

BID PACKET

Gloria Russ Estate

CRYSTAL CREEK HOME AUCTION



**3213 JULIAN DRIVE
NEW ALBANY, IN 47150**



LIVE ONSITE & ONLINE SIMULCAST BIDDING

WEDNESDAY, AUGUST 28 @ 4PM

REAL ESTATE SELLS @ 6PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**LIVE & ONLINE SIMULCAST
AUCTION TERMS & CONDITIONS
3213 Julian Drive, New Albany, IN**

Each 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.

REGISTRATION REQUIRED Onsite bidder registration will begin one hour before the auction. Online bidders may register prior to, or during the bidding period. All bidders must provide a valid driver's license and current address. Online bidders must provide a credit card to register, but it is not a recognized form of payment for the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

BIDDING LIVE ONSITE and ONLINE SIMULCAST Bidding in this auction is being conducted live onsite and simulcast online. Online bidding allows buyers to participate without actually traveling to the property. As the auction is being conducted on location, it is simultaneously allowing bidders to place bids over the internet. Bidders compete directly with onsite bidders by placing their bids online. They can follow the live auction through text prompts. The auctioneer accepts the internet bids just as though the bidder were actually present. Bidders can place their absentee bid in advance, or bid on auction day.

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 buyer's premium of ten percent (10%) of the high bid shall be added to the hammer bid price and included in the total purchase price to be paid by the successful bidder(s). Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

CONTRACT SIGNING The successful bidder(s) shall execute a purchase agreement immediately following the close of the bidding. The online successful bidder(s) will receive a link to sign all documents electronically.

DOWN PAYMENT (DEPOSIT) The successful bidder shall be required to make a 10% non-refundable down payment in the form of personal or business check immediately following the close of bidding or bank wire for online bidders by close of business the day following the auction.

FINANCING Financing is not a contingency of sale in this offering. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is not based upon successfully obtaining the 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 expense.

REAL ESTATE TAXES AND ASSESSMENTS - Taxes and assessments to be prorated to day of closing. All taxes are computed and based on the current tax bill available. The buyer also acknowledges Seller's tax exemptions and/or credits may not be reflected on future tax bills. Buyer may apply for current-year exemptions/credits at or after closing.

CLOSING The winning bidder shall close within 40 days of the auction date. Possession will be at closing.

EVIDENCE OF TITLE Seller shall execute a clear deed conveying the real estate to the buyer(s). 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 all covenants, restrictions, and easements.

SUBJECT TO SELLER'S RESERVE All final bids are subject to seller's reserve.

AGENCY The Harritt Group and its representatives are exclusive agents of the seller.

BROKER PARTICIPATION A commission will be paid to any properly licensed Broker who registers a successful buyer according to the appropriate Broker Participation Agreement and requirements.

DISCLAIMER AND ABSENCE OF WARRANTY All bidders are responsible for conducting their own inspections and due diligence concerning the property. The property is being offered on an "AS IS", "WHERE IS" basis and no warranty or representations, expressed or implied, is made by the seller or the auction company. Inspections are welcomed prior to auction at the buyer's expense. All information contained in the advertising and all related materials is subject to the terms and conditions outlined in the purchase agreement. All measurements are per courthouse records.

Buyer acknowledges that in every neighborhood there are conditions which others may find objectionable. Buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.

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 being 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. Buyer waives the 10-day opportunity to conduct such assessment and acknowledge receipt of the lead-based paint disclosure form.

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 such location. Buyer shall pay for and be responsible for flood certification if needed. ***Our records indicate a small portion of the lot in the northwest corner is located in Flood Zone AE, does not include the home.***

PRE-AUCTION SALES Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Harritt Group Auction Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

SELLER Gloria Russ Estate

Client Detail

3213 Julian Drive, New Albany, IN 47150

Listing #: **201909867** Total Finished Sqft: **2,275** Above Grade Finished Sqft: **2,114** Active (08/07/19) **\$0**



Prop Type: **Residential / Farm** SubType: **Residential**
 County: **Floyd** Township: **New Albany**
 Subdivision: **Yes** School Dst: **New Albany-Floyd Cty**
 Subdiv Nm: **Crystal Creek** Parcel#: **220506400137000007**
 Beds: **4** Lot Sz: **0.379 / 16,509**
 Baths: **3 (3 0)** Lot Size Src: **Assessor**
 Abv Grd SF: **2,114** Lot Dim: **78' x 178'**
 Tot Fin SF: **2,275** Year Built: **1984**
 New Const: **No** Annual Tax: **1,388**
 Home Warranty: **No** Tax Year: **2018/2019**
 Land Assess: **28,300** DOM: **0**
 Improvements: **161,500** HOA \$: **/**
 Total Assess: **189,800**

Directions: **I-265 to Charlestown Road Exit #4. South 1/2 mile to left on Blackiston Blvd. to left on Payne Koehler Road. 4/10 mile to right on Julian Drive. 1/2 mile to auction on left.**

Legal: **P 904 L 61 .379 AC.**

Tot Deductions:	\$96,380	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestead	\$51,380	Homestead Standard	\$45,000

Remarks

Crystal Creek Home & Contents Auction, Wednesday, August 28 @ 4 PM. (Real Estate Sells @ 6PM) Selling live onsite and online simulcast. Spacious modern 1980's four bedroom-three bath home with basement and attached two-car garage on 1/3 acre lot overlooking Silver Creek. Home features equipped eat-in kitchen with private wood deck, first-floor laundry, family room loft overlooking vaulted ceiling in the living room with fireplace, large master bedroom suite with full bath, dressing area, and walk-in closet, a 4' x 15' wood balcony off 4th bedroom/office upstairs (no closet), majority of windows replaced, recently replaced wood decks and partial fencing. A small portion of the lot in the northwest corner is located in flood zone AE, does not include the home. Just minutes to shopping corridors located off Payne Koehler Road near I-265 and Charlestown Road. Bid live onsite or register online for simulcast bidding. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment due following the close of bidding or bank wire by close of business the day following the auction. Taxes prorated to day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN HOUSE Wednesday, August 14, 4-6pm and Wednesday, August 28, 1-4pm (Day of Auction) or call for an appointment. NOTE Simulcast bidding available on the home only.

Amenities

Type:	1.5 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Frame On-Site	Basement Type:	Partially Finished
Outbuildings:		Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Type:	Laundry Room
Appliances:	Dishwasher, Disposal, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator	Road Frontage:	78'
Lot Description:	Wooded Lot		
Exterior Type:	Brick Over Frame, Wood		
Exterior Feat:	Balcony, Covered Porch, Deck, Solid Surface Drive		
Interior Feat:	1st Floor Utility, Bath Master, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Foyer, Loft, Natural Wood Trim, Pantry, Security System, Sump Pump, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,114.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	161.0	TFLS:	2,275
Below Grade Unfinish:	1,205.0		

Room Sizes & Levels

Total Rooms: **9** Garage: **Y** Garage Size: **20 x 20** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	20.6 x 17	1st Floor	Carpet	
Kitchen	19 x 15	1st Floor	Laminate	
Bedroom	12 x 11	1st Floor	Carpet	
Bedroom	13 x 11	1st Floor	Carpet	
Bathroom Full	10 x 7	1st Floor	Vinyl	
Other	8 x 10	1st Floor	Vinyl	Laundry Room
Main Bedroom	19 x 17	2nd Floor	Carpet	
Family Room	20.6 x 8	2nd Floor	Carpet	Loft
Bedroom	15 x 12	2nd Floor	Carpet	Or Office-No Closet
Bathroom Full	8 x 8	2nd Floor	Vinyl	Main Bedroom
Office	11 x 11	LL/Basement	Carpet	
Bathroom Full	8 x 5	LL/Basement	Laminate	

Utilities

Water Heater:	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:	At Closing	Covenants & Restr:	Yes
Flood:	Yes	Sign:	Yes
Seller Will Lease:	No	Terms:	No

22-05-06-400-137.000-007
 General Information
 Parcel Number
 22-05-06-400-137.000-007
 Local Parcel Number
 0053310061
 Tax ID:

Routing Number
 05-06-340-031
 Property Class 510
 1 Family Dwell - Platted Lot

Year: 2019

Location Information
 County
 Floyd
 Township
 NEW ALBANY TOWNSHIP
 District 007 (Local 007)
 NEW ALBANY TOWNSHIP
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C
 Neighborhood 5063401-007
 Creekridge S/D & Crystal Creek

Section/Plat
 Location Address (1)
 3213 JULIAN DR
 NEW ALBANY, IN 47150

Zoning
 Subdivision

Lot

Market Model
 5063401-007 - Residential

Characteristics
 Topography Flood Hazard
 Level
 Public Utilities ERA
 All
 Streets or Roads TIF
 Paved, Sidewalk
 Neighborhood Life Cycle Stage
 Improving
 Printed Tuesday, August 06, 2019

Russ, Christian C. & Gloria S.
 Ownership
 Russ, Christian C. & Gloria S.
 3213 Julian Dr
 New Albany, IN 47150

Legal
 P 904 L 61 .379 Ac.



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

Assessment Year	2019	2018	2017
Reason For Change	AA	Misc	AA
As Of Date	06/25/2019	02/15/2019	06/12/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$28,300	\$28,300	\$28,300
Land Res (1)	\$28,300	\$28,300	\$28,300
Land Non Res (2)	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0
Improvement	\$161,500	\$163,500	\$131,700
Imp Res (1)	\$161,500	\$163,500	\$131,700
Imp Non Res (2)	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0
Total	\$189,800	\$191,800	\$160,000
Total Res (1)	\$189,800	\$191,800	\$160,000
Total Non Res (2)	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 75' X 170', CI 75' X 170')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig % Factor	Value
F F	52	78x178	\$370	\$370	\$28,860	-2%	100%	\$28,280

Land Computations

Calculated Acreage	0.32
Actual Frontage	52
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.38
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	0.38
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	\$28,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,300

510, 1 Family Dwell - Platted Lot

Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price VII
 0 WD 10/7298 \$0 I
 01/01/1900 LYNN, ROBERT CO. I / \$0 I

Creekridge S/D & Crystal C 1/2
 3/20/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 1/1/1900 18Q2: 2ND 2/4 OF 2018 RE: 16 PAY 17 MK

General Information	
Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	30 2 Story or Higher
Finished Area	2114 sqft
Make	

Plumbing	
#	TF
Full Bath	2
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	5

Accommodations	
Bedrooms	5
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

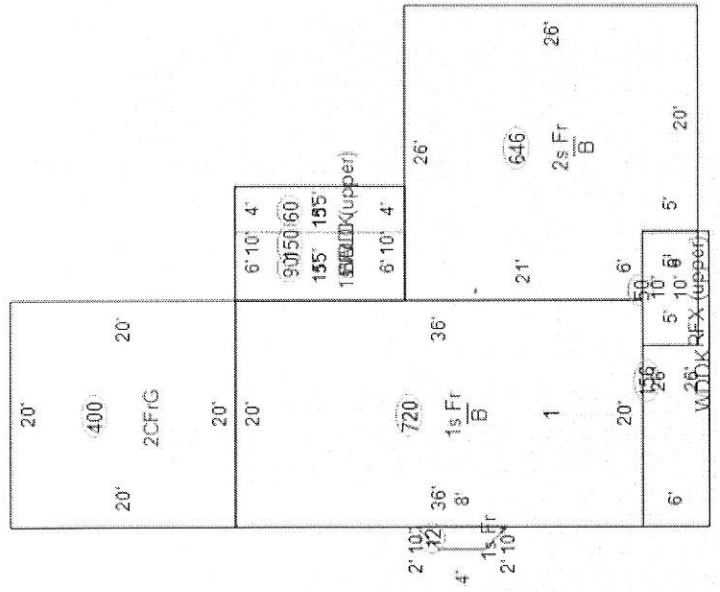
Heat Type	
Central Warm Air	

Roofing	
Built-Up	<input type="checkbox"/> Metal <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile
Wood Shingle	<input type="checkbox"/> Other

Exterior Features		
Description	Area	Value
Wood Deck	156	\$0
Balcony	60	\$0
Canopy, Roof Extension	50	\$0
Wood Deck	150	\$0

Wall Finish	
Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished <input type="checkbox"/> Other
Paneling	<input type="checkbox"/> Other
Fiberboard	

Floor Finish	
Earth	<input type="checkbox"/> Tile
Slab	<input checked="" type="checkbox"/> Carpet
Sub & Joint	<input checked="" type="checkbox"/> Unfinished <input type="checkbox"/> Other
Wood	<input type="checkbox"/> Other
Parquet	



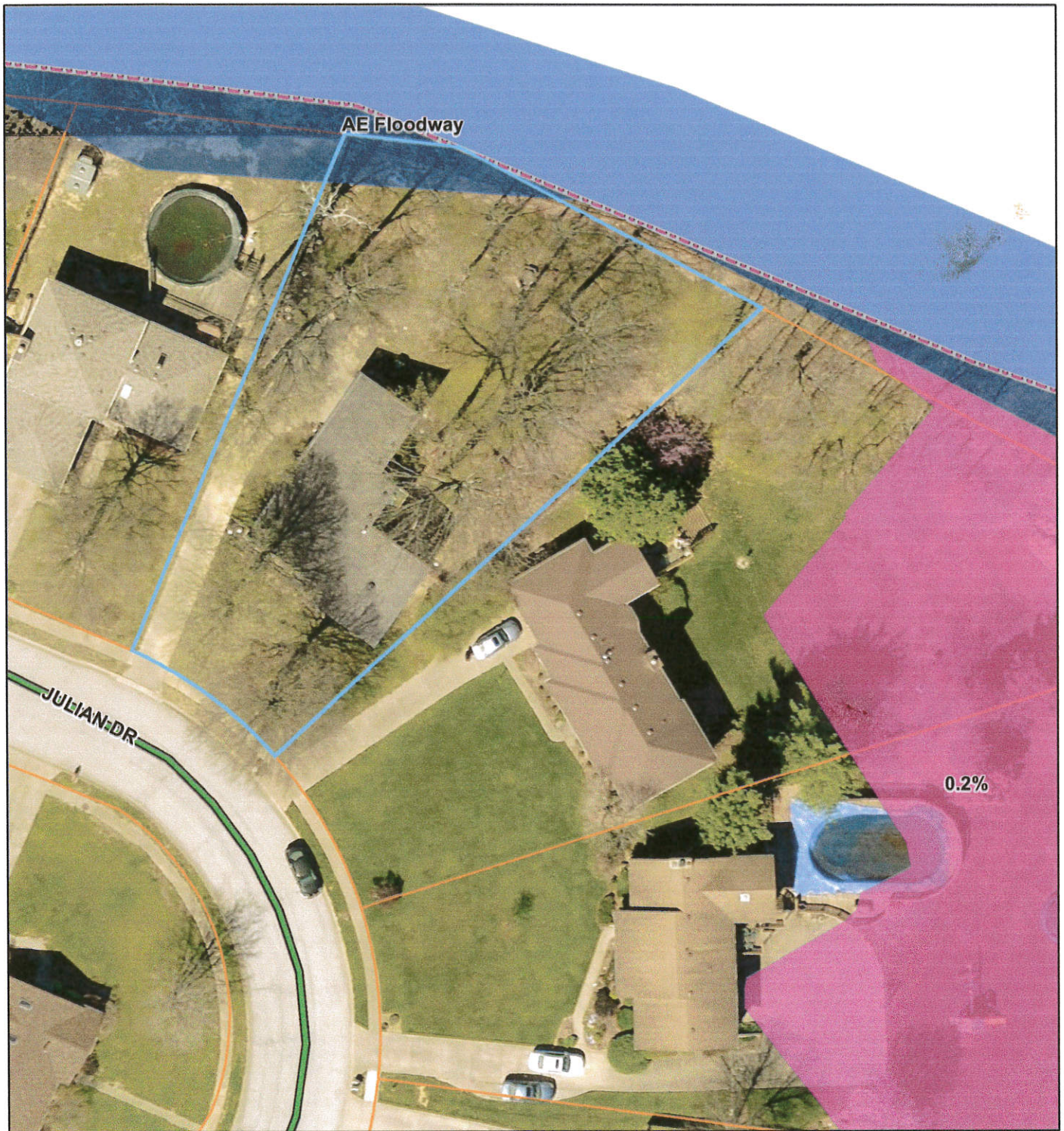
Cost Ladder		
Floor Constr	Base Finish	Value
1 1Fr	1468	\$92,100
2 1Fr	646	\$28,900
3		
4		
1/4		
1/2		
3/4		
Attic		
Bsmt	1366	0 \$29,400
Crawl		
Slab		

Adjustments		
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:1468 2:646	\$4,400
No Elec (-)		\$0
Plumbing (+/-)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$163,100
Sub-Total, 1 Units		\$170,700
Exterior Features (+)		\$182,700
Garages (+) 400 sqft		1.05
Quality and Design Factor (Grade)		0.91
Location Multiplier		
Replacement Cost		\$174,570

Summary of Improvements																															
Res Eligibl	100%	Year Built	1984	Eff Age	35 A	Eff Co	35 A	Base Rate	0.91	LCM	0.91	Adj Rate		RCN	\$174,570	Size	3,480 sqft	Norm Dep	26%	Remain. Value	\$129,180	Abn Obs	0%	PC	100%	Nbhd	1.0000	Mkrt	1.2500	Improv Value	\$161,500

Specialty Plumbing		
Description	Count	Value
Exterior Features (+)		\$7,600
Garages (+) 400 sqft		\$12,000
Quality and Design Factor (Grade)		
Location Multiplier		
Replacement Cost		\$174,570



3213 Julian Drive, New Albany, IN 47150



Floodplains (DFIRM)

Flood Zone and Subtype

-  A
-  AE Fringe
-  AE Floodway

-  0.2% Annual Chance Flood Hazard
-  Reduced Risk Due to Levee

