

BID PACKET

Patricia Tucker Estate

UPTOWN INCOME PRODUCING DUPLIX ONLINE AUCTION



**1412 DEWEY STREET
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

TUESDAY, APRIL 13 @ 2PM

**HARRITT
GROUP^{INC.}**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345

Client Detail

1412 Dewey Street, New Albany, IN 47150

Listing #: **202106733**

Total Finished Sqft: **1,776**

Above Grade Finished SqFt: **1,776**

\$0

Active (04/01/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220502801390000008
Beds:	2	Lot Sz:	0.14 / 6,098
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,776	Lot Dim:	34' x 173'
Tot Fin SF:	1,776	Year Built:	1929
New Const:	No	Annual Tax:	1,078
Home Warranty:	No	Tax Year:	2021
Land Assess:	9,900	DOM:	4
Improvements:	40,100	HOA \$:	/
Total Assess:	50,000		

Directions: **From State Street in New Albany, head east on Main Street 8/10 mile to right on E. 13th Street to left at the 1st cross street onto Dewey Street. Home on right. Part of Block 15 of the Whitehill Tract, Plat No. 173**

Legal:

Remarks

Uptown Income Producing Duplex Online Auction - Bidding Ends Tuesday, April 13 @ 2PM. Attention Investors! Two story vinyl siding duplex with one bedroom one bath unit per floor, located just off East Main Street in Uptown New Albany behind the recently renovated The Mansion on Main Assisted Living Community and Earth First. Each unit is equipped with a refrigerator and range, natural gas heat and central air. Tenants pay their own gas and electricity, the owner pays water and sewer. Potential monthly rental income of \$875.00 plus. Currently units are rented month to month. Ground level unit rents for \$500 - will become vacant May 1st. Upper level unit rents for \$375.00. Minutes to downtown & expressways. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days for clear title. Taxes prorated to the day of closing. Possession at closing per tenant's rights. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN INSPECTION Monday, April 12, 4PM - 6PM

Amenities

Type:	2 Story	Foundation:	
Zoning:	Residential	Basement:	No
Construction:	Existing	Basement Type:	Crawl Space
# Fireplaces:	Fireplace:	Laundry Location:	
Roof Type:	Shingle	Road Frontage:	34'
Appliances:	Range / Oven, Refrigerator		
Exterior Type:	Vinyl Siding		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,776.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,776
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **N** Garage Size: Garage Type: **None** Garage Spaces:

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room		1st Floor		
Kitchen		1st Floor		
Bedroom		1st Floor		
Bathroom Full		1st Floor		
Living Room		2nd Floor		
Kitchen		2nd Floor		
Bedroom		2nd Floor		
Bathroom Full		2nd Floor		

Utilities

Water Heater:	Electric, Natural Gas	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Sewer		

General Information

Possession:	Tenants Rights	Covenants & Restr:	No
Flood:	No	Sign:	Yes

Seller Will Lease: **No**

Terms: **No**

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1412 DEWEY STREET, NEW ALBANY, IN 47150

Bidding Ends Tuesday, April 13, 2021

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 final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals 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. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. 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, DocuSign 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 May 24, 2021. 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 are estimated. Buyers can make their own precise measurements, if needed.*

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 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.

RENT & DAMAGE DEPOSITS

Monthly rent will be prorated to the day of closing. There are no damage deposits received from current tenants.

POSSESSION

Seller will give possession at closing, per tenant's rights.

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 *Tuesday, April 6 thru Tuesday, April 13, 2021*.

AGENCY

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

SELLER

Patricia Tucker Estate

ATTORNEY

J. Scott Water, IV, Special Personal Representative

General Information
 Parcel Number 22-05-02-801-390,000-008
 Local Parcel Number 0087130005
 Tax ID:

Ownership
 Tucker, Harold R. & Patricia
 744 N Clark Blvd
 CLARKSVILLE, IN 47129

Transfer of Ownership
 Date 08/01/1996 Owner Tucker, Harold R. & Patricia
 11/02/1988 KEMP, MERRILL J/M
 01/01/1900 AMERICANHOUSING

Notes
 3/26/2018 22Q1: 2018 BF FIELD REVIEW & DATA ENTRY.
 1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Routing Number 05-02-8E3-093
Property Class 520
 2 Family Dwell - Platted Lot
Year: 2021

Legal
 P.173 33 1/3' X 173' PARC. T BLK. 15 1421 DEWEY ST.

Location Information
 County Floyd
 Township NEW ALBANY TOWNSHIP
 District 008 (Local 008)
 NEW ALBANY CITY
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Neighborhood 5028005-008
 New Albany Additions "D"

Section/Plat
 Location Address (1)
 1412 DEWEY St
 NEW ALBANY, IN 47150

Zoning
 F
Subdivision
 Lot

Market Model
 5028005-008 - Residential

Characteristics
 Topography Level
 Flood Hazard
 Public Utilities All ERA
 Streets or Roads Paved TIF
 Neighborhood Life Cycle Stage Static

Review Group 2019
 Monday, March 29, 2021

Data Source External Only
Collector 03/28/2018 BF
Appraiser 03/28/2018 BF

Total Value \$9,900

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

Assessment Year	2020	2019	2018	2018
Reason For Change	AA	AA	Misc	Misc
As Of Date	01/01/2020	06/25/2019	02/15/2019	06/22/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$9,900	\$9,900	\$9,900	\$9,900
Land Res (1)	\$9,900	\$9,900	\$9,900	\$9,900
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$40,100	\$49,600	\$40,100	\$39,600
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$40,100	\$49,600	\$40,100	\$39,600
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$50,000	\$59,500	\$50,000	\$49,500
Total Res (1)	\$9,900	\$9,900	\$9,900	\$9,900
Total Non Res (2)	\$40,100	\$49,600	\$40,100	\$39,600
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Pricing Soil
 F F 34 34x173 1.16 \$250

Adj. Rate \$290
Ext. Value \$9,860
Res Market Value \$9,860

Infl. % 0%
Elig % 100%
Factor 1.0000

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 40' X 120', Cl 40' X 120')

Land Computations
 Calculated Acreage 0.14
 Actual Frontage 34
 Developer Discount
 Parcel Acreage 0.14
 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 0.14
 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 \$9,900
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$9,900

General Information

Occupancy Duplex
 Description Duplex R.01
 Story Height 2
 Style 61 Extra Living Units
 Finished Area 1776 sqft

Plumbing

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

Floor Finish

Earth
 Slab
 Carpet
 Sub & Joint
 Wood
 Parquet

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Wall Finish

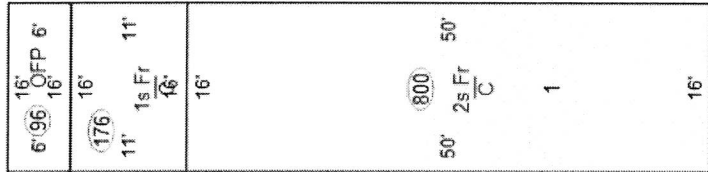
Plaster/Drywall
 Paneling
 Fiberboard

Roofing

Built-Up
 Metal
 Asphalt
 Wood Shingle
 Other

Exterior Features

Description	Area	Value
Porch, Open Frame	96	\$4,400



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	976	976	\$72,400	
2 1Fr	800	800	\$31,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	976	0	\$5,300	
Slab				

Adjustments

Adjustment	Total Base	1 Row Type Adj. x 1.00	\$
Unfin Int (-)			\$109,600
Ex Liv Units (+)			\$109,600
Rec Room (+)			\$0
Loft (+)			\$7,900
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+/-)			\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit

Sub-Total, 1 Units

Description	Count	Value
Exterior Features (+)		\$4,400
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.91
Replacement Cost		\$94,290
Sub-Total, One Unit		\$117,500

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value	
1: Duplex R 01	0%	2	Wood Frame	D+1	1929	1929	92	A		0.91		1,776 sqft	\$94,290	50%	\$47,140	0%	100%	1.0000	0.9000	\$42,400



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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

PROPERTY ADDRESS: 1412 Dewey St, New Albany, IN 47150

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

- (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer has (check (i) or (ii) below):

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

BROKER'S ACKNOWLEDGMENT (initial)

(f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

1412 Dewey St, New Albany, IN 47150
(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 J. Scott Waters, IV, Special Personal Representative
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59
60 J. Scott Waters, IV, Special Personal Representative
61 PRINTED PRINTED

62
63 _____ 01-25-2021 _____
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

65
66 _____
67 PRINTED PRINTED

68
69 _____
70 LISTING BROKER DATE SELLING BROKER DATE



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1412 Dewey St, New Albany, IN 47150

(Property Address)

1412 Dewey Street, New Albany, Indiana 47150



- Floodplains (DFIRM)
- AE Floodway
 - AO,
 - 0.2% Annual Chance Flood Hazard
- Flood Zone and Subtype
- A
 - AE Fringe

Reduced Risk Due to Levee

