

## **BID PACKET**

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Doris Sears Estate

# **MID-CENTURY BRICK RANCH ONLINE AUCTION**



**1305 AEBERSOLD DRIVE  
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

**WEDNESDAY, AUGUST 12 @ 6PM**

**HARRITT  
GROUP INC.**

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**1305 Aegersold Drive, New Albany, IN 47150**

**Wednesday, August 12, 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 21, 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 66' x 110'*

**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** *Doris Sears Estate*

## Client Detail

**1305 Aebersold Drive, New Albany, IN 47150**

**\$0**

Listing #: **202009486**

Total Finished Sqft: **1,431**

Above Grade Finished Sqft: **1,026**

Active (07/24/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	North Park	Parcel#:	220504201689000008
Beds:	3	Lot Sz:	0.166 / 7,231
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,026	Lot Dim:	66 x 110
Tot Fin SF:	1,431	Year Built:	1964
New Const:	No	Annual Tax:	469
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	20,900	DOM:	0
Improvements:	71,800	HOA \$:	/ None
Total Assess:	92,700		

Directions: **I-265 to Charlestown Rd Exit#4. South 2.7 miles to L on Silver Street. Continue 0.2 miles to R on Aebersold Dr to home on R. Or from State Street downtown take E. Spring St 1.5 miles to left on Silver St. Travel 0.7 miles to left on Aebersold Dr.**

Legal: **Lot 12, Aebersold's Addition, Plat No. 763 of Floyd County.**

Tot Deductions:	\$74,175	<u>Deduction Type</u>	<u>Comment</u>	
		Supplemental Homestd	\$16,695	[
		Over 65	\$12,480	]

### Remarks

**Mid-Century Brick Ranch Online Auction - Bidding Ends Wednesday, August 12 @ 6PM.** Timeless mid-century three-bedroom two-bath brick ranch with full partially finished basement and attached garage. Great features including an abundance of natural light, spacious dining living room combo with a wood accent wall, a suspended shelf over breakfast bar in the equipped kitchen, three bedrooms, hardwood floors, and tile bath on the main level. The lower level has a family room with a bar and electric cone fireplace, a full bath, an equipped laundry area, a workshop, and a storage room both with ample shelving. A large shade tree adorns a private backyard with patio on the 66' x 110' lot in a small established neighborhood in Floyd County. Original owner, first time on the market. Don't miss this one! **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 & lot size per courthouse records. **OPEN INSPECTION Schedule online or call the office in advance for designated showing time for the open inspection on Wednesday, August 5, 4 PM - 6 PM & Wednesday, August 12, 11 AM - 1 PM. Or contact us for a private showing.**

### Amenities

Type:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Partially Finished
Outbuildings:		Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Location:	Basement
Appliances:	Clothes Dryer, Clothes Washer, Garage Door Opener, Range / Oven, Refrigerator	Laundry Type:	Other
Exterior Type:	Brick Over Frame	Road Frontage:	66'
Exterior Feat:	Patio, Porch, Public Sidewalk, Solid Surface Drive, Thermopane windows		
Interior Feat:	Breakfast Bar, Ceiling Fan(s), Ceramic Bath, Family Room, Natural Wood Trim		
Road Type:	Paved		

### Measurements

Above Grade Finished:	1,026.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	405.0	TFLS:	1,431
Below Grade Unfinish:	621.0		

### Room Sizes & Levels

Total Rooms: **7**      Garage: **Y**      Garage Size: **27 x 12**      Garage Type: **Attached, Front Entry**      Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	15 x 14	1st Floor	Carpet	
Dining Area	11 x 7.6	1st Floor	Carpet	
Kitchen	12.6 x 11	1st Floor	Vinyl	
Bedroom	10.6 x 9.6	1st Floor	Carpet	
Bedroom	10 x 10.6	1st Floor	Wood	
Bedroom	11.6 x 10	1st Floor	Wood	
Bathroom Full	7.6 x 6	1st Floor	Tile	
Family Room	28 x 13	LL/Basement	Carpet	
Bathroom Full	5.6 x 7.6	LL/Basement	Vinyl	

## Utilities

Water Heater: **Natural Gas**  
Water Type: **Public Onsite**  
Natural Water:  
Sewer Type: **Sanitary Onsite**

Heat Type: **Forced Air**  
Cooling Type: **Central Air**  
Fuel Type: **Nat Gas**

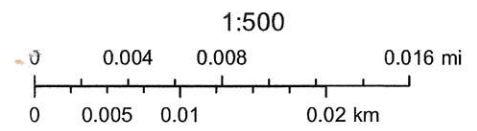
## General Information

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

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

All information deemed reliable but not guaranteed.

1305 Aebersold Drive, New Albany, IN 47150





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

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PROPERTY ADDRESS: 1305 Aebersold Dr, 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.) [Signature] 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.)

1305 Aebersold Dr, 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 *Scott Hansford: Personal Rep' For Tom J. Sears*  
57 *ESTATE* DATE *7-10-2020*

58 SELLER'S SIGNATURE \_\_\_\_\_ BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
59 *SCOTT HANSFORD* \_\_\_\_\_  
60 PRINTED \_\_\_\_\_ PRINTED \_\_\_\_\_

64 SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
67 PRINTED \_\_\_\_\_ PRINTED \_\_\_\_\_

68 *[Signature]* DATE *11-20-2020*  
69 LISTING BROKER \_\_\_\_\_ DATE \_\_\_\_\_ SELLING BROKER \_\_\_\_\_ DATE \_\_\_\_\_  
70



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1305 Aebersold Dr, New Albany, IN 47150  
(Property Address)

**22-05-04-201-689-000-008**  
**General Information**  
**Parcel Number**  
 22-05-04-201-689-000-008  
**Local Parcel Number**  
 0086710010  
**Tax ID:**

**Routing Number**  
 05-04-240-277

**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  
**Neighborhood 5042004-008**  
 North Park SID

**Section/Plat**

**Location Address (1)**  
 1305 AEBERSOLD DR  
 NEW ALBANY, IN 47150

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
 5042004-008 - Residential

**Characteristics**

**Topography**  
 High, Rolling   
**Flood Hazard**   
**Public Utilities**  
 All   
**Streets or Roads**  
 Paved, Sidewalk   
**Neighborhood Life Cycle Stage**  
 Static   
 Printed

**Sears, James F. & Doris J.**

**Ownership**

Sears, James F. & Doris J.  
 1305 Aebersold Dr  
 New Albany, IN 47150

**1305 AEBERSOLD DR**

**Transfer of Ownership**

**Date**  
 01/01/1900  
 01/01/1900  
**Owner**  
 Sears, James F. & Doris  
 DB 172-376  
**Doc ID**  
 0  
**Code**  
 WD  
**Book/Page**  
 /  
**Adj Sale Price**  
 /  
**VII**  
 \$0  
 \$0  
 I  
 I

**510, 1 Family Dwell - Platted Lot**

**North Park S/D**

**Notes**

7/26/2017 18Q4: NO CHANGE.

**1/2**

**/50**

**Legal**

P 763 L 12



**Res**

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

Assessment Year	2020	2019	2018	2018
<b>Reason For Change</b>	WIP	AA	Misc	Misc
<b>As Of Date</b>	02/21/2020	06/25/2019	02/15/2019	06/22/2018
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Land</b>	\$20,900	\$20,900	\$20,900	\$20,900
Land Res (1)	\$20,900	\$20,900	\$20,900	\$20,900
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$71,800	\$71,800	\$71,800	\$71,000
Imp Res (1)	\$71,800	\$71,800	\$71,000	\$71,000
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
<b>Total</b>	\$92,700	\$92,700	\$92,700	\$91,900
Total Res (1)	\$92,700	\$92,700	\$91,900	\$91,900
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 70' X 110', CI 70' X 110')**

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
F F	66	66x110	0.96	\$330	\$317	\$20,922	0%	100%	1.0000	\$20,920

**Land Computations**

Calculated Acreage 0.17  
 Actual Frontage 66  
 Developer Discount   
 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 \$20,900  
 CAP 1 Value \$0  
 CAP 2 Value \$0  
 CAP 3 Value \$0  
**Total Value \$20,900**

**Review Group** 2018

Friday, July 17, 2020

Printed

**Data Source** External Only

**Collector** BF

**Appraiser** BF

**BF**

