

**BID PACKET**

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Verda Spicer Estate

# **REAL ESTATE AUCTION**



**11005 TRIPALEE DRIVE  
GEORGETOWN, IN 47122**



**SATURDAY, OCTOBER 26 @ 9AM**  
REAL ESTATE SELLS @ 11AM

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE AUCTION TERMS AND CONDITIONS**  
11005 Tripalee Drive, Georgetown, IN 47122

**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. All bidders must provide a valid driver's license and current address. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. The Harritt Group staff is always available on auction day to assist any bidder who has questions. If you need assistance prior to please call our office at 812-944-0217.

**BIDDING LIVE ONSITE** Bidding in this auction is being conducted live onsite.

**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.

**MANNER OF PAYMENT** - A 10% non-refundable down payment in the form of cash or check is due immediately following the auction with the signing of a legally binding purchase agreement.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 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 by the seller or the auction company. 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 due diligence concerning the property and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. 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 that others may find objectionable. The buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.*

**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 located in a flood plain.

**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. The buyer is accepting title subject to all recorded or unrecorded covenants, restrictions, and easements.

**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.

**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.

**SOLD WITH SELLER'S RESERVE** - Final bid price is subject to seller's reserve.

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

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

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

**SELLER** Verda Spicer Estate

## Client Detail

**11005 Tripalee Drive, Georgetown, IN 47122**

Listing #: 2019011296 Total Finished Sqft: 1,664 Above Grade Finished SqFt: 1,664 Active (10/07/19) **\$0**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>Greenville</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>220301300046000004</b>
Beats:	<b>3</b>	Lot Sz:	<b>1.65 / 71,874</b>
Baths:	<b>2 (1 1)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,664</b>	Lot Dim:	<b>171' x 342.5'</b>
Tot Fin SF:	<b>1,664</b>	Year Built:	<b>1969</b>
New Const:	<b>No</b>	Annual Tax:	<b>998</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2018/2019</b>
Land Assess:	<b>47,900</b>	DOM:	<b>1</b>
Improvements:	<b>141,700</b>	HOA \$:	<b>/ None</b>
Total Assess:	<b>189,600</b>		

Directions: **I-64 Georgetown Exit #118 to St 64. West 4 miles to right on Georgetown Greenville Road for 3.2 miles. Continue straight onto Byrneville Road to right on St. Johns Road. 1/2 mile to left on Tripalee Drive to auction on right.**

Legal: **S 1/2 SE 1/4 13-2-4 1.65AC**

Tot Deductions:	<b>\$99,445</b>	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Over 65	\$12,480	Supplemental Homestead	\$41,965
		Homestead Standard	\$45,000		

### Remarks

Home & Contents Auction Saturday, October 26 @ 9AM.(Real Estate sells at 11 AM) Selling live at auction a spacious brick ranch built in 1969 with a screened-in porch, covered front porch, partial unfinished basement, and a detached 24' x 36' concrete block two-car garage and a 32' x 36' pole barn on a 1.65-acre corner lot. This 1,664 square foot home includes three bedrooms, 1.5 baths, a family room, a living room, equipped eat-in kitchen, laundry and mudroom. Home has LP gas heat, central air, and an electric water heater replaced in 2019. This beautiful country setting rests on a spacious corner lot in a small neighborhood on a dead-end street with mature trees located just minutes to I-64. 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 day of 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. Measurements per courthouse records. OPEN HOUSE Wednesday, October 16, 4-6pm, Friday, October 25, 2-5pm

### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Poured Concrete, Slab</b>
Zoning:	<b>Residential</b>	Basement Type:	<b>Crawl Space, Partial, Unfinished</b>
Construction:	<b>Frame On-Site</b>	Laundry:	<b>Yes</b>
Outbuildings:	<b>Garage, Barn(s)</b>	Laundry Location:	<b>First Level</b>
# Fireplaces:	Fireplace:	Laundry Type:	<b>Laundry Room</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Range / Oven, Refrigerator</b>	Road Frontage:	<b>513</b>
Lot Description:	<b>Corner Lot</b>		
Exterior Type:	<b>Brick Over Frame</b>		
Exterior Feat:	<b>Paved Driveway, Porch, Screened Porch</b>		
Interior Feat:	<b>Ceiling Fan(s), Eat-in Kitchen, Family Room, Utility/Mud Room</b>		

### Measurements

Above Grade Finished:	<b>1,664.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,664</b>
Below Grade Unfinish:	<b>335.0</b>		

### Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **36 x 24** Garage Type: **Detached, Front** Garage Spaces: **2**  
Entry, Pole Barn

Type	Dimension	Level	Flooring	Description
Living Room	19 x 11.6	1st Floor	Wood	
Family Room	25 x 11.6	1st Floor	Engineered	
Kitchen	19 x 12.10	1st Floor	Vinyl	
Bedroom	12 x 11	1st Floor	Wood	
Bedroom	15 x 11	1st Floor	Wood	
Bedroom	13.10 x 12	1st Floor	Carpet	
Bathroom Full	10 x 5	1st Floor	Tile	
Bathroom Half	4.6 x 5	1st Floor	Vinyl	
Other	9.7 x 10.6	1st Floor	Vinyl	

### Utilities

Water Heater:	<b>Electric</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:		Fuel Type:	<b>LP Gas</b>
Sewer Type:	<b>Septic Onsite</b>		

### General Information

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Unknown</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>
Seller Will Lease:	<b>No</b>	Terms:	<b>No</b>

**General Information**  
 Parcel Number 22-03-01-300-046.000-004  
 Local Parcel Number 0031600047  
 Tax ID: S 1/2 SE 1/4 13-2-4 1.65Ac  
 Routing Number 03-01-300-002

**Ownership**  
 Spicer, Verda  
 11005 Tripalee Rd  
 GEORGETOWN, IN 47122

**Transfer of Ownership**  
 Date Owner Doc ID Code Book/Page Adj Sale Price VII  
 08/16/2006 Spicer, Verda 200610520 QC / \$0 I  
 02/06/2003 SPICER, DAVID 200302700 WD / \$0 I  
 03/22/2001 SPLIT TO #1600-109 200103770 WD / \$150,000 I  
 12/09/1997 LAMBERT, ROGER L. 0 WD 24/15995 \$0 I  
 04/04/1973 LAMBERT, ROGER & 0 WD / \$0 I  
 01/01/1900 0 WD / \$0 I

**Notes**  
 2/11/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.  
 9/8/2015 18Q2: 2ND 2/4 OF 2018 RE: 16 PAY 17 MK

Property Class 511  
 1 Family Dwell - Unplatted (0 to 9.9)



**Res**

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

Year: 2019	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)
2019	2019	WIP	06/24/2019	Indiana Cost Mod	1.0000		\$47,900	\$43,700	\$0	\$4,200	\$141,700	\$136,700	\$0	\$5,000	\$189,600	\$180,400	\$0	\$9,200
							\$47,900	\$43,700	\$0	\$4,200	\$111,400	\$107,500	\$0	\$3,900	\$159,300	\$151,200	\$0	\$8,100
							\$47,900	\$43,700	\$0	\$4,200	\$125,600	\$121,200	\$0	\$4,400	\$173,500	\$164,900	\$0	\$8,600
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General Information

Occupancy	Single-Family	TF	3
Description	Single-Family R 01		
Story Height	1		
Style	11 Story Conventional		
Finished Area	1664 sqft		
Make			

Floor Finish

- Earth
- Slab
- Sub & Joint
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	140	\$0
Porch, Open Frame	70	\$0
Patio, Concrete	208	\$0

Plumbing

#	TF
Full Bath	3
Half Bath	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	7

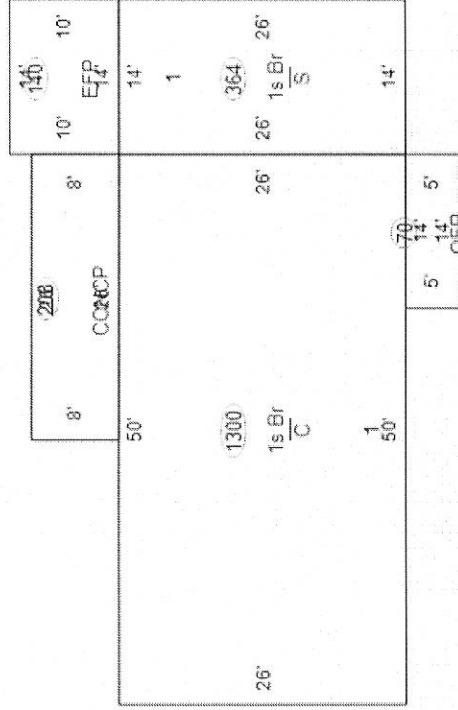
Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air

Floor Constr	Base	Finish	Value
1	1664	1664	\$111,400
2			
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt	1300	0	\$6,200
Crawl	364	0	\$0
Slab			



Adjustments	Total Base
Unfin Int (-)	\$117,600
Ex Liv Units (+)	\$117,600
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$3,700
No Elec (-)	\$0
Plumbing (+/-)	\$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	<b>\$122,900</b>
<b>Sub-Total, 1 Units</b>	<b>\$122,900</b>

1 Row Type Adj. x 1.00

7 - 5 = 2 x \$800

Description	Count	Value
Specialty Plumbing		

Exterior Features (+)	\$12,900
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.91
Replacement Cost	\$123,578

Summary of Improvements

Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: Single-Family R 01	100%	1	1969	50	A	\$23.32	0.91	\$23.32	1,664 sqft	\$123,578	35%	\$80,330	0%	100%	1.0000	\$116,500
2: Detached Garage R 01	100%	1	1989	30	A	\$16.34	0.91	\$11.74	24'x36'	\$18,335	24%	\$13,930	0%	100%	1.0000	\$20,200
3: Barn, Pole (T3) R 01	0%	1	1969	50	A	\$16.34	0.91	\$11.74	32' x 36' x 10'	\$9,845	65%	\$3,450	0%	100%	1.0000	\$5,000



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

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

2 **PROPERTY ADDRESS:** 11005 Tripalee Drive, Georgetown, IN 47122

3  
4 **LEAD WARNING STATEMENT**

5 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that*  
6 *such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead*  
7 *poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,*  
8 *reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to*  
9 *pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information*  
10 *on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any*  
11 *known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended*  
12 *prior to purchase.*

13  
14 **SELLER'S DISCLOSURE**

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

16  
17 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_

18  
19  
20 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21  
22  
23 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

24 (i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*  
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and  
26 attach documents below): \_\_\_\_\_

27  
28  
29 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30  
31 **BUYER'S ACKNOWLEDGEMENT (initial)**

32 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.

33 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.


34 (e.) \_\_\_\_\_ Buyer has **(check (i) or (ii) below)**:

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

37 **OR**

38 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

41 (f.)  Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act  
42 of

43 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word  
44 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

45  
46

11005 Tripalee Drive, Georgetown, IN 47122

(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 *Naid Wapin* 8-1-19  
58 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

59  
60 David W. Spicer  
61 PRINTED

PRINTED

62  
63  
64 SELLER'S SIGNATURE DATE

BUYER'S SIGNATURE DATE

65  
66 PRINTED

PRINTED

67  
68 *David W. Spicer* 8-1-19  
69 LISTING BROKER DATE

SELLING BROKER DATE



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



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