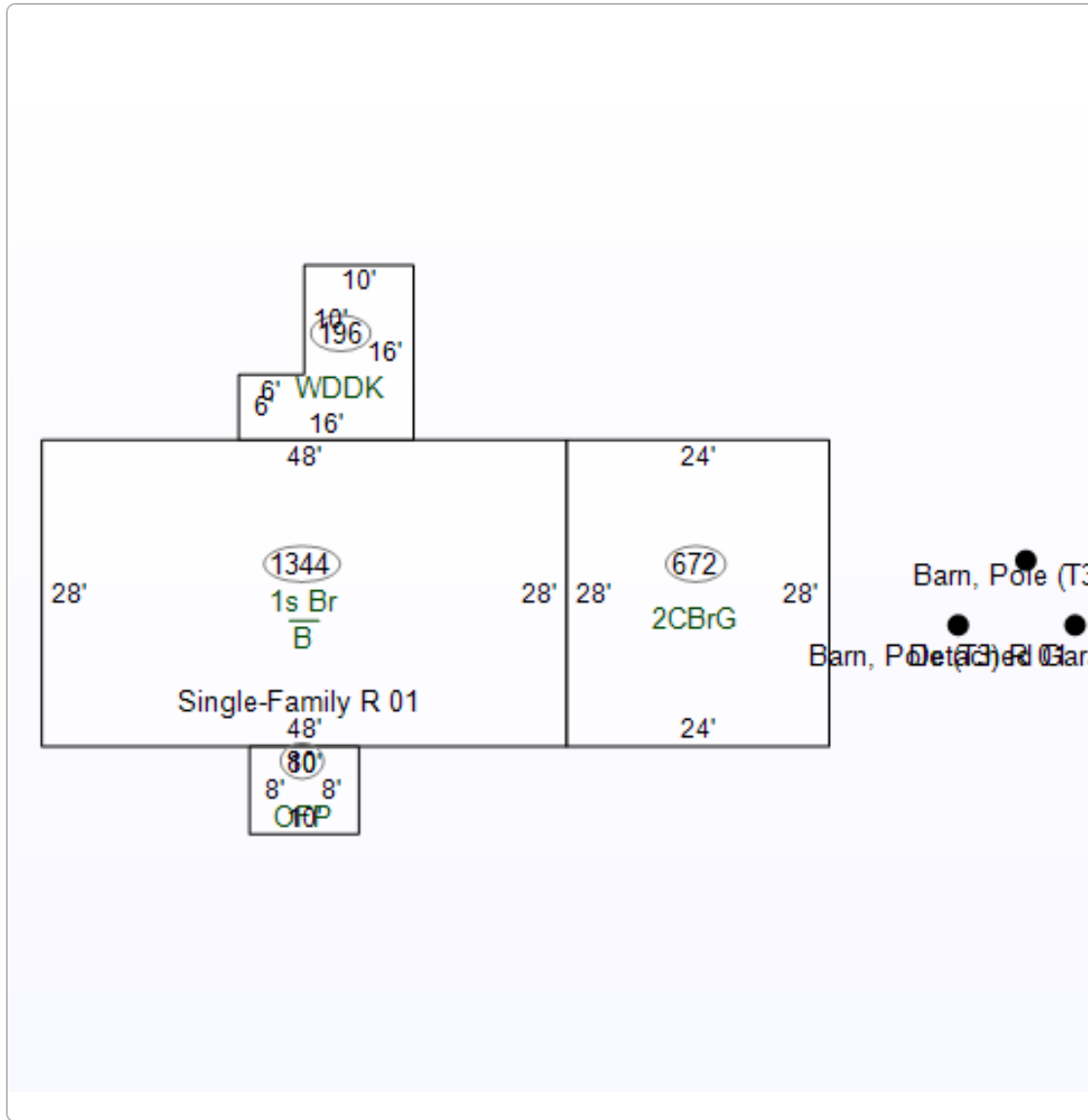
Homestead Allocations (Auditor)

	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Land	\$31,300.00	\$31,600.00	\$33,000.00	\$33,700.00	\$31,100.00
Res Land	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00	\$22,000.00
Improve	\$133,300.00	\$135,500.00	\$133,300.00	\$117,600.00	\$115,500.00
Res Improve	\$91,500.00	\$92,800.00	\$91,300.00	\$91,300.00	\$88,600.00

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2019 Pay 2020	1796114	11/10/2020		\$958.92
2019 Pay 2020	1773528	5/11/2020	Govtech5/11/2020	\$958.92
2018 Pay 2019	1693142	3/6/2019	PAYGOV 3/4/19	\$1,980.52
2017 Pay 2018	1640533	4/3/2018	883	\$2,001.72
2016 Pay 2017	1584603	4/6/2017		\$148.40
2016 Pay 2017	1584029	2/22/2017	56-91/422Sheenabibee	\$1,500.00
2015 Pay 2016	1576442	11/9/2016	1	\$748.81
2015 Pay 2016	1533903	4/7/2016	56-91/422	\$748.81
2014 Pay 2015	1477429	4/1/2015	517	\$1,483.16
2013 Pay 2014	1421712	4/3/2014	378	\$1,536.92

Sketches (Assessor)



Photos (Assessor)



Property Record Cards

[15-08-27-300-023.000-008 \(PDF\)](#)

No data available for the following modules: Parcel Summary (PP) (Auditor), Ownership (PP) (Auditor), Sales, Assessed/Exemptions/Deductions (PP) (Auditor), Tax History (PP) (Treasurer).

The information on this Web Site was prepared from a Geographic Information System established by Dearborn County for internal purpose only, and was not designed or intended for general use by members of the public. Dearborn County, its employees, agents and personnel, makes no representation or warranty as to its accuracy, and in particular, its accuracy as to labeling, dimensions, contours, Section Corners, property boundaries, or placement or location of any map features thereon.

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Developed by
 Schneider
GEOSPATIAL

[Version 2.3.96](#)

15-08-27-300-023.000-008

WILSON, JERRY J

8681 SR 350

101, Cash Grain/General Farm

HOGAN TWP - RURAL RES 1/2

General Information

Parcel Number
15-08-27-300-023.000-008

Local Parcel Number
008-000354-00

Tax ID:

Routing Number
40

Property Class 101
Cash Grain/General Farm

Year: 2020

Ownership

WILSON, JERRY J
8681 SR 350
AURORA, IN 47001

Legal

16-09-08 PT SW 27-5-2 9.44A ***COMBINED
1.77A FROM P#8-362 K#16-10-02-01 PER
GIS & DEED*** **COMBINED 0.40A FROM P#8-
367 K#016-10-05 PER GIS & DEED***

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/03/2018	WILSON, JERRY J	2018001831	QC	/	\$0	I
11/18/2015	BIBEE, JASON & SHE	2015006959	WD	/	\$0	I
12/10/2008	Wilson, Jerry J & Goldi		WD	/	\$150,000	I
08/18/2003	HALL JASON W &		WD	/	\$0	I
01/01/1900	GREGORY HERMAN		WD	/	\$0	I

Notes

10/9/2017 REVA: PER DATA COLLECTOR VISIT ON 08/25/17; NO CHANGES.

11/20/2016 001: ADD T3AW PER MAK

4/21/2016 NC17: PERMIT ISSUED 3/30/16 - POLE BARN

4/23/2010 REVA: REVALUATION ATT GAR MARKET ADJ

4/23/2010 NC10: 2010 NEW CONSTRUCTION PERMIT ISSUED 3/4/09
POLE BARN
POLE BARN 100 % COMP 3/9/10



Agricultural

Location Information

County
Dearborn

Township
HOGAN TOWNSHIP

District 008 (Local 008)
HOGAN TOWNSHIP

School Corp 1600
SOUTH DEARBORN COMMUNITY

Neighborhood 908801-008
HOGAN TWP - RURAL RES

Section/Plat
27

Location Address (1)
8681 SR 350
AURORA, IN 47001

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	AA	AA	AA	AA
As Of Date	01/02/2020	03/16/2020	03/09/2019	05/17/2018	05/23/2017
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 type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$30,500	\$31,300	\$31,600	\$33,000	\$33,700
Land Res (1)	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
Land Non Res (2)	\$8,500	\$9,300	\$9,600	\$11,000	\$11,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$132,400	\$133,300	\$135,500	\$133,300	\$117,600
Imp Res (1)	\$91,500	\$91,500	\$92,800	\$91,300	\$91,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$40,900	\$41,800	\$42,700	\$42,000	\$26,300
Total	\$162,900	\$164,600	\$167,100	\$166,300	\$151,300
Total Res (1)	\$113,500	\$113,500	\$114,800	\$113,300	\$113,300
Total Non Res (2)	\$8,500	\$9,300	\$9,600	\$11,000	\$11,700
Total Non Res (3)	\$40,900	\$41,800	\$42,700	\$42,000	\$26,300

4/23/2010 001: 2010/11 PER-GIS 11/18/2009 (0.40 & 1.77) ADDED FOR TOTAL OF 9.44A

1/1/1900 MEMO: 2010

1/1/1900 PTABOA: PTABOA 2013/14 ADJ ASSESSMENT DUE TO ISSUE @ HEARING

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

Zoning

Subdivision

Lot

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9rr	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	100%	1.0000	\$22,000
4	A	CNB2	0	4.0000	0.81	\$1,560	\$1,264	\$5,056	0%	0%	1.0000	\$5,060
4	A	CNC2	0	2.0000	0.72	\$1,560	\$1,123	\$2,246	0%	0%	1.0000	\$2,250
4	A	BED2	0	1.0000	0.50	\$1,560	\$780	\$780	0%	0%	1.0000	\$780
5	A	BED3	0	1.4400	0.50	\$1,560	\$780	\$1,123	-60%	0%	1.0000	\$450

Market Model
908801-008 - Residential

Characteristics

Topography Level, Rolling

Flood Hazard

Public Utilities Water, Electricity

ERA

Streets or Roads Paved

TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, May 1, 2020
Review Group 2017

Data Source N/A Collector Appraiser 08/25/2017 SHANE

Land Computations

Calculated Acreage	9.44
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	9.44
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	8.44
Farmland Value	\$8,540
Measured Acreage	8.44
Avg Farmland Value/Acre	1012
Value of Farmland	\$8,540
Classified Total	\$0
Farm / Classified Value	\$8,500
Homesite(s) Value	\$22,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$8,500
CAP 3 Value	\$0
Total Value	\$30,500

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1344 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	196	\$3,300
Porch, Open Frame	80	\$3,700

Plumbing

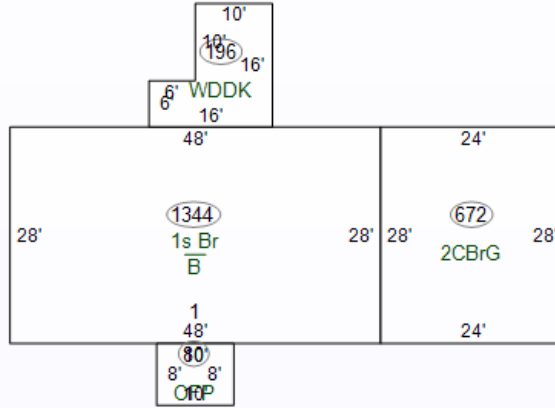
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1344	1344	\$97,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1344	0	\$29,200	
Crawl				
Slab				

Total Base \$126,800

Adjustments 1 Row Type Adj. x 1.00 \$126,800

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) 3:400 \$5,700
 Loft (+) \$0
 Fireplace (+) MS:1 MO:1 \$4,300
 No Heating (-) \$0
 A/C (+) 1:1344 \$3,100
 No Elec (-) \$0
 Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$142,300

Sub-Total, 1 Units

Exterior Features (+) \$7,000 \$149,300

Garages (+) 672 sqft \$18,500 \$167,800

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.91

Replacement Cost \$152,698

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Brick	C	1978	1978	42 A		0.91		2,688 sqft	\$152,698	30%	\$106,890	20%	100%	1.000	1.0700	\$91,500
2: Barn, Pole (T3)	0%	1	T3AW	C	2016	2016	4 A	\$16.17	0.91	\$15.67	24' x 50' x 12'	\$17,108	10%	\$15,400	0%	100%	1.000	1.0000	\$15,400
3: Barn, Pole (T3) R 01	0%	1	T3AW	C	2009	2009	11 A	\$16.17	0.91	\$15.18	30' x 40' x 11'	\$16,571	25%	\$12,430	0%	100%	1.000	1.0000	\$12,400
4: Detached Garage R 01	0%	1	Wood Frame	C	1996	1996	24 A	\$24.75	0.91	\$24.75	28'x28'	\$17,658	26%	\$13,070	0%	100%	1.000	1.0000	\$13,100