

BID PACKET

Jerry Carney Estate

FLOYDS KNOBS RANCH HOME ONLINE AUCTION



**4421 ST. MARY'S ROAD
FLOYDS KNOBS, IN 47119**



ONLINE BIDDING ENDS
THURSDAY, AUGUST 6 @ 6PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

4421 St. Mary's Road, Floyds Knobs, IN 47119

Thursday, August 6, 2020

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.

COVID-19 PRECAUTIONS The Harritt Group will follow social distancing and face mask recommendations. Inspection by appointment only. Video tours available upon request.

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, on or before September 15, 2020. 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.

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. *Research indicates 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. 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 per deed and courthouse records - lot size 100' x 154'.

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 - Possession to be 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 Harritt Group Purchase Agreement along with the required deposit prior to the beginning of the Online Auction. 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 Jerry Carney Estate

Client Detail

4421 St. Mary's Road, Floyds Knobs, IN 47119

Listing #: **202009433**

Total Finished Sqft: **1,188**

Above Grade Finished SqFt: **1,188**

\$0

Active (07/22/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Lafayette
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220401700033000006
Beds:	3	Lot Sz:	0.35 / 15,246
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,188	Lot Dim:	100' x 154'
Tot Fin SF:	1,188	Year Built:	1965
New Const:	No	Annual Tax:	848
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	25,000	DOM:	1
Improvements:	106,400	HOA \$:	/ None
Total Assess:	131,400		

Directions: **I-64 to Exit#119 Greenville US-Hwy. 150. NW 2.2 miles to R on Paoli Pike. 1.6 miles to L on Scottsville Rd. Continue 0.7 miles to R on St. Mary's Rd. Auction 0.4 mile on left. From New Albany take State St North to Paoli Pike to Scottsville Rd on R.**

Legal: **SE 1/4 L 16 17-2-6 .35AC**

Tot Deductions: **\$74,925** Deduction Type Comment
 Supplemental Homestd \$29,925

Remarks

Floyds Knobs Ranch Home Online Auction - Bidding Ends Thursday, August 6 at 6PM. Located in the heart of Floyds Knobs a 1188 square foot brick ranch built in 1965 with a full unfinished basement, covered front porch, and an attached one-car garage sits on a one-third acre lot and just a short distance from Floyd Knobs Elementary School. The first floor features a living room with a gas Buck Stove fireplace, kitchen and dining area with access to a patio, three bedrooms, one full bath, hardwood floors, and a laundry closet on the first floor. The full unfinished basement has an additional laundry hookup. The home is equipped with natural gas heat, and central air. The outdoor space includes an 8' x 44' covered front porch and a 10' x 16' concrete patio, with an 8' x 12' utility shed on a 100' x 154' lot. 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. Square footage of home and lot size per courthouse records. OPEN INSPECTION Thursday, July 30, 4-6PM & Thursday, August 6, 11AM-1PM or call for appointment.

Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Unfinished
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Location:	Basement
Lot Description:	Corner Lot	Laundry Type:	Other
Exterior Type:	Brick Over Frame	Road Frontage:	254'
Exterior Feat:	Covered Porch, Patio, Paved Driveway		
Interior Feat:	Ceiling Fan(s), Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,188.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,188
Below Grade Unfinish:	1,188.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **27 x 12** Garage Type: **Attached, Front** Garage Spaces: **1**
 Entry

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	17.6 x 13.6	1st Floor	Vinyl	
Dining Area	11 x 9	1st Floor	Vinyl	
Kitchen	11 x 7.6	1st Floor	Vinyl	
Bedroom	13.6 x 9	1st Floor	Wood	
Bedroom	11 x 11.6	1st Floor	Carpet	
Bedroom	10 x 11	1st Floor	Carpet	
Bathroom Full	9.6 x 8	1st Floor	Vinyl	

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air

Natural Water:
Sewer Type: **Septic Onsite**

Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.



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:** 4421 St. Marys Road, Floyds Knobs, IN 47119

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

4421 St. Marys Road, Floyds Knobs, IN 47119
(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  6-6-2020
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
59 James J. Snodgrass
60 PRINTED PRINTED

61
62
63
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
65
66
67 PRINTED PRINTED

68  7-22-2020
69 LISTING BROKER DATE SELLING BROKER DATE
70



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Form #37. Copyright IAR 2020

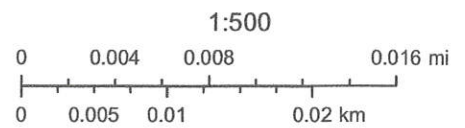


4421 St. Marys Road, Floyds Knobs, IN 47119
(Property Address)

4421 St. Mary's Road, Floyds Knobs, IN 47119



- Floodplains (DFIRM)**
- AE Floodway
 - AO,
 - 0.2% Annual Chance Flood Hazard
 - Reduced Risk Due to Levee
- Flood Zone and Subtype**
- A
 - AE Fringe



22-04-01-700-033.000-006

General Information
 Parcel Number
 22-04-01-700-033.000-006
 Local Parcel Number
 0041950016
 Tax ID:

Routing Number
 04-01-700-126

Property Class 510
 1 Family Dwell - Platted Lot

Year: 2020

Location Information

County
 Floyd
Township
 LAFAYETTE TOWNSHIP
District 006 (Local 006)
 LAFAYETTE TOWNSHIP
School Corp 2400
 NEW ALBANY-FLOYD COUNTY C
Neighborhood 4017001-006
 Spriglers Unrecorded
Section/Plat
 17
Location Address (1)
 4421 SAINT MARYS RD
 FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model

4017001-006 - Residential

Characteristics

Topography
 Level, Rolling
Public Utilities
 Water, Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Improving
 Monday, June 22, 2020
 Printed

Camey, Jerry D.

Ownership
 Owner
 Camey, Jerry D.
 4421 St. Mary's Rd
 FLOYDS KNOBS, IN 47119

Legal

SE 1/4 L 16 17-2-6 35AC



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

Assessment Year	2019	2018	2017
Reason For Change	AA	Misc	AA
As Of Date	02/15/2019	02/15/2019	06/22/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$25,000	\$25,000	\$25,000
Land Res (1)	\$25,000	\$25,000	\$25,000
Land Non Res (2)	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0
Improvement	\$114,400	\$112,800	\$111,800
Imp Res (1)	\$113,000	\$111,800	\$110,900
Imp Non Res (2)	\$0	\$0	\$0
Imp Non Res (3)	\$900	\$1,000	\$900
Total	\$139,400	\$137,800	\$136,800
Total Res (1)	\$138,500	\$136,800	\$135,900
Total Non Res (2)	\$0	\$0	\$0
Total Non Res (3)	\$900	\$1,000	\$900

Land Data (Standard Depth: Res '175', Cl '175' Base Lot: Res 80' X 170', Cl 80' X 170')

Land Pricing Soil	Act	Size	Factor	Rate	Adj.	Ext.	Infl. %	Res	Market	Value
Type Method ID	Front.	100	100x154	0.96	\$290	\$278	-10%	100%	1.0000	\$25,020
F	F									

4421 SAINT MARYS RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
01/08/2013	Camey, Jerry D.	201301220	DF	/	/	\$0
07/09/2004	Losson, Phyllis A.	200410429	QC	/	/	\$0
04/15/1994	WAYMAN, PHYLLIS A. (0	WD	D-21/4376		\$0
09/19/1975	LOSSON, PHILIP A (P	0	WD	D-2/5240		\$0
01/01/1900	ROSS, RICHARD LEE	0	WD	D-4/9252		\$0
01/01/1900	LEE, SHIRLEY ANN R		WD	/		\$0

Res

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

Assessment Year	2018	2017
Reason For Change	Misc	AA
As Of Date	02/15/2019	06/22/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$25,000	\$25,000
Land Res (1)	\$25,000	\$25,000
Land Non Res (2)	\$0	\$0
Land Non Res (3)	\$0	\$0
Improvement	\$112,800	\$111,800
Imp Res (1)	\$111,800	\$110,900
Imp Non Res (2)	\$0	\$0
Imp Non Res (3)	\$1,000	\$900
Total	\$137,800	\$136,800
Total Res (1)	\$136,800	\$135,900
Total Non Res (2)	\$0	\$0
Total Non Res (3)	\$1,000	\$900

Land Data (Standard Depth: Res '175', Cl '175' Base Lot: Res 80' X 170', Cl 80' X 170')

Land Pricing Soil	Act	Size	Factor	Rate	Adj.	Ext.	Infl. %	Res	Market	Value
Type Method ID	Front.	100	100x154	0.96	\$290	\$278	-10%	100%	1.0000	\$25,020
F	F									

Spriglers Unrecorded

Notes

9/14/2017 18Q3: sketch changes
 1/28/2013 11PM: 2011 PERMIT
 PERMIT# 8779 ADD- ROOF OVER PORCH \$ 4,000
 9/30/2010
 100% COMPLETE DB 3/2/2011

Land Computations

Calculated Acreage	0.35
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.35
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	0.35
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	\$25,000
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,000

Review Group 2018

Data Source External Only

Collector

Appraiser

WPW

WPW

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 1188 sqft

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joint Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Plumbing

TF
 Full Bath 1 3
 Half Bath 1 2
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
Total 4 7

Accommodations

Bedrooms 3
 Living Rooms 0
 Dining Rooms 1
 Family Rooms 1
Total Rooms 5

Heat Type

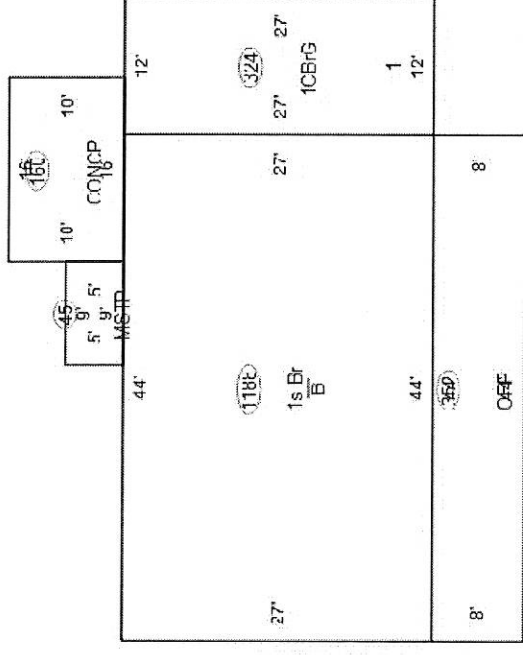
Hot Water or Steam

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description **Area** **Value**
 Patio, Concrete 160 \$800
 Stoop, Masonry 45 \$1,700
 Porch, Open Frame 352 \$10,500



Description	Count	Value
Specialty Plumbing		

Floor Constr	Base	Finish	Value	Totals
1	1188	1188	\$90,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1188	0	\$27,100	
Crawl				
Slab				

Adjustments

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$4,300
 No Heating (-) \$0
 A/C (+) \$3,000
 No Elec (-) \$0
 Plumbing (+/-) \$1,600
 Spec Plumb (+) \$0
 Elevator (+) \$0

MS:1 MO:1
 1:1188
 7-5 = 2 x \$800

Total Base \$118,000
1 Row Type Adj. x 1.00 \$118,000

Sub-Total, One Unit \$126,900
Sub-Total, 1 Units \$139,900
 Exterior Features (+) \$13,000
 Garages (+) 324 sqft \$10,600
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.91
Replacement Cost \$136,955

Summary of Improvements																
Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	1965	1965	55 F	\$20.85	0.91	\$20.85	2,376 sqft	\$136,955	45%	\$75,330	0%	100%	1,000	\$113,000
2: Utility Shed R 01	0%	1	1995	1995	25 A	\$20.85	0.91	\$20.85	8'x12'	\$1,457	55%	\$660	0%	100%	1,000	\$1,000
Total all pages													Total this page	\$114,000		