



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
IN Auctioneer's License #: IN AU19500208 and IN AU10400023

Bidder Information Packet

1. Welcome Ladies and Gentleman to this Auction for Real Estate.
2. This Real Estate auction is for 9046 SR 48; Aurora, IN 47001 on Saturday, October 22, 2018 at 1:00 PM EST. Property can be viewed and/or inspected at an Open House or on any day with appointment made through Auctioneer.
3. Buyer hereby acknowledges that closing must take place on or before December 6, 2018. **Time is of the essence!**
4. Upon being the successful accepted high bidder an \$5,000 non-refundable down payment by cash or personal check shall be made and then deposited by Johnson Auctioneers, LLC on the day of the auction into our Escrow Account. Purchaser agrees to have financing in order and ready to close on or before December 6, 2018. At such time, the successful bidder shall enter into a purchase contract with completion of purchase as follows:
 - a. The balance of purchase price shall be paid by cash, certified check or approved money order. **Have finances ready!**
 - b. According to other terms and conditions the purchaser 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 deposit/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 Buyer may elect to terminate this contract and receive a return on any and 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 Spring 2019 tax bill. Buyer will assume and agrees to pay all subsequent taxes and assessments, including without limitation, the installment due and payable in Fall 2019. 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 property is being sold as is, where is and without recourse. Buyer is relying upon his/her own examination of the real estate for its physical charter and condition, and not upon any representations made by the Auctioneer/Auction Firm involved 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 _____, 2018, by and between Estate of Lavern S. Brandt, -- Franklin J. Brandt (Heir) ("Seller") and _____ ("Buyer") for the sale and purchase of the Real States described herein, on the terms and conditions hereinafter set forth.

1. **PROPERTY DESCRIPTION:** 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 Brandt real estate auction conducted on October 22, 2018 ("Auction"), by Roger & Susan Johnson, Auctioneers of Johnson Auctioneers, LLC ("Auctioneer") at: 9046 SR 48; Aurora, IN 47001. Parcel ID#: 15-05-33-400-064.000-019 and 15-05-33-400-062.000-019 for a total of 5.73 +/- acres. This Agreement is a standard contract for the purchase of any tract(s) of real property from an Auction in the state of Indiana.

2. **INCLUDED IN SALE:** The real property shall include the land, together with all improvements, thereon all appurtenant rights, privileges, easements.

3. **SELLERS CERTIFICATION:** Seller certifies that to the best of his/her knowledge, all fireplaces, chimneys, electrical, plumbing, including water wells and septic sewage systems, heating, and air conditioning systems, and all other items stated in Paragraph 2 to be included in the sale are and will be operational and free of all known material defects on date of possession *with the exception of when the Real Property is being sold as part of an Estate, Trust or similar*. Regardless of previous statement the real property is being sold "AS IS", mechanics liens or material man's liens which could affect the title to the property except OF RECORD. There are no property tax abatements or homestead exemptions on the property, except of resolutions that have been enacted or adopted authorizing work or improvements for which the property may be assessed, and no City, County or State orders have been served upon Seller requiring work to be done or improvements to be made, which have not been performed except OF RECORD.

BUYER IS RELYING SOLELY UPON HIS/HER EXAMINATION OF THE PROPERTY, SELLER'S CERTIFICATIONS HEREIN REQUIRED, IF ANY, FOR THE INFORMATION REGARDING THE PROPERTY'S PHYSICAL CONDITION AND CHARACTER AND NOT UPON ANY REPRESENTATIONS BY AUCTIONEER/AUCTION FIRM, AUCTION FIRM REPRESENTATIVES INVOLVED, WHO SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN THE PROPERTY.

4. **PRICE AND TERMS:** Buyer agrees to pay the purchase price of _____ (\$ _____) for a **Contract Price of \$ _____** for the Real Property as follows: A non-refundable (except in the case of a non-marketable title) down payment of **Five Thousand dollars (\$ 5,000.00)** of the Total Contract Price will be collected at close of auction and will apply toward the Purchase Price. This non-refundable earnest/escrow money to apply toward the purchase price will be deposited by Auction Firm upon acceptance into an escrow account pending closing. *If the Buyer defaults in the performance of this contract, then the Escrow money shall be forfeited, not as liquidated damages, but to apply to damages which may be suffered on account of said default. At which time the Non-Refundable down payment shall be split 60/40 in favor of the Seller (receives 60%) and remaining to Auctioneer/Auction Firm.* **CLOSING ON OR BEFORE December 6, 2018 unless agreed upon by all parties in writing.**

5. **BALANCE:** The balance of the Purchase Price shall be paid by wire transfer, certified, cashier's, official bank, attorney or title company trust account check on date of Closing.

6. **FINANCING CONTINGENCY:** This purchase is not contingent upon the Buyer obtaining financing. **There are no buyer contingencies.** OTHER CONTINGENCIES/ AGREEMENTS: The contract is contingent upon: DUE DILIGENCE INSPECTION OR THE WAIVER OF ANY INSPECTION BY BUYER PRIOR TO AUCTION. **REAL PROPERTY IS BEING SOLD IN "AS IS" CONDITION WITH NO RECOURSE.**

7. **POSSESSION AND OCCUPANCY:** Subject to rights of tenants, possession/occupancy shall be given at Closing on or before _____ o'clock (A.M.) (P.M.) (Noon) EASTERN/DAYLIGHT STANDARD TIME on _____, or such earlier date that the Seller so notifies the Buyer. Nothing can be done to the property until that time. Until such time, Seller shall have the right of possession/occupancy free of rent, unless otherwise specified, but shall pay for all utilities used. Seller shall order final meter readings to be made as of the occupancy date for all utilities serving the Real Estate and Seller shall pay for all final bills rendered from such meter readings. Seller acknowledges and agrees that prior to Buyer taking possession of the Real Estate, Seller shall remove all personal possessions not included in this Contract. **Time is of the essence.**

8. _____ (Buyer Initials) **BUYER WAIVES THE REAL ESTATE INSPECTIONS:** Buyer acknowledges that Buyer has been advised by Auction Firm to conduct inspections of the Real Estate prior to the auction of the property. Buyer waives all INSPECTIONS or agrees that they have had time to inspect prior to purchasing and understands that the Real Estate is being sold with no contingencies.



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9. **DEED, CONVEYANCE 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 which are due up to the closing date. *Seller is responsible for the cost of deed preparation and taxes through Spring 2019. Buyer is responsible for all remaining closing fees and/or costs involved in securing financing. Buyer will assume tax bill after Spring installment is paid.*

Closing shall occur on or before forty-five (45) days (**December 6, 2018**) 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.

Both Buyer and Seller agree to execute all documents required by the closing/escrow agent. At Closing, Seller shall be responsible for transfer taxes, Condominium or HOA transfer fees, conveyance fees, deed preparation, settlement fees chargeable to Seller, the cost of removing or discharging any defect, lien or encumbrance required for conveyance of the Real Estate as required by this Contract; and shall convey marketable title (as determined with reference to the Indiana State Bar Association Standards of Title Examination) to the Real Estate by recordable and transferable deed of general warranty or fiduciary deed, if applicable, in fee simple absolute, with release of dower, on December 6, 2018, or earlier as mutually agreed by the parties to be the date of Closing. Title shall be free, clear and unencumbered as of Closing, with the exception of the following, if applicable: (1) covenants, conditions, restrictions and easements of record, (2) legal highways, (3) any mortgage expressly assumed by Buyer and agreed to by Seller's current lender in writing, (4) fall taxes and assessments becoming due and payable before Closing, (5) zoning and other laws, (6) homeowner/condominium association fees becoming due and payable after Closing. Seller shall have the right at Closing to pay out of the Purchase Price any and all encumbrances, liens, and commission and fees due to Auctioneer/Auction Firm. ***NO OTHER FEES WILL BE PAID FOR THE SELLER.***

10. **SOLE CONTRACT:** The parties agree that this Contract constitutes their entire agreement and no oral or implied agreement exists. Any amendments and/or extensions to this Contract shall be in writing, signed by all parties and copies shall be included with all copies of the original Contract. This Contract shall be binding upon the parties, their heirs, administrators, executors, successors and assigns. Faxes and Internet transmissions are an acceptable method of communication for physical delivery of the Contract in this transaction and shall be binding upon the parties.
11. **ELECTRONIC SIGNATURES:** Manual or electronic signatures on contract documents, transmitted in original, facsimile or electronic format shall be valid for purposes of this Contract and any amendments, addendums or notices to be delivered in connection with this Contract. Only original, manually signed documents shall be valid for deeds or other documents to be recorded at or after Closing or as may be required by Buyer's lender and/or the title insurance company and/or escrow agent.
12. **INDEMNITY:** Seller and Buyer recognize that the AUCTIONEER/AUCTION FIRM involved in the sale are relying on all information provided herein or supplied by Seller or Seller's sources and Buyer and Buyer's sources in connection with the Real Estate, and agree to indemnify and hold harmless the AUCTIONEER/AUCTION FIRM, their agents and employees from any claims, demands, damages, lawsuits, liabilities, costs and expenses (including reasonable attorney's fees) arising out of any referrals, misrepresentation or concealment of facts by Seller or Seller's sources and/or Buyer and Buyer's sources.

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

13. **RISK OF LOSS:** Risk of loss shall pass to Buyer upon closing.



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14. Payment/Fees to the AUCTIONEER/AUCTION FIRM are contained in a separate contract/agreement between the Seller(s) and AUCTIONEER/AUCTION FIRM and shall be shared with the Title Company for purposes of disbursement of funds.

15. **TIME IS OF THE ESSENCE:** Time is of the essence in this Agreement.

16. **MISCELLANEOUS:**

_____ (Initial) Buyer acknowledges that all remaining personal property is transferred to Buyer and adds no value to the real property. There will be no/minimum clean-up of the property of personal property either by the Seller, Seller's Representatives, Auction Firm or Auction Firm Representatives.

- a. This Agreement may not be assigned by Buyer without Seller's prior written consent, which consent may be withheld at Seller's sole discretion.
- b. 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.
- c. 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.
- d. This Agreement shall be governed by the laws of the State of Indiana, without regard to its conflicts of laws doctrine.
- e. 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.
- f. **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.

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

Seller agrees to pay Johnson Auctioneers, LLC a commission equal to 4% of the purchase price in this transaction regardless of whether Johnson Auctioneers acted as a subagent, buyer's agent, or dual agent. Seller authorizes such commission to be paid out of closing proceeds.

"Seller (s)"

"Buyer (s)"

Name Date

Name Date

Name Date

Name Date

Address:

Address:

Address:

Address:

Cell Phone:

Cell Phone:

Witness

Witness

Name Date

Name Date

Receipt 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/AUCTION FIRM
Phone: 812-576-0157 / 513-403-6734



Indiana Auctioneer's License #: IN AU19500208 and IN AU10400023

Disclaimer

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

Parcel Summary (Auditor)

Parcel ID 15-05-33-400-064.000-019
 Tax Bill ID 019-000856-00
 Duplicate Nbr 17783
 Map Reference #
 Property Address 9064 Sr 48
 Aurora, IN, 47001
 Brief Legal Description 32-13 PT SE 33-6-2 .75A PT SE 33-6-2 4.33A
 (Note: Not to be used on legal documents)
 AGRICULTURAL - CASH GRAIN/GENERAL FARM
 Class
 Tax District Manchester
 Tax Rate Code 19065 - Adv Tax Rate
 Property Type 65 - Agricultural
 Mortgage Co N/A
 Last Change Date N/A



Ownership (Auditor)

Brandt, Lavern S
 9046 Sr 48
 Aurora, IN 47001

Site Description (Assessor)

Topography: Rolling
 Public Utilities: Electricity, Water
 Street or Road: Paved
 Area Quality Static
 Parcel Acreage: 5.08

Land (Assessor)

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9rr		0	0	1.0000	\$24,000.00	\$24,000.00	\$24,000.00	\$0.00	\$24,000.00
FARM BUILDINGS	CAD2	0	0	1.0000	\$1,610.00	\$805.00	\$805.00	(\$40.00)	\$480.00
TILLABLE LAND	CNB2	0	0	2.0000	\$1,610.00	\$1,304.00	\$2,608.00	\$0.00	\$2,610.00
TILLABLE LAND	ROA	0	0	1.0000	\$1,610.00	\$1,433.00	\$1,433.00	\$0.00	\$1,430.00
TILLABLE LAND	ROB2	0	0	1.0000	\$1,610.00	\$1,304.00	\$1,304.00	\$0.00	\$1,300.00

Residential Dwellings (Assessor)

Description	Single-Family R 01
Story Height	2
Style	
Finished Area	1765
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	1765
Bedrooms	4
Living Rooms:	1
Dining Rooms:	1
Family Rooms:	0
Finished Rooms:	7
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	5/6 Masonry	1027	1027
2	5/6 Masonry	738	738
B		117	0
C		910	0

Features	Area
Porch, Enclosed Frame	144
Porch, Open Frame	95
Porch, Open Frame	144

Improvements (Assessor)

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C-1	1900	1900	A	1.01	1765	1	1.15
Detached Garage R 01	100	D	1946	1946	A	1.01	1500	1	1.15
Utility Shed R 01	100	D	1900	1900	P	1.01	160	1	1.15
Barn, Pole (T3) R 01	100	C	1989	1989	A	1.01	1350	1	1.15

Transfers (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
5/9/2018	BRANDT, LAVERN S	2018002569		\$0.00
	BRANDT, FRANKLIN E			\$0.00

Valuation

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Land Value	\$29,500	\$29,800	\$30,100	\$30,100	\$29,200
+ Improvements Value	\$120,600	\$117,600	\$117,300	\$115,800	\$112,600
= Total Assessed Value	\$150,100	\$147,400	\$147,400	\$145,900	\$141,800

Exemptions/Deductions (Auditor)

Type	Description	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Homestead	Homestead	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Over 65	Over 65	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00	\$12,480.00
Homestead	Supplemtl Home	\$31,430.00	\$30,380.00	\$29,960.00	\$29,575.00	\$29,435.00

Tax History (Treasurer)

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ Spring Tax	\$655.40	\$621.73	\$599.89	\$560.00	\$557.92
+ 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	\$655.40	\$621.73	\$599.89	\$560.00	\$557.92
+ 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

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
+ 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	\$8.59	\$5.68	\$0.07	\$0.00	\$1.90
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,310.80	\$1,243.46	\$1,199.78	\$1,120.00	\$1,115.84
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$655.40)	(\$1,243.46)	(\$1,199.78)	(\$1,120.00)	(\$1,115.84)
= Total Due	\$655.40	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2018. Fall taxes will be due November 13, 2018.

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)

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Land	\$29,500.00	\$29,800.00	\$30,100.00	\$30,100.00	\$29,200.00
Res Land	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00	\$24,000.00
Improve	\$120,600.00	\$117,600.00	\$117,300.00	\$115,800.00	\$112,600.00
Res Improve	\$110,800.00	\$107,800.00	\$106,600.00	\$105,500.00	\$105,100.00

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2017 Pay 2018	1653442	4/30/2018	1516	\$655.40
2016 Pay 2017	1620765	10/30/2017		\$621.73
2016 Pay 2017	1603245	5/5/2017	1354	\$621.73
2015 Pay 2016	1574778	11/7/2016	1287	\$599.89
2015 Pay 2016	1548602	5/5/2016	1217	\$599.89
2014 Pay 2015	1518142	11/4/2015	1152	\$560.00
2014 Pay 2015	1498613	5/11/2015	1093	\$560.00
2013 Pay 2014	1454619	10/23/2014	1013	\$557.92
2013 Pay 2014	1442120	5/9/2014	8149	\$557.92
2012 Pay 2013	1414545	11/12/2013	8083	\$461.34
2012 Pay 2013	1392036	5/10/2013	8004	\$461.34

Tax Payments (Treasurer)

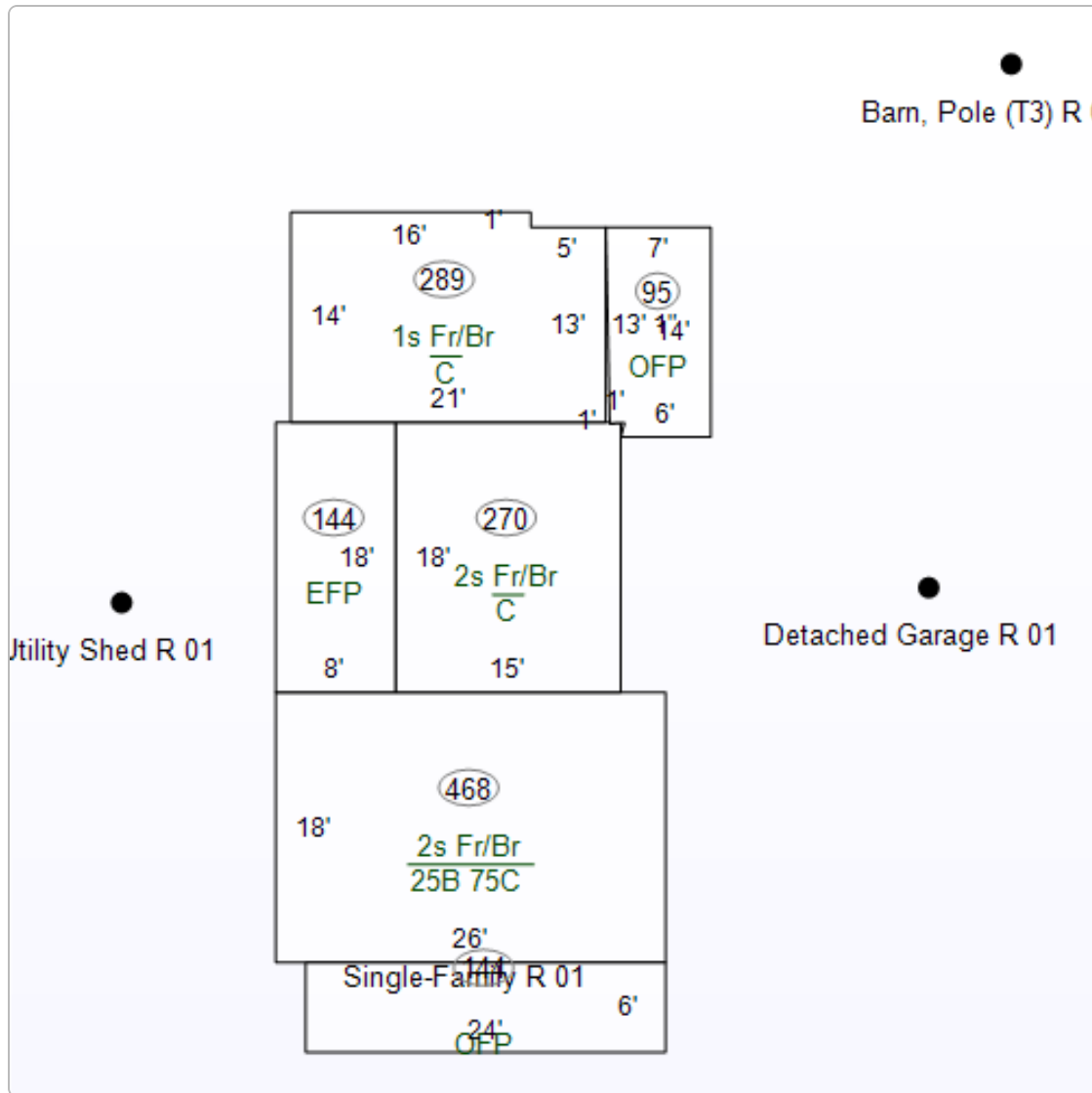
Full Installment - Balance Due

655.40

Pay full installment by:

Credit Card

Sketches (Assessor)



Photos (Assessor)



No data available for the following modules: Sales, Tax History (PP) (Treasurer), Tax Payments (PP) (Treasurer).

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Developed by

Last Data Upload: 6/2/2018, 9:35:33 PM

General Information

Parcel Number 15-05-33-400-064.000-019
Local Parcel Number 019-000856-00

Tax ID:

Routing Number 62

Property Class 101 Cash Grain/General Farm

Year: 2018

Location Information

County Dearborn
Township MANCHESTER TOWNSHIP
District 019 (Local 019) MANCHESTER TOWNSHIP
School Corp 1600 SOUTH DEARBORN COMMUNITY
Neighborhood 919801-019 MANCHESTER TWP - RURAL RES
Section/Plat 0033
Location Address (1) 9064 SR 48 AURORA, IN 47001-0000

Ownership

BRANDT, FRANKLIN E
ANDT LAVERN S LIFE EST:FRANKL
9064 SR 48
AURORA, IN 47001

Legal

32-13 PT SE 33-6-2 .75A PT SE 33-6-2 4.33A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 06/27/2018 to 01/01/1900.

Notes

Agricultural

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

Table with columns: 2018, 2017, 2016, 2015, 2014. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total values.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show land data for 9rr, 4, and 71.

Market Model 919801-019 - Residential

Characteristics

Topography Rolling Flood Hazard
Public Utilities Water, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, August 14, 2018

Review Group

Data Source Estimated

Collector

DC

Appraiser 01/19/2015 TD

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.00), Actual Frontage (0), Developer Discount, Parcel Acreage (5.08), 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 (4.08), Farmland Value (\$5,820), Measured Acreage (5.00), Avg Farmland Value/Acre (1164), Value of Farmland (\$4,750), Classified Total (\$0), Farm / Classified Value (\$4,800), Homesite(s) Value (\$24,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$24,000), CAP 2 Value (\$4,800), CAP 3 Value (\$0), Total Value (\$28,800).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style N/A
Finished Area 1765 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
Porch, Open Frame	144	\$5,700
Porch, Enclosed Frame	144	\$8,100
Porch, Open Frame	95	\$4,400

Plumbing

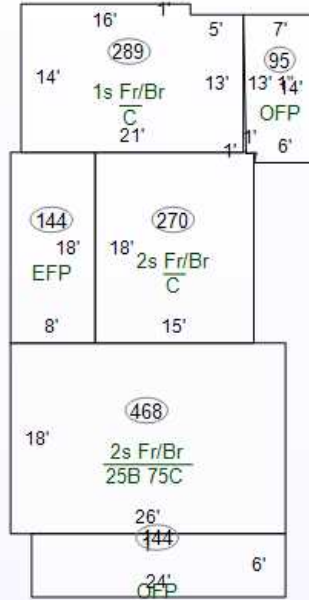
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1027	1027	\$81,300	
2 95	738	738	\$36,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	117	0	\$12,300	
Crawl	910	0	\$5,200	
Slab				

Total Base \$135,700
Adjustments 1 Row Type Adj. x 1.00 \$135,700

- Unfin Int (-) \$0
- Ex Liv Units (+) \$0
- Rec Room (+) \$0
- Loft (+) \$0
- Fireplace (+) \$0
- No Heating (-) \$0
- A/C (+) 1:1027 2:738 \$3,800
- No Elec (-) \$0
- Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
- Spec Plumb (+) \$0
- Elevator (+) \$0

Sub-Total, One Unit	\$139,500
Sub-Total, 1 Units	\$139,500
Exterior Features (+)	\$18,200
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.91
Replacement Cost	\$136,332

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%	2	3/6 Masonry	C-1	1900	1900	118 A		0.91		1,882 sqft	\$136,332	30%	\$95,430	3%	100%	1.000	1.1500	\$106,500
2: Utility Shed R 01	0%	1		D	1900	1900	118 P	\$18.89	0.91	\$18.89	10'x16'	\$2,200	80%	\$440	0%	100%	1.000	1.1500	\$500
3: Detached Garage R 01	100%	1	Concrete Block	D	1946	1946	72 A	\$19.82	0.91	\$19.82	30'x50'	\$21,643	30%	\$15,150	0%	100%	1.000	1.1500	\$17,400
4: Barn, Pole (T3) R 01	0%	1	T3AW	C	1989	1989	29 A	\$15.69	0.91	\$15.69	30' x 45' x 14'	\$19,278	50%	\$9,640	0%	100%	1.000	1.1500	\$11,100

Disclaimer

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

Parcel Summary (Auditor)

Parcel ID 15-05-33-400-062.000-019
Tax Bill ID 019-000857-00
Duplicate Nbr 17784
Map Reference #
Property Address Sr 48
 Aurora, IN, 47001
Brief Legal Description 32-14 PT SE 33-6-2 .65A Also: 15-05-33-400-063.000-019
 (Note: Not to be used on legal documents)
Class RESIDENTIAL OTHER STRUCTURES
Tax District Manchester
Tax Rate Code 19065 - Adv Tax Rate
Property Type 82 - Residential
Mortgage Co N/A
Last Change Date N/A

Ownership (Auditor)

Brandt, Franklin J
 6084 Martha South Dr
 Aurora, IN 47001

Site Description (Assessor)

Topography: Flat
Public Utilities: Electricity , Water
Street or Road: Paved
Area Quality Static
Parcel Acreage: 0.65

Land (Assessor)

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
RESIDENTIAL EXCESS ACREAGE		0	0	0.5800	\$3,200.00	\$4,576.00	\$2,654.08	\$0.00	\$2,650.00
PUBLIC ROAD/ROW	EDF	0	0	0.0700	\$1,610.00	\$805.00	\$56.35	(\$100.00)	\$0.00

Improvements (Assessor)

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Utility Shed R01	100	D	1900	1900	P	1.01	0	1	1.15

Transfers (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
7/19/2018	BRANDT, FRANKLIN J	2018004232		\$0.00
	BRANDT, FRANKLIN E & LAVERN S			\$0.00

Valuation

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Land Value	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
+ Improvements Value	\$200	\$200	\$200	\$200	\$200
= Total Assessed Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900

Tax History (Treasurer)

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Spring Tax	\$31.26	\$30.42	\$29.02	\$27.60
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$31.26	\$30.42	\$29.02	\$27.60
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00

	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$62.52	\$60.84	\$58.04	\$55.20
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$62.52)	(\$60.84)	(\$58.04)	(\$55.20)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00

The Spring taxes are due May 10, 2018. Fall taxes will be due November 13, 2018.

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.

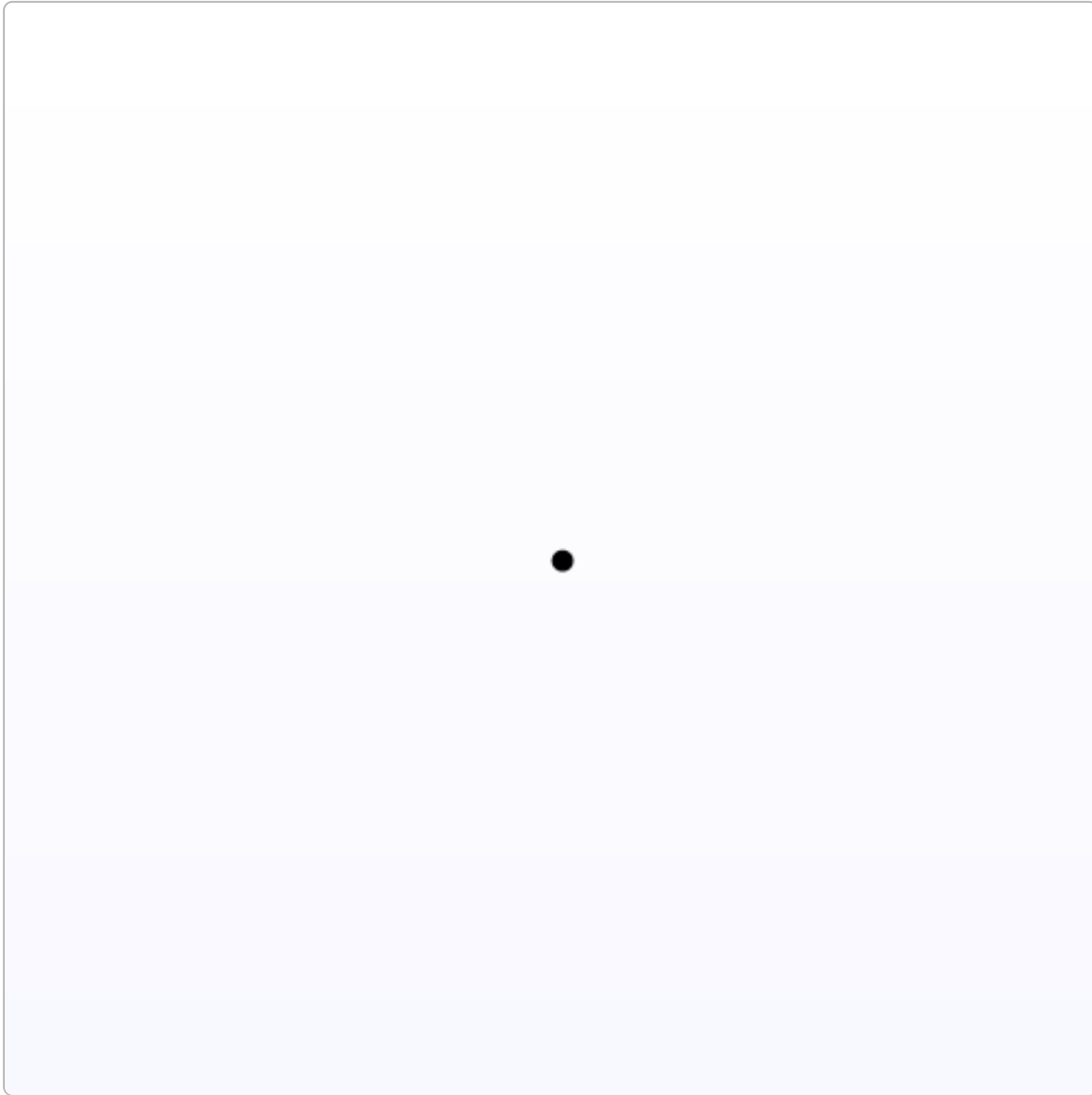
Homestead Allocations (Auditor)

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016	2014 Pay 2015	2013 Pay 2014
Land	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$2,700.00	\$4,000.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2018 Pay 2019				\$0.00
2017 Pay 2018	1669624	6/5/2018	1524	\$31.26
2017 Pay 2018	1653441	4/30/2018	1516	\$31.26
2016 Pay 2017	1620764	10/30/2017	1429	\$30.42
2016 Pay 2017	1603244	5/5/2017	1354	\$30.42
2015 Pay 2016	1574779	11/7/2016	1287	\$29.02
2015 Pay 2016	1548601	5/5/2016	1217	\$29.02
2014 Pay 2015	1518141	11/4/2015	1152	\$27.60
2014 Pay 2015	1498614	5/11/2015	1093	\$27.60
2013 Pay 2014	1454620	10/23/2014	1013	\$42.76
2013 Pay 2014	1442119	5/9/2014	8149	\$42.76

Sketches (Assessor)



No data available for the following modules: Sales, Residential Dwellings (Assessor), Exemptions/Deductions (Auditor), Tax History (PP) (Treasurer), Tax Payments (Treasurer), Tax Payments (PP) (Treasurer), Photos (Assessor).

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AUG

General Information

Parcel Number 15-05-33-400-062.000-019
Local Parcel Number 053340006200010

Tax ID:

Routing Number 61

Property Class 599 Other Residential Structures

Year: 2018

Location Information

County Dearborn
Township MANCHESTER TOWNSHIP
District 019 (Local 019) MANCHESTER TOWNSHIP
School Corp 1600 SOUTH DEARBORN COMMUNITY
Neighborhood 919801-019 MANCHESTER TWP - RURAL RES
Section/Plat 0033
Location Address (1) SR 48 AURORA, IN 47001-0000

Zoning

Subdivision

Lot

Market Model 919801-019 - Residential

Characteristics

Topography Level Flood Hazard
Public Utilities Water, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, August 14, 2018 Review Group 2016

Ownership

BRANDT, FRANKLIN E & LAVERN S LAVERN S 9064 ST RD 48 AURORA, IN 47001

Legal

32-14 PT SE 33-6-2 .65A ALSO: 15-05-33-400-063.000-019



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 07/19/2018 to 01/01/1900.

Notes

8/16/2016 REVA: PER DATA COLLECTOR VISIT ON 05/11/2016; NO CHANGES.

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for 2018 and 2017.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show land data for parcels 91 and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.65), Actual Frontage (0), Developer Discount, Parcel Acreage (0.65), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.07), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.58), 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 (\$2,700), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$2,700), Total Value (\$2,700).

General Information

Occupancy Utility Shed
 Description Utility Shed R 01
 Story Height 0
 Style N/A
 Finished Area
 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

Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accomodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments **Total Base**
 Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade) 0.80
 Location Multiplier 0.91
Replacement Cost \$0

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: Utility Shed R 01	0%	1	sv	D	1900	1900	118 P		0.91				80%		0%	100%	1.000	1.1500	\$200