

BID PACKET

Carol Preuss

3.4 ACRE FLOYD CO. HOME ONLINE AUCTION



**9045 MILLER ROAD
GREENVILLE, IN 47124**



ONLINE BIDDING ENDS

MONDAY, NOVEMBER 25 @ 6PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

9045 Miller Road, Greenville, IN 47124

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. 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 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 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 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.

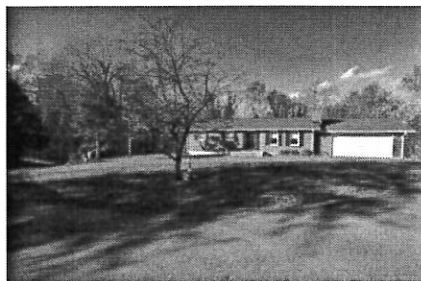
AGENCY The Harritt Group is acting exclusively as agents for the seller.

SELLER Carol Preuss

Client Detail

9045 Miller Road, Greenville, IN 47124

Listing #: **2019011968** Total Finished Sqft: **2,396** Above Grade Finished SqFt: **1,288** Active (11/06/19) **\$0**



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Greenville
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220302100005000004
Beds:	3	Lot Sz:	3.45 / 150,282
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,288	Lot Dim:	
Tot Fin SF:	2,396	Year Built:	1973
New Const:	No	Annual Tax:	1,261
Home Warranty:	No	Tax Year:	2018/2019
Land Assess:	59,600	DOM:	1
Improvements:	146,300	HOA \$:	/ None
Total Assess:	205,900		

Directions: **I-64 to Greenville US-150 West 6.2 miles to right on Borden Road. North 2.6 miles to Miller Road. Continue 0.5 miles to auction on left.**

Legal: **SW 1/4 SW 1/4 21-1-5 1.043AC / NW 1/4 28-1-5 2.405 AC. #14**

Tot Deductions:	\$105,500	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestead	\$48,020	Homestead Standard	\$45,000
		Over 65	\$12,480		

Remarks

3.4 Acre Floyd County Home Online Auction - Bidding Ends Monday, November 25 @ 6PM. Selling online a 1,288 square foot 3 bedroom - 2 bath brick ranch with full walkout daylight basement and 2-car garage on an open and wooded 3.4-acres in the countryside of Floyd County. Located just 3 miles north of US-150 off Borden Road and 18 miles NW of downtown Louisville. The home has a finished walkout basement with a family room with a woodburning fireplace, an office, a full bath, and a spacious laundry storage area and plenty of outdoor living space including a large wood deck off the dining area and patio off the lower level. The property sits high on a secluded lot with a long paved winding driveway overlooking a small creek. All this combined makes a perfect country setting located near downtown Greenville. 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 are 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. Measurement per courthouse records. OPEN INSPECTION Monday, November 18, 4-6PM, Monday, November 25, 11-1PM or call for an appointment.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Daylight, Full, Partially Finished, Walkout
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Type:	Other
Appliances:	Clothes Washer, Dishwasher, Range / Oven, Refrigerator	Road Frontage:	171'
Lot Description:	Creek, Secluded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Deck, Patio, Paved Driveway		
Interior Feat:	Den/Office, Family Room, Foyer		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,288.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	1,108.0	TFLS:	2,396
Below Grade Unfinish:	180.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **24 x 24** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	17 x 13	1st Floor	Carpet	
Kitchen	13 x 13	1st Floor	Wood	
Dining Area	12 x 13	1st Floor	Carpet	
Bedroom	10 x 10.5	1st Floor	Carpet	
Bedroom	9.2 x 10.5	1st Floor	Carpet	
Bedroom	12.3 x 10.8	1st Floor	Carpet	
Bathroom Full	5 x 12.5	1st Floor	Carpet	
Family Room	24.6 x 25.6	LL/Basement	Carpet	Walkout Daylight
Bathroom Full	9 x 4.2	LL/Basement	Vinyl	
Office	11 x 12.10	LL/Basement	Carpet	

Utilities

Water Heater:	LP Gas	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	LP Gas
Sewer Type:	Septic Onsite		

General Information

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



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

10-16-19

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)

9045 Miller Road, Greenville, IN 47124

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	NO				Cistern	NO				
Clothes Dryer	YES			✓	Septic Field/Bed	YES		✓		
Clothes Washer	YES		✓		Hot Tub	NO				
Dishwasher	YES		✓		Plumbing	YES		✓		
Disposal	NO				Aerator System	NO				
Freezer	NO				Sump Pump	NO				
Gas Grill	NO				Irrigation Systems	NO				
Hood	NO				Water Heater/Electric	NO				
Microwave Oven	NO				Water Heater/Gas	YES		✓		
Oven	YES		✓		Water Heater/Solar	NO				
Range	YES		✓		Water Purifier	NO				
Refrigerator	YES		✓		Water Softener	NO				
Room Air Conditioner(s)	NO				Well	NO				
Trash Compactor	NO				Septic and Holding Tank/Septic Mound	YES		✓		
TV Antenna/Dish	NO				Geothermal and Heat Pump	NO				
Other:					Other Sewer System (Explain)	NO				
					Swimming Pool & Pool Equipment	NO				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?				✓	
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	NO				Attic Fan	NO				
Burglar Alarm	NO				Central Air Conditioning	YES		✓		
Ceiling Fan(s)	NO				Hot Water Heat	NO				
Garage Door Opener / Controls	YES		✓		Furnace Heat/Gas	YES		✓		
Inside Telephone Wiring and Blocks/Jacks	YES		✓		Furnace Heat/Electric	NO				
Intercom	NO				Solar House-Heating	NO				
Light Fixtures	YES		✓		Woodburning Stove	NO				
Sauna	NO				Fireplace	YES		✓		
Smoke/Fire Alarm(s)	YES			✓	Fireplace Insert	NO				
Switches and Outlets	YES		✓		Air Cleaner	NO				
Vent Fan(s)	YES		✓		Humidifier	NO				
60/100/200 Amp Service (Circle one)			✓		Propane Tank	owned YES				
Generator	NO				Other Heating Source	NO				

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.

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>Mrs. Carol J. Brouss</i>	Date (mm/dd/yy) 10-16-19	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)				9045 Miller Road, Greenville, IN 47124			
2. ROOF		YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES		
Age, if known 6 Years.					Do structures have aluminum wiring?		
Does the roof leak?			<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?		
Is there present damage to the roof?			<input checked="" type="checkbox"/>		Are there any encroachments?		
Is there more than one layer of shingles on the house?				<input checked="" type="checkbox"/>	Are there any violations of zoning, building codes, or restrictive covenants?		
If yes, how many layers?					Is the present use of non-conforming use? Explain:		
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW	Is the access to your property via a private road?		
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?			<input checked="" type="checkbox"/>		Is the access to your property via a public road?		
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?			<input checked="" type="checkbox"/>		Is the access to your property via an easement?		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		
Explain:					Are there any structural problems with the building?		
					Have any substantial additions or alterations been made without a required building permit?		
					Are there moisture and/or water problems in the basement, crawl space area, or any other area?		
					Is there any damage due to wind, flood, termites, or rodents?		
					Have any structures been treated for wood destroying insects?		
					Are the furnace/woodstove/chimney/flue all in working order?		
					Is the property in a flood plain?		
					Do you currently pay for flood insurance?		
					Does the property contain underground storage tank(s)?		
					Is the homeowner a licensed real estate salesperson or broker?		
					Is there any threatened or existing litigation regarding the property?		
					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		
					Is the property located within one (1) mile of an airport?		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)							

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>Carol J. Grevas</i>	Date (mm/dd/yy) <i>10-16-19</i>	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)



FORM #03.





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: 9045 Miller Road, Greenville, IN 47124

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

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

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

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

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) _____ Buyer has received copies of all information listed above.
- (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.) _____ Buyer has **(check (i) or (ii) below)**:
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
 - OR**
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) DN 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.)

9045 Miller Road, Greenville, IN 47124

(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
58 SELLER'S SIGNATURE _____ DATE _____
59 *Carol J. Preuss*

BUYER'S SIGNATURE _____ DATE _____

60 PRINTED _____
61 *Carol J. Preuss* 10/16/19

PRINTED _____

62 SELLER'S SIGNATURE _____ DATE _____

BUYER'S SIGNATURE _____ DATE _____

63 PRINTED _____

PRINTED _____

64 LISTING BROKER _____ DATE _____

SELLING BROKER _____ DATE _____



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2019



9045 Miller Rd, Greenville, IN 47124
(Property Address)

General Information
 Parcel Number: 22-03-02-100-005-000-004
 Local Parcel Number: 0031350005
 Tax ID: 0031350005

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 06/11/1974
 Doc ID: 0
 Code: WD
 Book/Page: /
 Adj Sale Price: \$0
 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Routing Number
 03-02-800-016

Legal
 SW 1/4 SW 1/4 21-1-5 1.043Ac / NW 1/4 28-1-5 2.405 Ac. #14

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 01/01/1900
 Doc ID: 0
 Code: WD
 Book/Page: /
 Adj Sale Price: \$0
 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Routing Number
 03-02-800-016

Legal
 SW 1/4 SW 1/4 21-1-5 1.043Ac / NW 1/4 28-1-5 2.405 Ac. #14

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

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 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

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

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

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 01/01/1900
 Doc ID: 0
 Code: WD
 Book/Page: /
 Adj Sale Price: \$0
 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Location Information
 County: Floyd
 Township: GREENVILLE TOWNSHIP
 District 004 (Local 004)
 GREENVILLE TOWNSHIP
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

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

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 01/01/1900
 Doc ID: 0
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 VII: I

Notes
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 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Neighborhood 3000100-004
 Greenville Homesite

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

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 01/01/1900
 Doc ID: 0
 Code: WD
 Book/Page: /
 Adj Sale Price: \$0
 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Section/Plat
 21

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

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 01/01/1900
 Doc ID: 0
 Code: WD
 Book/Page: /
 Adj Sale Price: \$0
 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Location Address (1)
 9045 MILLER LN
 GREENVILLE, IN 47124

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

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 01/01/1900
 Doc ID: 0
 Code: WD
 Book/Page: /
 Adj Sale Price: \$0
 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Zoning

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

Ownership
 Preuss, Howard F. & Carol J.
 9045 Miller Rd
 Greenville, IN 47124

Transfer of Ownership
 Date: 01/01/1900
 Doc ID: 0
 Code: WD
 Book/Page: /
 Adj Sale Price: \$0
 VII: I

Notes
 3/14/2019 2202: 2019 BF FIELD REVIEW AND DATA COLLECTION.
 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Subdivision

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

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 Book/Page: /
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 VII: I

Notes
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 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Lot

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

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 VII: I

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Market Model
 3000100-004 - Residential

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Characteristics
 Flood Hazard:
 ERA:
 Water, Electricity:
 Streets or Roads Paved:
 Neighborhood Life Cycle Stage:

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 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Land Computations
 Calculated Acreage: 3.45
 Actual Frontage: 0
 Developer Discount:
 Parcel Acreage: 3.45
 81 Legal Drain NV: 0.00
 82 Public Roads NV: 0.00
 83 UT Towers NV: 0.00
 9 Homesite: 1.00
 91/92 Acres: 2.45
 Total Acres Farmland: 0.00
 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: \$43,700
 91/92 Value: \$16,000
 Supp. Page Land Value: \$43,700
 CAP 1 Value: \$0
 CAP 2 Value: \$15,900
 CAP 3 Value: \$59,600
 Total Value: \$59,600

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

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 11/21/2016 18Q3: MAKE CHANGE TO 2CFRG.

Data Source
 External Only

Collector
 BF

Appraiser
 BF

11/21/2016

Review Group
 2020

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 1288 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Plumbing

TF

Full Bath 2 6
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 4 8

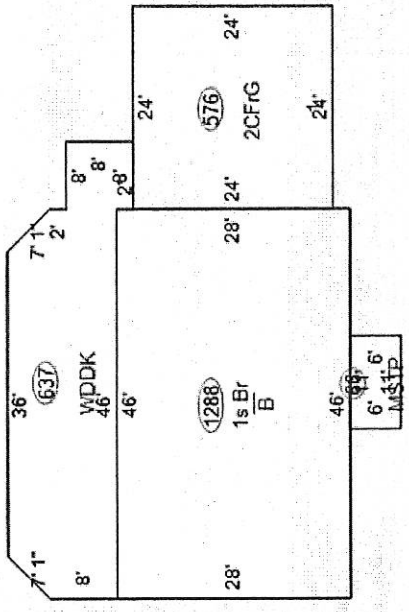
Accommodations

Bedrooms 4
 Living Rooms 0
 Dining Rooms 0
 Family Rooms 0
 Total Rooms 6

Heat Type

Central Warm Air

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	2	6
Story Height	1	0	0
Style	11 Story Conventional	1	1
Finished Area	1288 sqft	1	1
Make		0	0
Floor Finish		4	8
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish			
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal		
<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate		
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Description	Area	Value	
Stoop, Masonry	66	\$2,000	
Wood Deck	637	\$8,000	



Floor Constr	Base Finish	Value	Totals
1	7	1288	1288
2			
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt	1288	0	\$28,600
Crawl			
Slab			
Total Base			\$124,500
1 Row Type Adj. x 1.00			\$124,500
Adjustments			\$0
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)	MS:1 MO:1		\$4,300
No Heating (-)			\$0
A/C (+)	1:1288		\$3,100
No Elec (-)			\$0
Plumbing (+/-)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$134,300
Sub-Total, 1 Units			\$144,300
Exterior Features (+)			\$161,000
Garages (+) 576 sqft			1.05
Quality and Design Factor (Grade)			0.91
Location Multiplier			
Replacement Cost			\$153,836

Summary of Improvements		Specialty Plumbing	
Description	Count	Value	
Exterior Features (+)			
Garages (+) 576 sqft			
Quality and Design Factor (Grade)			
Location Multiplier			
Replacement Cost			

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkrt	Improv Value	
1: Single-Family R 01	100%	1	Brick	C+1	1973	1973	46 A	\$3.58	0.91	\$3.58	2,576 sqft	\$153,836	35%	\$99,990	0%	100%	1.0000	1.4500	\$145,000
2: Lean-To R 01	0%	1	Earth Floor	D	1970	1970	49 P	\$3.58	0.91	\$3.58	10'x15' x 7'	\$390	80%	\$80	0%	100%	1.0000	1.4500	\$100
3: Utility Shed R 01	0%	1		D	1973	1973	46 P	\$15.61	0.91	\$15.61	15'x25'	\$4,262	80%	\$850	0%	100%	1.0000	1.4500	\$1,200
Total all pages																			\$146,300
Total this page																			\$146,300

9045 Miller Road, Greenville, Indiana 47124

