



BID PACKET

UPTOWN COTTAGE ONLINE AUCTION

**1598 CLIFTON AVENUE
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

MONDAY, DECEMBER 6 @ 2PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
1598 CLIFTON AVENUE, NEW ALBANY, IN 47150

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 in USD 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 January 17, 2022. 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.

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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

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 *Monday, November 29 through Monday, December 6.*

NOTE

Three antique hanging light fixtures do not remain with the home and will sell at the upcoming Fleming Online Personal Property Auction.

AGENCY

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

SELLER

Martha Fleming Life Estate Etal

Client Detail

1598 Clifton Avenue, New Albany, IN 47150

Listing #: **2021012337**

Total Finished Sqft: **1,907**

Above Grade Finished SqFt: **1,500**

\$0
Active (11/18/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220502901374000008
Beds:	3	Lot Sz:	0.16 / 6,970
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,500	Lot Dim:	64' x 109'
Tot Fin SF:	1,907	Year Built:	1948
New Const:	No	Annual Tax:	761
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	19,900	DOM:	0
Improvements:	71,600	HOA \$:	/
Total Assess:	91,500		

Directions: **I-265 to Charlestown Road Exit #4. South 1.5 miles to left on Slate Run Road. Continue 1 mile to left on Clifton Avenue. Home on left.**

Legal: **P 653 L 1**

Tot Deductions: **\$55,675** Deduction Type Comment
Supplemental Homestd **\$10,675**

Remarks

UPTOWN COTTAGE ONLINE AUCTION - ENDS MONDAY, DECEMBER 6 @ 2PM. Charming 1940's cottage with family dining room addition, partially finished basement, detached garage and carport on a corner lot off Slate Run Road just minutes from downtown and the northside amenities. Beamed ceiling, hardwood floors, arched doorways, breakfast nook, large family dining room with floor-to-ceiling stone fireplace. Agent estimates square footage in the basement. Note - Three antique hanging light fixtures do not remain with the home and will sell online at the upcoming Fleming Online Personal Property Auction. **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 in USD 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. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. **OPEN INSPECTION Sunday, November 28, 1PM - 3PM & Monday, December 6, 11AM - 1PM.**

Amenities

Type:	1 Story	Foundation:	Concrete Block, Crawl Space
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Partial, Partially Finished
Outbuildings:	Garage	Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Location:	Basement
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator	Road Frontage:	64'
Lot Description:	Corner Lot		
Exterior Type:	Metal Siding		
Exterior Feat:	Covered Porch, Landscaped, Solid Surface Drive, Thermopane windows		
Interior Feat:	Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Family Room, Natural Wood Trim, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,500.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	407.0	TFLS:	1,907
Below Grade Unfinish:	180.0		

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **20 x 24** Garage Type: **Carport, Detached, Front Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	11 x 15.4	1st Floor	Wood	
Family Room	21.3 x 13.6	1st Floor	Carpet	
Dining Area	14.10 x 12	1st Floor	Carpet	
Bedroom	11.4 x 9.8	1st Floor	Wood	
Bedroom	10.1 x 8.4	1st Floor	Carpet	
Bedroom	9.8 x 11.7	1st Floor	Carpet	
Bathroom Full	6.6 x 5	1st Floor	Vinyl	
Kitchen	12 x 12	1st Floor	Vinyl	
Family Room	20.7 x 11	LL/Basement	Carpet	
Other	11 x 12	LL/Basement	Carpet	
Other	15 x 12	LL/Basement	Other	Laundry-Unfinished-Concrete Flooring

Utilities

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

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

General Information

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

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

All information deemed reliable but not guaranteed.

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



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)
9-8-21

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **1598 Clifton Ave, New Albany, IN 47150**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
* Clothes Dryer		X			Septic Field/Bed	X				
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal	X				Aerator System	X				
Freezer	X				Sump Pump			X		
Gas Grill	X				Irrigation Systems	X				
Hood	X				Water Heater/Electric			X		
Microwave Oven	X				Water Heater/Gas					
Oven			X		Water Heater/Solar					
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)	X				Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
* Cycles on left dial do not shut off automatically. Cycles on right work fine.					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	Are the structures connected to a public water system?			✓		
Air Purifier	X				Are the structures connected to a public sewer system?			✓		
Burglar Alarm	X				Are there any additions that may require improvements to the sewage disposal system?					X
Ceiling Fan(s)			X		If yes, have the improvements been completed on the sewage disposal system?					
Garage Door Opener / Controls			X		Are the improvements connected to a private/community water system?				X	
Inside Telephone Wiring and Blocks/Jacks			X		Are the improvements connected to a private/community sewer system?				X	
Intercom	X				D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Light Fixtures			X		Attic Fan	X				
Sauna	X				Central Air Conditioning			X		
Smoke/Fire Alarm(s)			X		Hot Water Heat			X		
Switches and Outlets			X		Furnace Heat/Gas			X		
Vent Fan(s)			X		Furnace Heat/Electric					
60/100/200 Amp Service (Circle one)					Solar House-Heating	X				
Generator	X				Woodburning Stove	X				
NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.					Fireplace					
					Fireplace Insert	X				
					Air Cleaner	X				
					Humidifier	X				
					Propane Tank	X				
					Other Heating Source					

X called for gas logs for gas logs

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

1598 Clifton Ave, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years. <u>10</u>			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use of non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?			None
Are there moisture and/or water problems in the basement, crawlspace area, or any other area?	X		
Is there any damage due to wind, flood, termites, or rodents?		X	
Have any structures been treated for wood destroying insects?	X		
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay for flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Richard W Fleming</i>	Date (mm/dd/yy) <u>9-8-21</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Wade Fleming</i>	Date (mm/dd/yy) <u>9-8-21</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



Loren Endrey 9-8-21
Richard W Fleming 9-8-21



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: 1598 Clifton Ave, 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) [X] 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) [X] 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) [X] 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.) [Signature] 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.)

1598 Clifton Ave, 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 Richard W. Fleming 9-8-21
57 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

58 Richard W Fleming
59 PRINTED

PRINTED

60 Wesley Fleming 9-8-21
61 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

62 Wesley Fleming
63 PRINTED

PRINTED

64 [Signature] 9-21-2021
65 LISTING BROKER DATE

SELLING BROKER DATE

66 Teresa Endris 9-8-21
67 SELLER'S SIGNATURE DATE

68 Teresa Endris
69 PRINTED

LISTING BROKER DATE

70 Martha C. Fleming 9-8-21
Martha C. Fleming



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Form #37. Copyright IAR 2021



1598 Clifton Ave, New Albany, IN 47150

(Property Address)

22-05-02-901-374.000-008

General Information
Parcel Number
22-05-02-901-374.000-008
Local Parcel Number
0085920001
Tax ID:
Routing Number
05-02-9E1-075
Property Class 510
1 Family Dwell - Platted Lot
Year: 2021

Location Information
County
Floyd
Township
NEW ALBANY TOWNSHIP
District 008 (Local 008)
NEW ALBANY CITY
School Corp 2400
NEW ALBANY-FLOYD COUNTY C
Neighborhood 5029022-008
Alpine Ct Patsy Schickel S/D
Section/Plat
Location Address (1)
1598 CLIFTON AVE
NEW ALBANY, IN 47150

Zoning
Subdivision
Lot
Market Model
5029022-008 - Residential
Characteristics
Topography
Flood Hazard
Level
Public Utilities
ERA
Streets or Roads
Paved, Sidewalk
TIF
Neighborhood Life Cycle Stage
Static
Printed
Monday, November 15, 2021
Review Group
2021

Fleming, Richard W ETAL

Ownership
Fleming, Richard W ETAL
Fleming, Martha C Life Estate
1598 Clifton Ave
NEW ALBANY, IN 47150
Legal
P 653 L 1

Valuation Records (Work in Progress values are not certified values and are subject to change)
Assessment Year
Reason For Change
As Of Date
Valuation Method
Equalization Factor
Notice Required
Land
Land Res (1)
Land Non Res (2)
Land Non Res (3)
Improvement
Imp Res (1)
Imp Non Res (2)
Imp Non Res (3)
Total
Total Res (1)
Total Non Res (2)
Total Non Res (3)
Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 80' X 175', CI 80' X 175')

Land Pricing Soil
Act Front.
Size Factor
Rate
Adj. Rate
Ext. Value
Infl. %
Elig %
Factor
Res Market Value
Value

1598 CLIFTON AVE

Transfer of Ownership
Date
Owner
09/03/2021
Life Estate of: Martha Fleming, Richard W &
08/16/2021
Fleming, Richard W &
04/13/2017
Fleming, Richard W ET
05/02/2011
Fleming, Richard W ET
01/01/1900
Fleming, Gene W. & M
01/01/1900
DB 144-192

Doc ID
Code
Book/Page
Adj Sale Price
202114879
QC
/
202113472
QC
2021173472
201705377
CD
/
201105529
WD
/
0
WD
/
WD
/

Doc ID
Code
Book/Page
Adj Sale Price
202114879
QC
/
202113472
QC
2021173472
201705377
CD
/
201105529
WD
/
0
WD
/
WD
/

510, 1 Family Dwell - Platted Lot

Notes
5/18/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.
1/11/2017 18Q3: NO CHANGES
6/29/2015 11MS: MISC deed 201105529 grantees are Richard W. Fleming, Teresa Endris and Wesley E. Fleming. Tenants in Common

Notes
5/18/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.
1/11/2017 18Q3: NO CHANGES
6/29/2015 11MS: MISC deed 201105529 grantees are Richard W. Fleming, Teresa Endris and Wesley E. Fleming. Tenants in Common

Land Computations
Calculated Acreage
Actual Frontage
Developer Discount
Parcel Acreage
81 Legal Drain NV
82 Public Roads NV
83 UT Towers NV
9 Homesite
91/92 Acres
Total Acres Farmland
Farmland Value
Measured Acreage
Avg Farmland Value/Acre
Value of Farmland
Classified Total
Farm / Classified Value
Homesite(s) Value
91/92 Value
Supp. Page Land Value
CAP 1 Value
CAP 2 Value
CAP 3 Value
Total Value

Alpine Ct Patsy Schickel S 1/2

Notes
5/18/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.
1/11/2017 18Q3: NO CHANGES
6/29/2015 11MS: MISC deed 201105529 grantees are Richard W. Fleming, Teresa Endris and Wesley E. Fleming. Tenants in Common

Notes
5/18/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.
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6/29/2015 11MS: MISC deed 201105529 grantees are Richard W. Fleming, Teresa Endris and Wesley E. Fleming. Tenants in Common

Land Computations
Calculated Acreage
Actual Frontage
Developer Discount
Parcel Acreage
81 Legal Drain NV
82 Public Roads NV
83 UT Towers NV
9 Homesite
91/92 Acres
Total Acres Farmland
Farmland Value
Measured Acreage
Avg Farmland Value/Acre
Value of Farmland
Classified Total
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Supp. Page Land Value
CAP 1 Value
CAP 2 Value
CAP 3 Value
Total Value

1598 Clifton Avenue, New Albany, IN 47150



1:750

