

BID PACKET

Wanda Parr Estate

UPTOWN BUNGALOW ONLINE AUCTION



**2120 WILLARD AVENUE
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

TUESDAY, FEBRUARY 16 @ 2PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345

Client Detail

2120 Willard Avenue, New Albany, IN 47150

Listing #: **202105504**

Total Finished Sqft: **1,806**

Above Grade Finished SqFt: **1,716**

\$0

Active (01/27/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220502900554000008
Beds:	3	Lot Sz:	0.168 / 7,318
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,716	Lot Dim:	50 x 147
Tot Fin SF:	1,806	Year Built:	1930
New Const:	No	Annual Tax:	1,279
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	17,100	DOM:	0
Improvements:	114,800	HOA \$:	/
Total Assess:	131,900		
Directions:	From downtown, take State Street to E. Spring Street. East 1.5 miles to a left on Silver Street. 1/2 mile to right on Willard Avenue to home on right.		

Legal: **Plat 332 L 9**

Tot Deductions: **\$71,565** [Deduction Type](#) [Comment](#)

Supplemental Homestd **\$26,565**

Remarks

Uptown Bungalow Online Auction - Bidding Ends Tuesday, February 16, 2021 @ 2PM. Great location off Silver Street, near main city thoroughfare. A three-bedroom two-bath bungalow with covered porch and oversized detached garage with loft and alley access. Home features natural woodwork, living room with crown molding and 10' ceilings, family room with stone fireplace, equipped kitchen with knotty pine cabinets, first floor bedroom with extra closets and 10' ceiling, full bath on each floor, and three dormer rooms up. TERMS 10% Buyer's Premium will be added to the final hammer bid to determine total purchase price. A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds is due within 24 hours following the auction, balance due in 40 days for clear title. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN Tuesday, Feb. 9 and Feb. 16, 11AM - 1PM

Amenities

Type:	1.5 Story	Foundation:	Concrete Block
Zoning:	Residential	Basement:	No
Construction:	Existing	Basement Type:	Crawl Space
Outbuildings:	Garage	Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Range / Oven, Refrigerator		
Exterior Type:	Vinyl Siding	Road Frontage:	50'
Exterior Feat:	Covered Porch		
Interior Feat:	1st Floor Master, 1st Floor Utility, Ceiling Fan(s), Eat-in Kitchen, Family Room, Natural Wood Trim, Pantry, Utility/Mud Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,716.0	Nonconform Finished:	90.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,806
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **28 x 28** Garage Type: **Detached, Rear** Garage Spaces: **2**
Entry

Type	Dimension	Level	Flooring	Description
Living Room	28 x 14	1st Floor	Carpet	
Family Room	20 x 12.6	1st Floor	Carpet	
Kitchen	13.6 x 11	1st Floor	Vinyl	
Bedroom	13 x 12	1st Floor	Carpet	
Bathroom Full	8.6 x 8	1st Floor	Vinyl	
Other	11 x 6.6	1st Floor	Tile	Laundry/Pantry
Bedroom	14 x 11.6	2nd Floor	Wood	
Bedroom	17 x 5.7	2nd Floor	Wood	Part Non-Conforming
Other	13 x 5	2nd Floor	Wood	Non-Conforming Playroom
Bathroom Full	9 x 7.6	2nd Floor	Vinyl	5' Entry Way

Utilities

Water Heater:	Natural Gas	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air

Natural Water:
Sewer Type: **Sewer**

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.



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

2120 Willard Avenue, New Albany, IN 47150

Bidding Ends Tuesday, February 16 @ 2PM

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 open house or by appointment. 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, understands, and agrees to be bound by the Auction Terms and Conditions, and in the event that bidder is successful, the Agreement to Purchase the Real Estate. 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 final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price 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. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. 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, DocuSign 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 *March 29, 2021*. 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. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *Our records indicate that the property is not located in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The 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 building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded 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 closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

POSSESSION

Seller will give possession at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME WITH AUTO-EXTEND FEATURE

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 and will indicate the bidder is "Winning". 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. The 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.

BROKER PARTICIPATION

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, February 9 through Tuesday, February 16.*

AGENCY

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

SELLER

Wanda Parr Estate
Carol Hoeppner, Personal Representative

General Information
 Parcel Number 22-05-02-900-554.000-008
 Local Parcel Number 0085550042
 Tax ID:

Ownership
 Parr, Harley J. & Wanda L.
 2120 Willard Ave
 New Albany, IN 47150

Transfer of Ownership
 Date 01/01/1900
 Owner Parr, Harley J. & Wanda
 DB 170-569

Book/Page Adj Sale Price
 0 WD / \$0
 0 WD / \$0

Notes
 7/19/2017 18Q4: NO CHANGES

Routing Number 05-02-9E5-115

Property Class 510
 1 Family Dwell - Platted Lot

Year: 2021

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 5029021-008 - Residential

Topography Level, High

Public Utilities All

Streets or Roads Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Tuesday, January 26, 2021

Review Group 2021

Data Source External Only

Collector 07/19/2017

Appraiser 07/19/2017

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

Assessment Year	2020	2019	2018	2018
Reason For Change	AA	AA	Misc	Misc
As Of Date	01/01/2020	06/25/2019	02/15/2019	06/22/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$17,100	\$17,100	\$17,100	\$17,100
Land Res (1)	\$17,100	\$17,100	\$17,100	\$17,100
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$114,800	\$104,900	\$103,700	\$103,700
Imp Res (1)	\$119,600	\$103,800	\$102,600	\$102,600
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,200	\$1,100	\$1,100	\$1,100
Total	\$137,900	\$122,000	\$120,800	\$120,800
Total Res (1)	\$136,700	\$120,900	\$119,700	\$119,700
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,200	\$1,100	\$1,100	\$1,100

Land Pricing Soil Act Front. 50

Size Factor 1.05

Rate \$325

Adj. Rate \$341

Ext. Value \$17,050

Land Data (Standard Depth: Res 132', Cl 132' Base Lot: Res 50' X 132', Cl 50' X 132')

Infl. % 0%

Elig % 100%

Res Market Factor 1.0000

Value \$17,050

Zoning

Subdivision

Lot

Market Model 5029021-008 - Residential

Characteristics Flood Hazard Level, High

Calculated Acreage 0.17

Actual Frontage 50

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 \$17,100

CAP 1 Value \$0

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$17,100

Data Source External Only

Collector 07/19/2017

Appraiser 07/19/2017

BF

BF

BF

BF

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	1 1/2	0	0
Style	20 1/2 Story or Finishe	1	1
Finished Area	2436 sqft	1	1
Make		0	0

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Parquet	

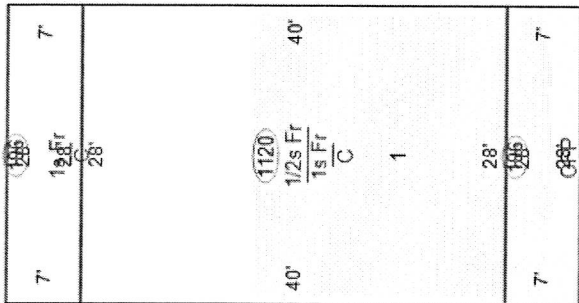
Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt
	<input type="checkbox"/> Slate
	<input type="checkbox"/> Tile

Exterior Features	
Description	Area Value
Porch, Open Frame	196 \$6,900

Cost Ladder	
Floor Constr	Base Finish Value
1 1Fr	1316 1316 \$87,100
2	
3	
4	
1/4	
1/2 1Fr	1120 1120 \$30,900
3/4	
Attic	
Bsmt	
Crawl	1316 0 \$6,200
Slab	

Adjustments		Total Base
Unfin Int (-)		\$124,200
Ex Liv Units (+)		\$124,200
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:1316 1/2:1120	\$4,100
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$132,600
Sub-Total, 1 Units		\$6,900
Exterior Features (+)		\$139,500
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		\$139,500
Location Multiplier		0.95
Replacement Cost		\$120,598



Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligibl	Year Built	Year Eff	Eff Age	Co nd	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: Single-Family R 01	100%	1930	1930	91	A	\$24.75	0.91	\$24.75	\$120,598	2,436 sqft	45%	\$66,330	0%	100%	1.6300	\$108,100
2: Detached Garage R 01	100%	1974	1974	47	F	\$24.75	0.91	\$24.75	\$14,126	28'x28'	50%	\$7,060	0%	100%	1.6300	\$11,500
3: Gazebo R 01	0%	2000	2000	21	F	\$32.03	0.91	\$32.03	\$1,306	56 sqft	45%	\$720	0%	100%	1.6300	\$1,200



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: 2120 Willard Ave, 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.)

2120 Willard Ave, 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 Carol A. Hoepfner 8/14/2020
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59 Carol A. Hoepfner
60 PRINTED PRINTED

61
62
63
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

65
66
67 PRINTED PRINTED

68 [Signature] 8-17-2020
69 LISTING BROKER DATE SELLING BROKER DATE



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