



MID-CENTURY MODERN HOME

ONLINE AUCTION

BID PACKET

**1342 MILLER LANE
NEW ALBANY, IN**

ONLINE BIDDING ENDS

TUESDAY, OCTOBER 22 @ 6PM

**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

1342 Miller Lane, 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.

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 hammer bid price to determine the final purchase price. Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

MANNER OF PAYMENT - A 10% *non-refundable down payment* 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. 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 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. 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. All measurements per courthouse.

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. *Our records indicate that the property is located in a flood zone. Seller is providing an elevation certificate and a Letter of Map Amendment (LOMA), removing home and carport from the flood area.*

EVIDENCE OF TITLE - Seller will provide merchantable title via a deed. 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 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 day immediately prior to 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.

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. 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. 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.

PRE-AUCTION SALES Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate 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.

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

SELLER Robert & Martha Ritz Revocable Trust

Client Detail

1342 Miller Lane, New Albany, IN 47150

Listing #: **2019010973** Total Finished Sqft: **2,585** Above Grade Finished SqFt: **2,585** Active (09/24/19) **\$0**



Prop Type: **Residential/Farm** SubType: **Residential**
 County: **Floyd** Township: **New Albany**
 Subdivision: **Yes** School Dst: **New Albany-Floyd Cty**
 Subdiv Nm: **Bellemeade** Parcel#: **2205030003800008**
 Beds: **4** Lot Sz: **0.29 / 12,632**
 Baths: **3 (2 1)** Lot Size Src: **Assessor**
 Abv Grd SF: **2,585** Lot Dim: **80 x 163 x 80 x 152**
 Tot Fin SF: **2,585** Year Built: **1969**
 New Const: **No** Annual Tax: **1,974**
 Home Warranty: **No** Tax Year: **2018/2019**
 Land Assess: **30,200** DOM: **0**
 Improvements: **167,300** HOA \$: **/ None**
 Total Assess: **197,500**
 Directions: **I-265 to Charlestown Road Exit #4. South 1.5 miles on Charlestown Road to left on Slate Run Road. 8/10 mile to left on Old Ford Road. 2/10 mile to right on Miller Lane. Home on left.**

Legal: **P. 750 L. 7**
 Tot Deductions: **\$92,425** Deduction Type **Supplemental Homestead** Comment **\$47,425** Deduction Type **Homestead Standard** Comment **\$45,000**

Remarks

Mid-Century Modern Home Online Auction-Bidding Ends Tuesday, October 22 at 6 PM. Selling online a custom, one-of-a-kind modern home architecturally designed by renowned New Albany architect and owner Robert Ritz. Features include first-floor master bedroom suite, kitchen family room with a concealed room divider, private living room with floor to ceiling stone fireplace, formal dining with wall of windows and doors, laundry mudroom off kitchen, 8' x 8'6 storage closet and more. Updates include gas furnace 2013, AC unit 2015, and roof 2018. Exterior designed with wood pergola style awnings, stone landscape beds, privacy fences, patio, and 2-car carport with built-in storage sheds on 80' x 158' lot overlooking Silver Creek. Seller providing 2019 Elevation Certificate & LOMA, removing home and carport from flood area. Located just off Slate Run Road near shopping, restaurants, and schools. Measurements per courthouse. Broker participation welcomed, pre-registration required. Showings begin Monday, September 30. 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 in the form of cash, check or wired funds due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. OPEN Tuesday, October 8, 4-6 PM & Tuesday, October 22, 11 AM - 1 PM

Amenities

Type: **2 Story** Foundation: **Poured Concrete**
 Zoning: **Residential** Basement: **Yes** Basement Type: **Crawl Space, Partial, Unfinished**
 Construction: **Frame On-Site** Laundry: **Yes** Laundry Location: **First Level**
 Outbuildings: **Shed** Laundry Type: **Laundry Room**
 # Fireplaces: **1** Fireplace: **Woodburning** Road Frontage: **80**
 Appliances: **Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Microwave, Oven Self Clean, Range / Oven, Refrigerator, Water Softener**
 Exterior Type: **Wood**
 Exterior Feat: **Landscaped, Patio, Public Sidewalk, Solid Surface Drive, Stucco**
 Interior Feat: **1st Floor Master, 1st Floor Utility, Bath Master, Breakfast Bar, Built-in Bookcase, Ceiling Fan(s), Family Room, Formal Dining Rm, Foyer, Kitchen Island, Pantry, Security System, Utility/Mud Room, Walk-in Closet(s)**
 Road Type: **Paved**

Measurements

Above Grade Finished: **2,585.0** Nonconform Finished: **0.0**
 Above Grade Unfinish: **0.0** Nonconform Unfinish: **0.0**
 Below Grade Finished: **0.0** TFLS: **2,585**
 Below Grade Unfinish: **812.0**

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **23 x 22** Garage Type: **Attached, Carport, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	14 x 12.6	1st Floor	Laminate	
Family Room	17 x 12.6	1st Floor	Laminate	
Dining Room	15.6 x 12	1st Floor	Wood	
Other	15.6 x 6.6	1st Floor	Wood	Foyer
Bathroom Half	5 x 5.6	1st Floor	Tile	
MainBedroom	12 x 13	1st Floor	Carpet	
Bathroom Full	5 x 7	1st Floor	Tile	
Other	8 x 9.6	1st Floor	Vinyl	Laundry
Bedroom	12.6 x 12.6	2nd Floor	Carpet	
Bedroom	12 x 13	2nd Floor	Carpet	
Bedroom	15.6 x 12	2nd Floor	Carpet	
Bathroom Full	8.6 x 7	2nd Floor	Tile	
Other	8 x 8.6	2nd Floor		Closet

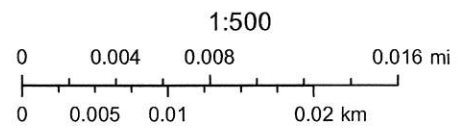
Utilities

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

General Information

Possession: **At Closing** Covenants & Restr: **Unknown**
 Flood: **Yes** Sign: **Yes**
 Seller Will Lease: **No** Terms: **No**

1342 Miller Lane, New Albany, IN



General Information
 Parcel Number 22-05-03-000-038.000-008
 Local Parcel Number 0086040023
 Tax ID:

Ownership
 Ritz, Robert L. & Martha J. - Revocable
 1342 Miller Ln
 NEW ALBANY, IN 47150

Transfer of Ownership
 Owner Ritz, Robert L. & Marth
 200505230 WD / \$0
 01/01/1900 RITZ, ROBERT L. & M / \$0
 01/01/1900 DB 187-354 / \$0

Notes
 7/12/2017 1804: NO CHANGE

Routing Number
 05-03-000-006

Property Class 510
 1 Family Dwell - Platted Lot

Location Information
 County Floyd
 Township NEW ALBANY TOWNSHIP
 District 008 (Local 008)
 School Corp 2400
 Neighborhood 5030001-008
 Bellemeade S/D

Section/Plat
 Location Address (1)
 1342 MILLER LN
 NEW ALBANY, IN 47150

Zoning
 F F

Subdivision
 Bellemeade S/D

Market Model
 5030001-008 - Residential

Topography
 Level
 Flood Hazard

Public Utilities
 All ERA
 Streets or Roads TIF
 Paved, Sidewalk

Neighborhood Life Cycle Stage
 Static
 Printed Tuesday, August 06, 2019
 Review Group 2018

Data Source External Only
Collector
Appraiser BF
Total Value \$30,200

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	Improvement	Total	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total
2019	WIP	06/24/2019	Indiana Cost Mod	1.0000		\$30,200	\$167,300	\$197,500	\$30,200	\$0	\$0	\$800	\$0	\$800	\$197,500	\$30,200	\$0	\$0	\$800	\$0	\$800	\$197,500	\$30,200	\$0	\$0	\$800	\$0	\$800	\$197,500
2019	AA	06/25/2019	Indiana Cost Mod	1.0000		\$30,200	\$152,700	\$182,900	\$30,200	\$0	\$0	\$0	\$0	\$0	\$182,900	\$30,200	\$0	\$0	\$0	\$0	\$0	\$182,900	\$30,200	\$0	\$0	\$0	\$0	\$0	\$182,900
2018	Misc	02/15/2019	Indiana Cost Mod	1.0000		\$30,200	\$151,000	\$181,200	\$30,200	\$0	\$0	\$0	\$0	\$0	\$181,200	\$30,200	\$0	\$0	\$0	\$0	\$0	\$181,200	\$30,200	\$0	\$0	\$0	\$0	\$0	\$181,200
2017	AA	06/12/2017	Indiana Cost Mod	1.0000		\$30,200	\$163,700	\$193,900	\$30,200	\$0	\$0	\$0	\$0	\$0	\$193,900	\$30,200	\$0	\$0	\$0	\$0	\$0	\$193,900	\$30,200	\$0	\$0	\$0	\$0	\$0	\$193,900

Land Pricing Soil
 Type Method ID F F
 Act Front 80
 Size 80x158
 Rate \$350
 Adj. Rate \$378
 Ext. Value \$30,240
 Infl. % 0%
 Res Market Elig % 100%
 Factor 1.0000
 Value \$30,240

Land Computations
 Calculated Acreage 80
 Actual Frontage 80
 Developer Discount
 Parcel Acreage 0.29
 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
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 P. 750 L. 7

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Equalization Factor 1.0000
Notice Required

Assessment Year 2018
Reason For Change Misc
As Of Date 02/15/2019
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Assessment Year 2017
Reason For Change AA
As Of Date 06/12/2017
Valuation Method Indiana Cost Mod
Equalization Factor 1.0000
Notice Required

Land Data (Standard Depth: Res-152, Cl-122, Base Lot-Res-80, X-140', Cl-80' X-140')

Land Pricing Soil
 Type Method ID F F
 Act Front 80
 Size 80x158
 Rate \$350
 Adj. Rate \$378
 Ext. Value \$30,240
 Infl. % 0%
 Res Market Elig % 100%
 Factor 1.0000
 Value \$30,240

Land Computations
 Calculated Acreage 80
 Actual Frontage 80
 Developer Discount
 Parcel Acreage 0.29
 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 0.29
 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 \$30,200
 CAP 2 Value \$0

General Information
 Occupancy Single-Family
 Description Single-Family R 01
 Story Height 2
 Style 30.2 Story or Higher
 Finished Area 2585 sqft
 Make

Plumbing
 # TF
 Full Bath 2 6
 Half Bath 1 2
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 5 10

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

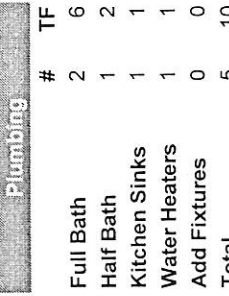
Heat Type
 Central Warm Air

Roofing
 Built-Up Metal Slate Tile
 Wood Shingle Other

Exterior Features
 Description Area Value
 Porch, Open Frame 180 \$6,300
 Stoop, Masonry 36 \$1,400
 Stoop, Masonry 127 \$2,500

Wall Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Floor Finish
 Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet



Adjustments

Unfin Int (-)			
Ex Liv Units (+)			
Rec Room (+)			
Loft (+)			
Fireplace (+)		MS:1 MO:1	\$4,300
No Heating (-)			\$0
A/C (+)		1:1625 2:960	\$5,000
No Elec (-)			\$0
Plumbing (+/-)		10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$172,700
Sub-Total, 1 Units			\$10,200
Exterior Features (+)			\$182,900
Garages (+) 506 sqft			\$189,400
Quality and Design Factor (Grade)			1.20
Location Multiplier			0.91
Replacement Cost			\$206,825

Summary of Improvements

Description	Year Built	Eff Age	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value
1: Single-Family R 01	1969	1969	50 A	\$18.89	0.91	\$18.89	3,397 sqft	\$206,825	30%	\$144,780	0%	100%	1.1500	\$166,500
2: Utility Shed R 01	1969	1969	50 A	\$18.89	0.91	\$18.89	6'x23'	\$1,898	65%	\$660	0%	100%	1.1500	\$800

Cost Ladder

Floor	Constr	Base	Finish	Value
1	1Fr	1625	1625	\$98,000
2	1Fr	960	960	\$35,100
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		812	0	\$21,400
Crawl		812	0	\$4,900
Slab				
Total Base				\$159,400
1 Row Type Adj. x 1.00				\$159,400

Summary of Improvements

Description	Year Built	Eff Age	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value
1: Single-Family R 01	1969	1969	50 A	\$18.89	0.91	\$18.89	3,397 sqft	\$206,825	30%	\$144,780	0%	100%	1.1500	\$166,500
2: Utility Shed R 01	1969	1969	50 A	\$18.89	0.91	\$18.89	6'x23'	\$1,898	65%	\$660	0%	100%	1.1500	\$800

Total all pages \$167,300

Total this page \$167,300



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: 1342 Miller Ln, 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.

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;
(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.)

1342 Miller Ln, 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 Michael A. Truske 7-25-19
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59
60
61 PRINTED PRINTED

62
63
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

65
66
67 PRINTED PRINTED

68
69 Dagmar A. [Signature] 7-25-2019
70 LISTING BROKER DATE SELLING BROKER DATE



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Form #37. Copyright IAR 2019



1342 Miller Ln, New Albany, IN 47150

(Property Address)

Page 2 of 2 (Lead-Based Paint - Sales)

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name ROBERT & MARTHA RITZ				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1342 MILLER LANE				Company NAIC Number:	
City NEW ALBANY		State Indiana		ZIP Code 47150	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) BELLEMEADE SUB'D, PLAT 750, LOT 7					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N38°18'46.78"</u> Long. <u>W85°47'39.49"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>2A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>1,624</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage _____ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number FLOYD COUNTY, 180432			B2. County Name FLOYD		B3. State Indiana
B4. Map/Panel Number 18043C0133	B5. Suffix E	B6. FIRM Index Date 12/04/2012	B7. FIRM Panel Effective/ Revised Date 12/04/2012	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 448
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1342 MILLER LANE			Policy Number:
City NEW ALBANY	State Indiana	ZIP Code 47150	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: INCORS STA. INFC RTCM ID 15 Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.


Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 467.60 feet meters
- b) Top of the next higher floor 477.52 feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) _____ feet meters
- d) Attached garage (top of slab) _____ feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 475.60 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 475.35 feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 476.24 feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name JOHN G. BRINKWORTH, III	License Number LS21500002
Title PROFESSIONAL SURVEYOR	
Company Name JOHN G. BRINKWORTH, INC.	
Address 5150 CHARLESTOWN ROAD, SUITE 4	
City NEW ALBANY	State Indiana
	ZIP Code 47150
Signature 	Date 07/30/2019
	Telephone (812) 944-6731



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
THE FFE OF THE BASEMENT IS APPROXIMATED. ACCESS TO THE BASEMENT WAS NOT AVAILABLE AT THE TIME OF SURVEY. APPROXIMATE MEASUREMENTS WERE MADE AT THE WINDOW WELLS ON THE EXTERIOR OF THE HOUSE.

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 2.4 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. This collection of information is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015) **NOTE: Do not send your completed form to this address.**

This form should be used to request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) remove a single structure or legally recorded parcel of land or portion thereof, described by metes and bounds, certified by a registered professional engineer or licensed land surveyor, from a designated Special Flood Hazard Area (SFHA), an area that would be inundated by the flood having a 1%-chance of being equaled or exceeded in any given year (base flood), via Letter of Map Amendment (LOMA). It shall not be used for requests submitted by developers, for requests involving multiple structures or lots, for property in alluvial fan areas, for property located within the regulatory floodway, or requests involving the placement of fill. (NOTE: Use MT-1 forms for such requests). Fill is defined as material from any source (including the subject property) placed that raises the grade to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. Also, fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in an SFHA is considered natural grade.

LOMA:

A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill would not be inundated by the base flood.

A – This section may be completed by the property owner or by the property owner's agent. In order to process your request, all information on this form must be completed *in its entirety*, unless stated as optional. **Incomplete submissions will result in processing delays.**

1. Has fill been placed on your property to raise ground that was previously below the BFE?

No Yes – If Yes, **STOP!! – You must complete the MT-1 application forms; visit http://www.fema.gov/plan/prevent/fhm/dl_mt-1.shtm or call the FEMA Map Information eXchange toll free: (877-FEMA MAP) (877-336-2627)**

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed) **and** street address of the Property (required):

BELEMFADE, PLAT 750, LOT 7

3. Are you requesting that a flood zone determination be completed for (check one):

- A structure on your property? What is the date of construction? **01/1969** (MM/YYYY)
- A portion of your legally recorded property? (A certified metes and bounds description and map of the area to be removed, certified by a registered professional engineer or licensed land surveyor, are required. For the preferred format of metes and bounds descriptions, please refer to the MT-EZ Instructions.)
- Your entire legally recorded property?

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name (required):		E-mail address (optional) (<input type="checkbox"/> By checking here you may receive correspondence electronically at the email address provided):	
Mailing Address (include Company name if applicable) (required):		Daytime Telephone No. (required):	
		Fax No. (optional):	
Signature of Applicant (required)		Date (required)	

End of Section A

B - This section must be completed by a registered professional engineer or licensed land surveyor. Incomplete submissions will result in processing delays.

NOTE: If the request is to have a flood zone determination completed for the structure, and an Elevation Certificate has been completed for this property, it may be submitted in lieu of Section B. If the request is to have a flood zone determination completed for the entire legally recorded property, or a portion thereof, the lowest elevation on the lot or described portion must be provided in Section B.

Applicable Regulations

The regulations pertaining to LOMAs are presented in the National Flood Insurance Program (NFIP) regulations under Title 44, Chapter I, Parts 70 and 72, Code of Federal Regulations. The purpose of Part 70 is to provide an administrative procedure whereby DHS-FEMA will review information submitted by an owner or lessee of property who believes that his or her property has been inadvertently included in a designated SFHA. The necessity of Part 70 is due in part to the technical difficulty of accurately delineating the SFHA boundary on an NFIP map. Part 70 procedures shall not apply if the topography has been altered to raise the original ground to or above the BFE since the effective date of the first NFIP map [e.g., a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM)] showing the property to be within the SFHA.

Basis of Determination

DHS-FEMA's determination as to whether a structure or legally recorded parcel of land, or portion thereof, described by metes and bounds, may be removed from the SFHA will be based upon a comparison of the Base (1%-annual-chance) Flood Elevation (BFE) with certain elevation information. The elevation information required is dependent upon what is to be removed from the SFHA. For Zones A and AO, please refer to Page 7 of the MT-EZ Form Instructions for information regarding BFE development in those areas and supporting data requirements.

Determination Requested For: (check one)	Elevation Information Required: (complete Item 5)
<input checked="" type="checkbox"/> Structure located on natural grade (LOMA)	Lowest Adjacent Grade to the structure (the elevation of the lowest ground touching the structure including attached patios, stairs, deck supports or garages)
<input type="checkbox"/> Legally recorded parcel of land, or portion thereof (LOMA)	Elevation of the lowest ground on the parcel or within the portion of land to be removed from the SFHA

1. PROPERTY INFORMATION

Property Description (Lot and Block Number, Tax Parcel Number, or Abbreviated Description from the Deed, etc.):

PLAT 750 LOT 7

2. STRUCTURE INFORMATION

Street Address (including Apt. Unit, Suite, and/or Bldg. No.):

1342 MILLER LANE, NEW ALBANY, IN 47150

What is the type of construction? (check one) crawl space slab on grade basement/enclosure other (explain):

3. GEOGRAPHIC COORDINATE DATA

Please provide the Latitude and Longitude of the most upstream edge of the **structure** (in decimal degrees to nearest fifth decimal place)

Indicate Datum: WGS84 NAD83 NAD27 Lat. N 39.31301 Long. W 85.79430

Please provide the Latitude and Longitude of the most upstream edge of the **property** (in decimal degrees to nearest fifth decimal place)

Indicate Datum: WGS84 NAD83 NAD27 Lat. N 39.31312 Long. W 85.79424

4. FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

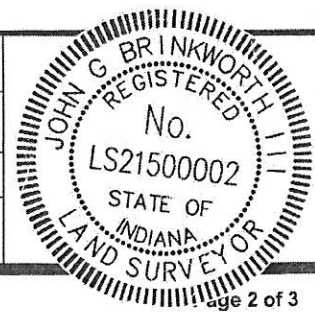
NFIP Community Number: 180432	Map Panel Number: 18043C0133 E	Base Flood Elevation (BFE): 448	Source of BFE: FIRM
----------------------------------	-----------------------------------	------------------------------------	------------------------

5. ELEVATION INFORMATION (SURVEY REQUIRED)

- Lowest Adjacent Grade (LAG) to the structure (to the nearest 0.1 foot or meter) 475.35 ft. (m)
- Elevation of the lowest grade on the property; or within metes and bounds area (to the nearest 0.1 foot or meter) 470.7 ft. (m)
- Indicate the datum (if different from NGVD 29 or NAVD 88 attach datum conversion) NGVD 29 NAVD 88 Other (add attachment)
- Has FEMA identified this area as subject to land subsidence or uplift? No Yes (provide date of current releveling):

This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: JOHN G BRINKWORTH III	License No.: LS21500002	Expiration Date: 7/31/20
Company Name: JOHN G BRINKWORTH, INC.	Telephone No.: 812-944-6731	Fax No.:
Email: johnny.brinkworth@gmail.com	Date: 7/30/19	
Signature: <i>John G Brinkworth III</i>		



In addition to this form (MT-EZ), please complete the checklist below. ALL requests must include one copy of the following:

- Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted
 - Copy of the Subdivision Plat Map (with recordation data and stamp of the Recorder's Office)
- OR
- Copy of the Property Deed (with recordation data and stamp of the Recorder's Office), *accompanied by* a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel.
 - Please include a map scale and North arrow on all maps submitted.

Please do not submit original documents. Please retain a copy of all submitted documents for your records.

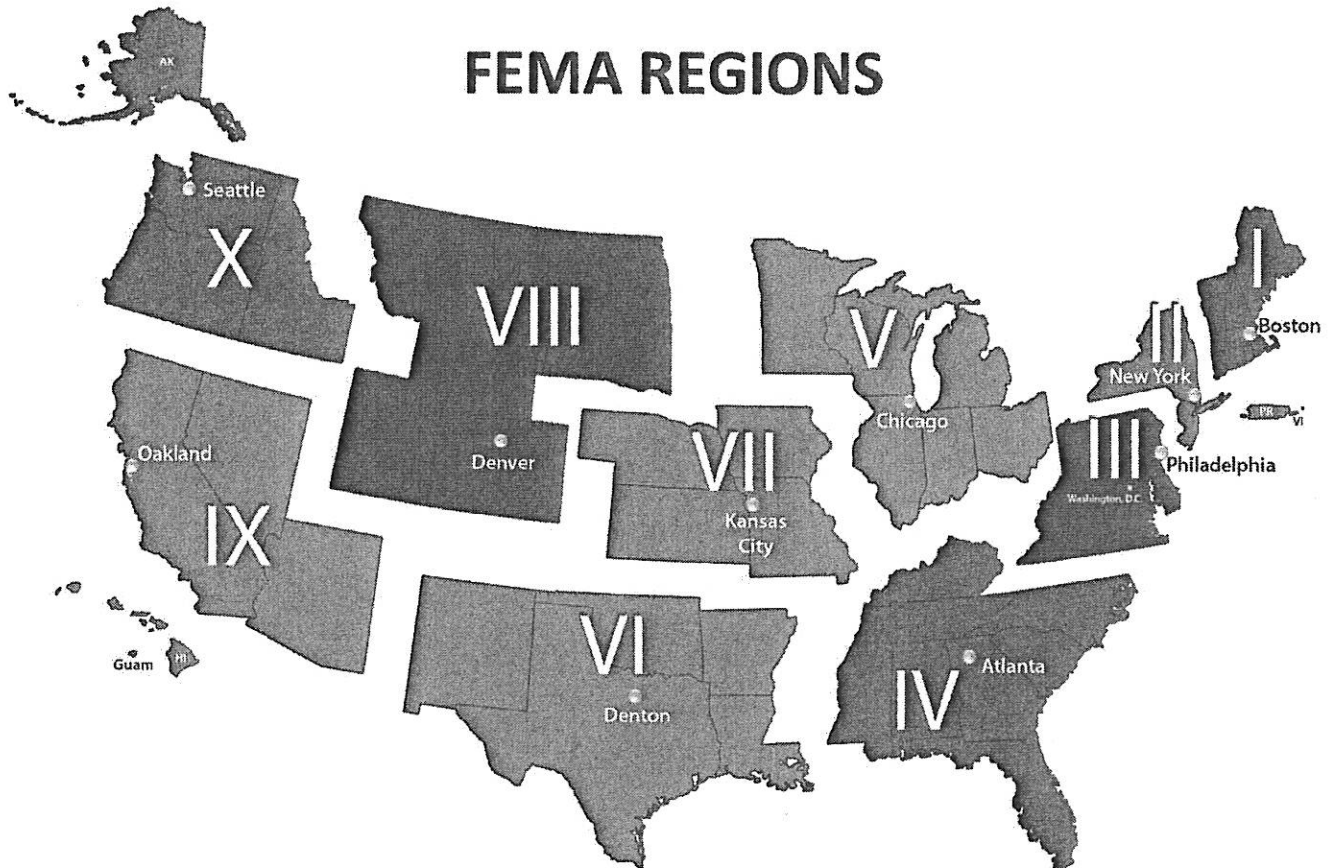
DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-EZ Form Instructions located at http://www.fema.gov/plan/prevent/fhm/dl_mt-ez.shtm.

Mail your request to:

**LOMC CLEARINGHOUSE
847 SOUTH PICKETT STREET
ALEXANDRIA, VA 22304-4605
Attn.: LOMA Manager**

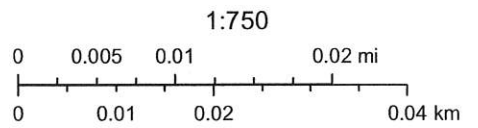
FEMA REGIONS



1342 Miller Lane, New Albany, IN



- Flood Map Index
- AE Fringe
- AE Floodway
- Reduced Risk Due to Levee
- 0.2% Annual Chance Flood Hazard
- A



John G. Brinkworth, Inc.

5150 Charlestown Road, Suite 4
New Albany, IN 47150

INVOICE

Invoice Number: 2883

Invoice Date: 7/30/19

Page: 1

Voice: 812-944-6731

Fax: 812-941-9524

Bill To:
The Harritt Group, Inc. 4707 Corydon Pike New Albany, IN 47150

Customer ID: Harritt Group

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 10 Days		8/9/19

Description	Amount
Elevation Certificate and LOMA (Letter of Map Amendment) of property at 1342 Miller Lane, New Albany, IN, Per Agreement:	1,000.00
PAID	

Check/Credit Memo N:

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

A 1.5% per month service charge will be made on past due accounts.