

# BID PACKET

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Wm. Larry & Judy Green

# COMMERCIAL REAL ESTATE ONLINE AUCTION



**1413 STATE STREET  
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

**TUESDAY, FEBRUARY 23 @ 2PM**

**HARRITT  
GROUP INC.**

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1413 State Street, New Albany, IN 47150

Bidding Ends Tuesday, February 23, 2021

**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 *April 5, 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.

**ZONING** Property is zoned Mixed Use Corridor Commercial (MC).

**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 16 through Tuesday, February 23*.

**AGENCY**

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

**SELLER**

Wm. Larry & Judy Green



## Client Detail

**1413 State Street, New Albany, IN 47150**

Listing #: **202105773**

Total Finished Sqft: **1,352**

Above Grade Finished SqFt: **1,352**

**\$0**  
**Active (02/10/21)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>220503400316000008</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.13 / 5,663</b>
Baths:	<b>2 (2 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,352</b>	Lot Dim:	<b>42 x 140</b>
Tot Fin SF:	<b>1,352</b>	Year Built:	<b>1945</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,509</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2019/2020</b>
Land Assess:	<b>15,000</b>	DOM:	<b>0</b>
Improvements:	<b>54,300</b>	HOA \$:	<b>/</b>
Total Assess:	<b>69,300</b>		
Directions:	<b>I-265 to State Street Exit #1. South 1.3 miles to property on right just past Pediatrics Care Building near Lewis Street.</b>		
Legal:	<b>Plat 212, Part of Lot 69</b>		

### Remarks

**Commercial Real Estate Online Auction Bidding Ends Tuesday, February 23 @ 2PM. Move right in! Perfect for home, office or both! Zoned Mixed-Use Corridor Commercial. Thoughtfully designed during renovation with sliding wood barn doors on each end of the kitchen, private bedroom suite on one end with laundry, a sitting area, full bath and an outside entrance. Additional two bedrooms and full bath off hall. Recent updates include cabinets, bathroom fixtures, flooring, paint, windows, siding, roof and insulation. Property has a 35' x 60' gravel parking lot in the rear of the home with alley access. Convenient location in the heart of a medical corridor near the hospital, downtown, and expressways. TERMS 10% Buyer's Premium 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 are 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. 16 & Feb. 23, 11AM-1PM.**

### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Concrete Block</b>
Zoning:	<b>Commercial</b>	Basement:	<b>No</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Crawl Space</b>
Outbuildings:		Laundry:	<b>Yes</b>
# Fireplaces:	Fireplace:	Laundry Location:	<b>First Level</b>
Roof Type:	<b>Shingle</b>	Laundry Type:	<b>Laundry Closet</b>
Appliances:	<b>Microwave</b>	Road Frontage:	<b>42'</b>
Exterior Type:	<b>Vinyl Siding</b>		
Exterior Feat:	<b>Public Sidewalk, Thermopane windows</b>		
Interior Feat:	<b>Pantry</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,352.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,352</b>
Below Grade Unfinish:	<b>0.0</b>		

### Room Sizes & Levels

Total Rooms:	<b>6</b>	Garage:	<b>N</b>	Garage Size:		Garage Type:		Garage Spaces:	
<b>Type</b>	<b>Dimension</b>	<b>Level</b>	<b>Flooring</b>	<b>Description</b>					
Living Room	25 x 13.6	1st Floor	Wood						
Kitchen	11.6 x 10	1st Floor	Vinyl						
Bedroom	11 x 11.6	1st Floor	Wood						
Bedroom	10 x 8.6	1st Floor	Wood						
Bathroom Full	6.6 x 7.6	1st Floor	Tile						
Bathroom Full	4 x 9	1st Floor	Tile						
Bedroom	9.6 x 12.6	1st Floor	Carpet						
Office	11.6 x 7	1st Floor	Carpet	Off Main Bedroom					

### Utilities

Water Heater:	<b>Natural Gas</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

### 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.

## Client Detail

**1413 State Street, New Albany, IN 47150**

Listing #: 202105794

**\$.00**

Active (02/11/21)



Prop Type:	<b>Commercial</b>	SubType:	<b>Office, Residential</b>
County:	<b>Floyd</b>	Approx Sqft:	<b>1,352</b>
Area/Zone:		Sqft Source:	<b>Assessor</b>
Township:	<b>New Albany</b>	Lot Sz:	<b>0.13 / 5,663</b>
Lease Rate:		Lot Sz Src:	<b>Assessor</b>
Ls Rt Type:		Lot Dim:	<b>42 x 140</b>
Ann Tax:	<b>1,509</b>	Irreg. Dim:	
Tax Year:	<b>2019/2020</b>	Land Assess:	<b>\$15,000</b>
Parcel#:	<b>220503400316000008</b>	Improvements:	<b>\$54,300</b>
Adl Parc#:	<b>220503400315000008</b>	Total Assess:	<b>\$69,300</b>
Directions:	<b>I-265 to State Street</b>	DOM:	<b>0</b>
	<b>Exit #1. South 1.3</b>		
	<b>miles to property on</b>		
	<b>right just past</b>		
	<b>Pediatrics Care Building</b>		
	<b>near Lewis Street.</b>		
Year Built:	<b>1945</b>		
Legal:	<b>Plat 212, Part of Lot 69</b>		

### Remarks

Commercial Real Estate Online Auction - Bidding Ends Tuesday, February 23 @ 2PM. Perfect for home, office or both - renovated, ready for immediate occupancy. Zoned Mixed-Use Corridor Commercial. Located in the heart of a medical and business corridor near the hospital, downtown, and expressways. Thoughtfully designed during renovation with sliding wood barn doors on each end of the kitchen for privacy, one large common office, 3 private offices, sitting area, 2 full baths and laundry. Property has front and side entrance, on-street parking, 35' x 60' gravel parking lot in the rear with alley access. Recent updates include cabinets, bathroom fixtures, flooring, paint, windows, siding, roof and insulation. TERMS 10% Buyer's Premium 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 are 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. 16 & Feb. 23, 11AM-1PM.

### Amenities

Construction:	<b>Existing</b>	Number of Docks:	
Road Frontage:	<b>42'</b>	Dock Height:	
Max Divisible Sq Ft:		Existing Zoning:	<b>Commercial</b>
Elevators YN:		Units Total:	<b>0</b>

### Units

### General Information

Transaction Type:		Flood:	<b>No</b>
Covenants & Restr:		Sign:	<b>Yes</b>

All information deemed reliable but not guaranteed.

Parcel Number  
22-05-03-400-316.000-008  
Local Parcel Number  
0083520002

Tax ID:

Routing Number  
05-03-410-344

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

Neighborhood 5034003-008  
Jefferson Connors S/D & Pt Ced

Section/Plat

Location Address (1)  
1413 STATE ST  
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model  
5034003-008 - Residential

Characteristics

- Topography Level, Rolling
- Flood Hazard ERA
- Public Utilities All
- Streets or Roads Paved, Sidewalk
- TIF
- Neighborhood Life Cycle Stage

Printed Monday, February 1, 2021  
Review Group 2021

Ownership

Green, William Larry & Judy Ann  
1211 State St  
NEW ALBANY, IN 47150

Legal

P 212 Pt L 69 TIF

Date  
03/19/2009  
12/13/2000  
05/23/2000  
06/23/1999  
03/08/1999  
10/12/1998

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VII  
200902988 WD / \$50,000 V  
200016069 WD / \$53,000 I  
200006324 WD / \$0 I  
0 QC 26/9714 \$0 I  
0 QC 26/3571 \$0 I  
0 QC 25/15369 \$0 I

Notes

6/24/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION. REMODEL ADD RECHECK CHANGE TO AVERAGE CONDITION WHEN COMPLETE 07.07.2020 BF 100% COMP 1-6-21  
10/8/2019 TIF: TIF  
2/2/2017 18Q3: CHNGD GRD FRM C TO C-1



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	\$12,600	\$12,600	\$12,600	\$12,600
Land Res (1)	\$12,600	\$12,600	\$12,600	\$12,600
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$54,300	\$54,300	\$47,800	\$47,300
Imp Res (1)	\$54,300	\$54,300	\$47,800	\$47,300
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$66,900	\$66,900	\$60,400	\$59,900
Total Res (1)	\$66,900	\$66,900	\$60,400	\$59,900
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 40' X 100', Cl 40' X 100')

Land Pricing Method ID	Soil	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
F F		22	22x95	0.98	\$290	\$6,248	-2%	100%	1.0000	\$6,120
F F		20	20x140	1.12	\$290	\$6,500	0%	100%	1.0000	\$6,500

Land Computations

Calculated Acreage	0.11
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$12,600
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$12,600</b>

Data Source External Only Collector 07/07/2020 BF Appraiser 07/07/2020 BF

6/24/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION. REMODEL ADD RECHECK CHANGE TO AVERAGE CONDITION WHEN COMPLETE 07.07.2020 BF 100% COMP 1-6-21  
10/8/2019 TIF: TIF  
2/2/2017 18Q3: CHNGD GRD FRM C TO C-1

Land Computations

Calculated Acreage	0.11
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$12,600
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$12,600</b>





Parcel Number 22-05-03-400-315.000-008  
Local Parcel Number 0083520003  
Tax ID:  
Routing Number 05-03-410-343  
Property Class 500  
Vacant - Platted Lot

Ownership  
Green, William Larry & Judy Ann  
1211 State St  
NEW ALBANY, IN 47150  
P 212 PkL 69 OFF STATE ST.

Transfer of Ownership  
Doc ID Code Book/Page Adj Sale Price V/I  
03/19/2009 Green, William Larry & 200902988 WD / \$50,000 V  
12/13/2000 HITNER, JAMES W. 200016070 WD / \$0 I  
09/01/2000 KINGSLEY, DONNA W 200011428 WD / \$2,500 I  
11/29/1995 CHAPLIN, CLAIR 0 WD 22/12373 \$0 I  
01/01/1900 CRAIG, WILL & EMMA WD / \$0 I

Location Information  
County Floyd  
Township NEW ALBANY TOWNSHIP  
District 008 (Local 008 )  
NEW ALBANY CITY  
School Corp 2400  
NEW ALBANY-FLOYD COUNTY C  
Neighborhood 5034003-008  
Jefferson Connors S/D & Pt Ced

Notes  
6/24/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.  
2/2/2017 18Q3: VACANT

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

Assessment Year 2020  
Reason For Change AA  
As Of Date 01/01/2020  
Valuation Method Indiana Cost Mod  
Equalization Factor 1.0000

Res  
2019 Misc  
2018 Misc

Table with columns: Land, Improvement, Total, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Factor, Value

Table with columns: Land Pricing Soil, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Factor, Value

Table with columns: Land Pricing Soil, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Factor, Value

Table with columns: Land Pricing Soil, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Infl. % Elig, Res Market Factor, Value

Land Computations  
Calculated Acreage 0.02  
Actual Frontage 22  
Developer Discount  
Parcel Acreage 0.02  
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 0.02  
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 \$0  
CAP 1 Value \$0  
CAP 2 Value \$0  
CAP 3 Value \$2,400  
Total Value \$2,400

Land Data (Standard Depth: Res 100', Cl 100', Base Lot: Res 40' X 100', Cl 40' X 100')

Land Data (Standard Depth: Res 100', Cl 100', Base Lot: Res 40' X 100', Cl 40' X 100')

Land Data (Standard Depth: Res 100', Cl 100', Base Lot: Res 40' X 100', Cl 40' X 100')

Market Model 5034003-008 - Residential

Topography Level, Rolling  
Flood Hazard  
Public Utilities ERA  
Streets or Roads TIF  
Neighborhood Life Cycle Stage

Market Model 5034003-008 - Residential

Market Model 5034003-008 - Residential

Review Group 2017

Data Source External Only

Data Source External Only

Data Source External Only

Collector 05/20/2016

Collector 05/20/2016

Collector 05/20/2016

Collector 05/20/2016

Appraiser 05/20/2016

Appraiser 05/20/2016

Appraiser 05/20/2016

Appraiser 05/20/2016

Printed Friday, February 5, 2021

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

Date (month, day, year)

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)

1413 State St, 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	NA				Cistern	N				
Clothes Dryer	NA				Septic Field/Bed	N				
Clothes Washer	N				Hot Tub	N				
Dishwasher	N				Plumbing			✓		
Disposal	N				Aerator System	N				
Freezer	N				Sump Pump	N				
Gas Grill	N				Irrigation Systems	N				
Hood	N				Water Heater/Electric	N				
Microwave Oven			2020		Water Heater/Gas			✓		
Oven	N				Water Heater/Solar	N				
Range	N				Water Purifier	N				
Refrigerator	N				Water Softener	N				
Room Air Conditioner(s)	N				Well	N				
Trash Compactor	N				Septic and Holding Tank/Septic Mound	N				
TV Antenna/Dish	N				Geothermal and Heat Pump	N				
Other:					Other Sewer System (Explain)			✓		
					Swimming Pool & Pool Equipment	N				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?			✓		
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?			✓		
					Are the improvements connected to a private/community sewer system?			✓		
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	N				Attic Fan	N				
Burglar Alarm	N				Central Air Conditioning			✓		
Ceiling Fan(s)	N				Hot Water Heat	N				
Garage Door Opener / Controls	N				Furnace Heat/Gas			✓		
Inside Telephone Wiring and Blocks/Jacks	N				Furnace Heat/Electric	N				
Intercom	N				Solar House-Heating	N				
Light Fixtures			2020		Woodburning Stove	N				
Sauna	N				Fireplace	N				
Smoke/Fire Alarm(s)			1/2020		Fireplace Insert	N				
Switches and Outlets			2020		Air Cleaner	N				
Vent Fan(s)			2020		Humidifier	N				
60/100/200 Amp Service (Circle one)					Propane Tank	N				
Generator	N				Other Heating Source					

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Judy Brown</i>	Date (mm/dd/yy) 1/22/21	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>John Skopec</i>	Date (mm/dd/yy) 1/22/21	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)

1413 STATE ST. New Albany, IN.

Property address (number and street, city, state, and ZIP code)

1413 State St, New Albany, IN 47150

2. ROOF				YES	NO	DO NOT KNOW
Age, if known <i>NEW</i> Years. <i>2020</i>						
Does the roof leak?						
Is there present damage to the roof?						
Is there more than one layer of shingles on the house?						
If yes, how many layers?						
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?						
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?						
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?						
Explain:						
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)						
<i>NEW SIDING</i> <i>" WINDOWS</i> <i>" DOORS</i> <i>" ROOF</i> <i>" FOAM INSULATION</i>						

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

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>Judy Green</i>	Date (mm/dd/yy) <i>1/22/21</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Andy Green</i>	Date (mm/dd/yy) <i>1/27/21</i>	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: 1413 State St, 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)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

(i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): \_\_\_\_\_

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**BUYER'S ACKNOWLEDGEMENT (initial)**

(c.) \_\_\_\_\_ Buyer has received copies of all information listed above.

(d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) \_\_\_\_\_ Buyer has *(check (i) or (ii) below)*:

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**BROKER'S ACKNOWLEDGMENT (initial)**

(f.) WJL 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.)

1413 State St, 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	<u>Judy Green</u>	<u>1/27/21</u>	_____	_____
57	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
58	<u>JUDY GREEN</u>	_____	_____	_____
59	PRINTED	_____	PRINTED	_____
60	<u>Wm Lorry Green</u>	_____	_____	_____
61	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
62	<u>Wm Lorry Green</u>	<u>1/27/21</u>	_____	_____
63	PRINTED	_____	PRINTED	_____
64	<u>[Signature]</u>	<u>1-27-2021</u>	_____	_____
65	LISTING BROKER	DATE	SELLING BROKER	DATE

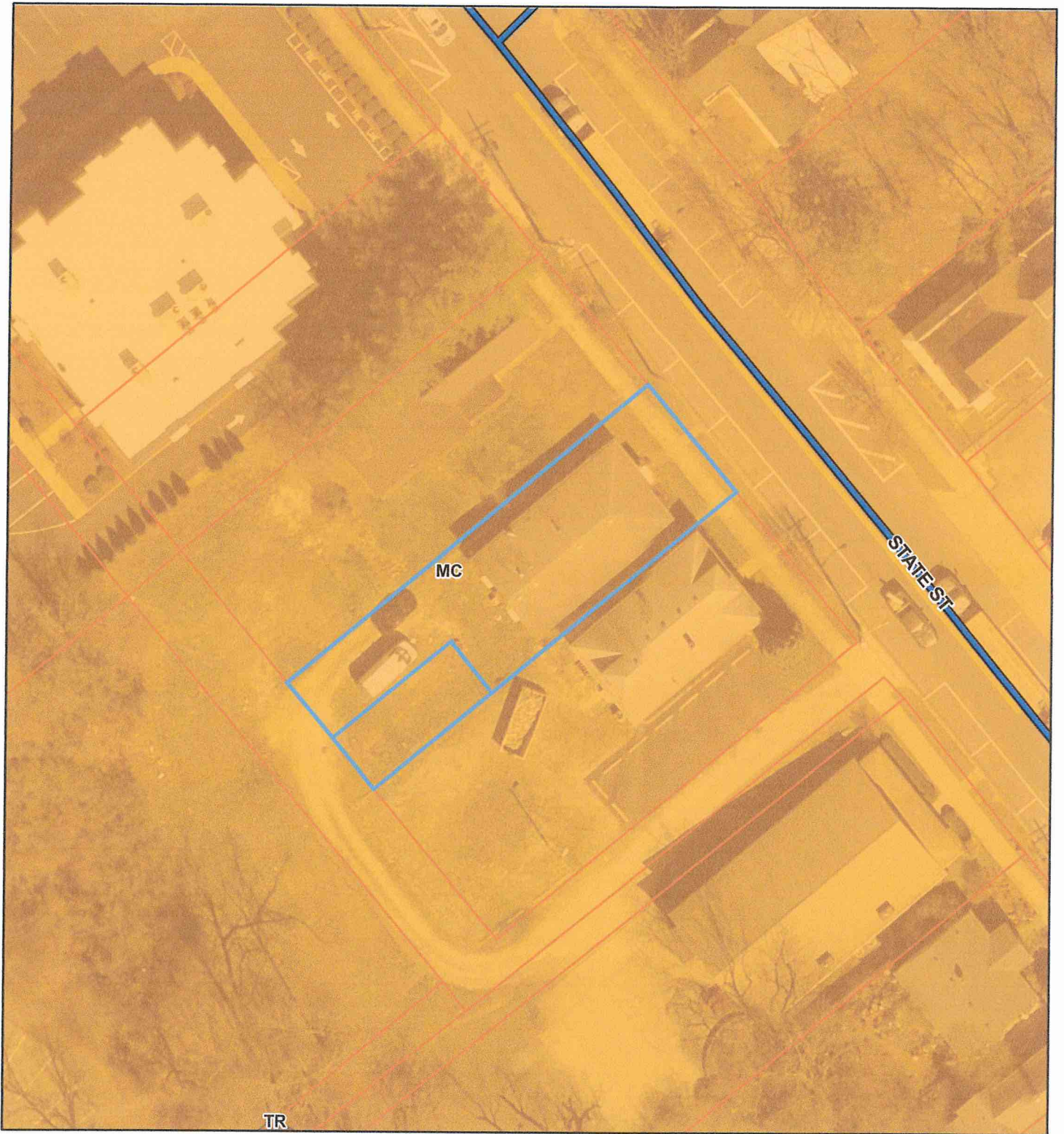


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**Form #37. Copyright IAR 2021**



1413 State St, New Albany, IN 47150  
 (Property Address)

# 1413 State Street, New Albany, Indiana 47150



## New Albany Zone Map

### Zoninh

- LDR - Low Density Residential
- MDR - Mixed Density Residential
- TR - Traditional Residential
- D - Downtown
- MU - Mixed Use
- MC - Mixed Use Corridor Commercial

- HC - Highway Oriented Commercial
- IND - Industrial
- IST - Institutional
- CEM - Cemetery
- FLD - Floodplain
- SS - Steep Slope

