

BID PACKET

Joyce Myers

HISTORIC CEDAR BOUGH PLACE ONLINE AUCTION



**830 CEDAR BOUGH PLACE
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

WEDNESDAY, FEBRUARY 19 @ 6PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

830 Cedar Bough Place, New Albany, Indiana

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. *NOTE: In 1891 the Huncilman's Cedar Bough Plat was designated as a "private avenue" and remains a private street today.*

HISTORIC DISTRICT Property is located within the Cedar Bough Place Historic District, an area that requires any exterior alterations to buildings, demolition or new construction to be reviewed and approved in advance by the city's Historic Preservation Commission. <http://newalbanypreservation.com>

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 Joyce Myers

Client Detail

830 Cedar Bough Place, New Albany, IN 47150

Listing #: **202005656** Total Finished Sqft: **2,521** Above Grade Finished SqFt: **2,521** Active (01/30/20) **\$0**



Prop Type: **Residential/Farm** SubType: **Residential**
 County: **Floyd** Township: **New Albany**
 Subdivision: **No** School Dst: **New Albany-Floyd Cty**
 Subdiv Nm: Parcel#: **220504200222000008**
 Beds: **4** Lot Sz: **0.17 / 7,405**
 Baths: **2 (2 0)** Lot Size Src: **Assessor**
 Abv Grd SF: **2,521** Lot Dim: **60 x 125**
 Tot Fin SF: **2,521** Year Built: **1892**
 New Const: **No** Annual Tax: **1,943**
 Home Warranty: **No** Tax Year: **2018/2019**
 Land Assess: **20,800** DOM: **5**
 Improvements: **170,500** HOA \$: **/**
 Total Assess: **191,300**
 Directions: **I-265 to State Street Exit. South 2 miles to left on Elm Street. East 8/10 mile to left on 13th Street. North 2/10 mile to Ekin Avenue. Slight right to straight on Cedar Bough Place. Home on right.**

Legal: **C.B. L. 12 & S 10' L 10**
 Tot Deductions: **\$92,040** Deduction Type **Supplemental Homestead** Comment **\$47,040** Deduction Type **Homestead Standard** Comment **\$45,000**

Remarks

Historic Cedar Bough Place Online Auction - Bidding Ends Wednesday, February 19 @ 6 PM. Midtown New Albany 4 bedroom - 2 bath Victorian home with oversized 2-car garage with front and rear alley access. Cedar Bough Place resides on the National Register of Historic Places and is one of only a handful of private streets within the City of New Albany. One of the first homes built on this street in 1892, this classic Queen Anne style home includes front porch with copper roof, enclosed 14' x 21' rear porch, family room addition with full bath - ideal for first-floor master bedroom suite, spacious kitchen with lots of wood cabinets, and first-floor laundry. Additional storage available in full attic and basement. 10' plus ceilings, grand oak staircase, stained-glass windows, 4 fireplaces (3 decorative), high-efficiency gas heat, central air, and partial replacement windows. The home's signature crimson and yellow colorway was restored in 2016 to resemble its original 1890's glory. 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 is 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 INSPECTION Sunday, Feb. 9, 2-4pm, Wednesday, Feb. 19, 11am - 1pm or call for an appointment.

Amenities

Type: **2 Story** Foundation: **Brick (Solid), Concrete Block**
 Zoning: **Residential** Basement: **Yes** Basement Type: **Crawl Space, Partial, Unfinished**
 Construction: **Existing** Laundry: **Yes** Laundry Location: **First Level**
 Outbuildings: Laundry Type: **Laundry Room**
 # Fireplaces: **4** Fireplace: **Gas Burning, Decorative** Road Frontage: **60'**
 Roof Type: **Shingle**
 Appliances: **Clothes Dryer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator**
 Lot Description: **Dead End Street**
 Exterior Type: **Wood**
 Exterior Feat: **Covered Porch, Enclosed Porch, Landscaped, Wood**
 Interior Feat: **Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Family Room, Finishable Attic, Formal Dining Rm, Foyer, Jetted Tub, Natural Wood Trim, Security System**
 Road Type: **Paved**

Measurements

Above Grade Finished: **2,521.0** Nonconform Finished: **0.0**
 Above Grade Unfinish: **0.0** Nonconform Unfinish: **0.0**
 Below Grade Finished: **0.0** TFLS: **2,521**
 Below Grade Unfinish: **262.0**

Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **32 x 24** Garage Type: **Detached, Front Entry, Rear Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Kitchen	14.6 x 15	1st Floor	Wood	
Dining Room	16 x 15	1st Floor	Wood	Fireplace
Living Room	16 x 14	1st Floor	Wood	Fireplace
Other	12 x 12	1st Floor	Wood	Entry/Setting Area/Fireplace
Family Room	26 x 15.6	1st Floor	Carpet	Could be Masterbed/Fireplace
Bathroom Full	9 x 8.6	1st Floor	Marble	
Other	4.9 x 4.6	1st Floor	Tile	Laundry Room
Bedroom	12 x 12	2nd Floor	Wood	
Bedroom	16.6 x 16	2nd Floor	Other	
Bedroom	16 x 14.6	2nd Floor	Carpet	
Bedroom	14.6 x 9	2nd Floor	Other	
Bathroom Full	9 x 11	2nd Floor	Marble	

Utilities

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

General Information

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

Parcel Number
22-05-04-200-222.000-008

Local Parcel Number
0086160018

Owner
Myers, Joyce Ann
830 Cedar Bough
NEW ALBANY, IN 47150

Doc ID Code Book/Page Adj Sale Price VII
05/28/2019 Myers, Joyce Ann 201908285 AS / \$0 I

Notes
7/11/2017 18Q4: NO CHANGES
1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Tax ID:

Routing Number
05-04-230-374

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information
County Floyd
Township NEW ALBANY TOWNSHIP
District 008 (Local 008)
NEW ALBANY CITY
School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Market Model
5042005-008 - Residential

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Topography Level
Flood Hazard

Public Utilities
ERA

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Tuesday, January 28, 2020
Review Group 2018

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

Year	Assessment Year	2019	2018	2017
2020	WIP	AA	Misc	AA
Reason For Change	06/25/2019	02/15/2019	06/22/2018	06/12/2017
As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Valuation Method	1.0000	1.0000	1.0000	1.0000
Equalization Factor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Notice Required				
Land	\$20,800	\$20,800	\$20,800	\$20,800
Land Res (1)	\$20,800	\$20,800	\$20,800	\$20,800
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$170,500	\$160,400	\$158,600	\$159,100
Imp Res (1)	\$170,500	\$160,400	\$158,600	\$159,100
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$191,300	\$181,200	\$179,400	\$179,900
Total Res (1)	\$191,300	\$181,200	\$179,400	\$179,900
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120' CI 120' Base Lot: Res 45' X 125', CI 45' X 125')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
F F	60	60x125	1.02	\$390	\$23,880	-13%	100%	1.0000	\$20,780

Land Computations

Calculated Acreage	0.17
Actual Frontage	60
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.17
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	0.17
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	\$20,800
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,800

Data Source External Only Collector 07/11/2017 BF Appraiser 07/11/2017 BF

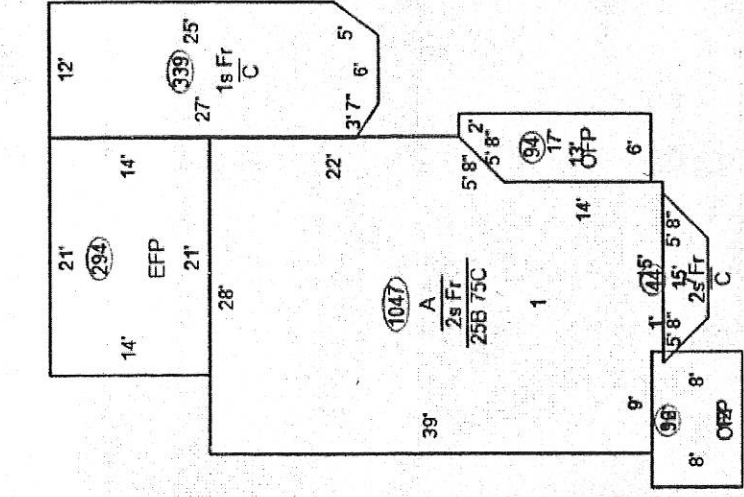
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	2
Story Height	2	Half Bath	0
Style	30 2 Story or Higher	Kitchen Sinks	1
Finished Area	3568 sqft	Water Heaters	1
Make		Add Fixtures	0
		Total	4

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	4
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	1
<input type="checkbox"/> Parquet		Total Rooms	9

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing		Exterior Features	
<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	<input type="checkbox"/> Other	

Description	Area	Value
Porch, Open Frame	96	\$4,400
Porch, Enclosed Frame	294	\$12,300
Porch, Open Frame	94	\$4,400



Cost Ladder			
Floor Constr	Base	Finish	Value
1 1Fr	1430	1430	\$90,300
2 1Fr	1091	1091	\$38,300
3			
4			
1/4			
1/2			
3/4			
Attic	1047	1047	\$16,200
Bsmt	262	0	\$13,700
Crawt	1168	0	\$5,800
Slab			
Total Base			\$164,300
1 Row Type Adj. x 1.00			\$164,300
Adjustments			\$0
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)		MS:2 MO:2	\$8,600
No Heating (-)			\$0
A/C (+)		1:1430 2:1091 A:1047	\$5,500
No Elec (-)			\$0
Plumbing (+/-)		8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$180,800
Sub-Total, 1 Units			\$201,900
Exterior Features (+)			\$201,900
Garages (+) 0 sqft			\$0
Quality and Design Factor (Grade)			1.10
Location Multiplier			0.91
Replacement Cost			\$202,102

Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt Value	Improv Value
1: Single-Family R 01	100%	2	Wood Frame	C-2	1929	91 F		\$25.61	0.91	\$25.61	\$202,102	3,830 sqft	50%	\$101,050	12%	100%	1.0000	\$142,300
2: Detached Garage R 01	100%	1	Wood Frame	D-2	1996	24 A		\$25.61	0.91	\$25.61	\$16,108	24'x32'	26%	\$11,920	5%	100%	1.0000	\$18,100
													Total all pages	\$160,400				
													Total this page	\$160,400				



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R6/6-14)

Date (month, day, year)
 01 30 2020

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) **830 Cedar Bough Pl, New Albany, IN 47150**

1. The following are in the conditions indicated:

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

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	01-30-2020		
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)

830 Cedar Bough Pl, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>2</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
★ Ice MAKER IN Refrigerator is defective			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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>Spencer Myers</i>	Date (mm/dd/yy) <i>01-30-2020</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: 830 Cedar Bough Pl, New Albany, IN 47150

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

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

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

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

BUYER'S ACKNOWLEDGEMENT (initial)

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

830 Cedar Bough Pl, 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 Source A. Myers 01-30-2020
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59
60 Source A. Myers
61 PRINTED PRINTED

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

65
66
67 PRINTED PRINTED

68 [Signature] 1-30-2020
69 LISTING BROKER DATE SELLING BROKER DATE

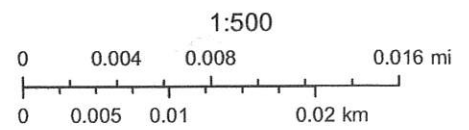


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Form #37. Copyright IAR 2020



830 Cedar Bough Pl, New Albany, IN 47150
(Property Address)

830 Cedar Bough Place, New Albany, Indiana 47150



New Albany Historic Preservation Commission

The distinctive buildings found throughout New Albany's historic districts are not only symbols of our proud past, but also contribute to our community's vitality today – as homes, businesses, meeting places, cultural centers and more. Owning such a property is both a privilege and a responsibility.

Thankfully, New Albany's historic buildings are now valued for their beauty, character, usefulness and potential to serve future generations. However, this was not always the case. It was the loss of historic properties like the old Post Office and the Floyd County Courthouse during the Urban Renewal era that renewed local interest in historic preservation.

How was the Preservation Commission established?

In 1998, the New Albany City Council passed the '**Historic Preservation Ordinance for the City of New Albany,**' (Section 151 of the Code of Ordinances), creating New Albany's Historic Preservation Commission. The Historic Preservation Commission advises the City Council and property owners on issues related to the city's historic resources, primarily those within New Albany's five historic districts. Within those historic districts, the Commission also reviews proposed exterior alterations, new construction and demolition, to ensure work is consistent with the **Historic District Design Guidelines**.

Where are New Albany's Historic Districts?

The five locally-designated historic districts under the jurisdiction of the Historic Preservation Commission are: Mansion Row, Downtown, Cedar Bough Place, East Spring Street, and the Long-Graf House. Maps showing the boundaries for each of these historic districts can be found on the Commission's website, www.newalbanypreservation.com.



Mansion Row – including East Main Street and a portion of East Market Street – was New Albany's first historic district, designated in 1999.

Why Historic Districts?

Historic districts protect our areas of special historic significance, which include prime architectural styles from the 19th and early 20th centuries, creating awareness and bringing focus to New Albany's properties and neighborhoods that are most deserving of preservation. It allows common building and rehabilitation standards to be applied, promotes pride in the districts, protects property values, and stimulates economic vitality. Across the country, studies have shown that property values increase and are maintained when design standards and historic district protections are implemented.

How does the Historic Preservation Commission operate?

The Commission is a seven-member volunteer body. Three at-large members are appointed by the Mayor, while the other members represent each of the designated historic districts. All members have a professional or personal interest or expertise in historic preservation.

As guardians of New Albany's historic character, the Commission works with property owners planning new construction, demolition or exterior renovation projects, to make sure the project conforms to New Albany's *Historic District Design Guidelines*.

The Preservation Commission hears and reviews proposed plans from property owners, contractors and architects on both commercial and residential projects, ranging from signage and façade issues to site work such as fencing or a new garage. The Preservation Commission has the authority to approve or reject any proposal – including demolition - based on its consistency with the Design Guidelines. Approval through the issuance of a **Certificate of Appropriateness (COA)** is required before a building permit can be obtained. The Commission also monitors projects for compliance once work is underway.



When does the Preservation Commission meet?

The Preservation Commission meets on the third Wednesday of every month at 7 PM, in the third floor Assembly Room at the City-County Building (date, time and location subject to change). To confirm a meeting, call or email Commission Administrator Laura Renwick at 812/284-4534 or south@indianalandmarks.org. The public is welcome to attend.

How does the application process work?

Any project involving new construction, demolition, or exterior alterations to a structure within a designated historic district must be reviewed and approved in advance by the Historic Preservation Commission.

Approval is granted in the form of a Certificate of Appropriateness (COA), which is required before a building permit can be issued. COA application forms may be obtained by contacting the Commission Administrator, or downloaded from the Commission's website, www.newalbanypreservation.com. Applications must be submitted at least a week in advance to be included on the agenda for a particular meeting, and early submission is encouraged.

Supporting materials that provide more detail on the work that is being planned should be included with your Certificate of Appropriateness application.

These can include:

- ♦ A map, survey or site plan indicating the exact location of the proposed work.
- ♦ Photographs showing existing conditions.
- ♦ Elevation drawings showing proposed work, if available.
- ♦ Samples of specific materials and/or colors to be used.
- ♦ If the project includes signage, a scale drawing of the proposed sign showing dimensions, materials, lettering, colors, any illumination, and location.

What's in the Design Guidelines, and why are they important?

Methods for dealing with older buildings often differ from those applicable to contemporary ones.

Choosing the wrong treatment can cause serious, irreversible damage to irreplaceable historic properties and neighborhoods.

Based on the U.S. Secretary of the Interior's Standards for Rehabilitation, New Albany's *Historic District Design Guidelines* outline specific procedures for compliance in many categories, encompassing virtually every aspect of improvement

or renovation. They describe preferred, time-tested methods for dealing with architectural features and common maintenance-related issues. The document serves a dual purpose, providing guidance both to property owners contemplating work, and to the Preservation Commission as it reviews applications.

The guidelines include sections on:

- ♦ Accessory structures ♦ Additions ♦ Awnings and canopies ♦ Cornices and friezes ♦ Doors
- ♦ Foundations ♦ Masonry ♦ Metals ♦ New construction ♦ Paint ♦ Porches, stoops and balconies
- ♦ Roofs ♦ Siding and trim ♦ Signs ♦ Sites
- ♦ Storefronts ♦ Streetscapes ♦ Windows
- ♦ Demolition and relocation

In addition, the guidelines contain a wealth of information about New Albany's history, the many architectural styles found throughout the city, and the development of the historic districts. The guidelines also contain a map of each of the designated historic districts.

All of the sections of the **Historic District Design Guidelines** are available on the Commission's website, www.newalbanypreservation.com. The website also includes a virtual tour of each of the designated historic districts, as well as useful information on a variety of topics, including energy efficiency, lead paint safety, and researching the history of your home.

What happens at a Commission meeting?

Applicants should plan to attend the Preservation Commission meeting at which their project will be reviewed. Staff comments on the application will be read aloud, and the applicant will be given the opportunity to describe and discuss the proposed work and answer any questions the Commission members may have. The public will also have the opportunity to speak on each project prior to a vote.

All applications are reviewed based on their consistency with the **Historic District Design Guidelines**. When planning a project, property owners are strongly encouraged to review the design guidelines relevant to their request early in the planning process. The Design Guidelines are available on the Commission's website – www.newalbanypreservation.com – or copies can be obtained by contacting the Commission Administrator.

The Commission strives to review and act on each application in a timely fashion. In the event that a request does not meet the guidelines, the Commission and its staff will work with the applicant until a satisfactory design can be developed.

Questions about planned projects are welcome at any time, and can be directed to Commission Administrator Laura Renwick at 812/284-4534 or south@indianalandmarks.org.

Remodeling without design guidelines all too often results in remuddle-ing! The cumulative effect of many changes - most notably the replacement of the storefront display windows and front door with an inappropriate window -- has been the loss of much of this building's historic character.

The New Albany Historic Preservation Commission helps ensure our city's beautiful and historic neighborhoods are treated with the respect they deserve, and preserved for future generations to enjoy.

