



BID PACKET

# MILLVIEW HOME & GARAGE ONLINE AUCTION

**222 MILLVIEW DRIVE  
SELLERSBURG, IN 47172**

ONLINE BIDDING ENDS

**THURSDAY, JULY 25 @ 2PM**

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

222 Millview Drive, Sellersburg, IN 47172

Bidding Ends Thursday, July 25, 2024

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

### **BIDDING ONLINE**

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

### **BUYER'S PREMIUM**

A 10% buyer's premium will be added to the 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 in USD 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 Monday, September 4, 2024**. 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. ***FEMA records indicate that the property is located in 0.2% Annual Chance Flood Hazard.***

## **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 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. 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 of Real Estate 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**

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 *Thursday, July 11 through Thursday, July 25, 2024.*

#### **AGENCY**

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

#### **SELLER**

Van Leslie Applegate Estate

#### **PERSONAL REPRESENTATIVE**

Robert Applegate

#### **ESTATE ATTORNEY**

Rachele Cummins, Attorney

## Client Detail

**222 Millview Drive, Sellersburg, IN 47172**

Listing #: **202409237**

Total Finished Sqft: **1,550**

Above Grade Finished SqFt: **1,550**

**\$0**  
**Active (07/10/24)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Silver Creek</b>
Subdivision:	<b>Yes</b>	School Dst:	
Subdiv Nm:	<b>Millview</b>	Parcel#:	<b>17000090100</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.1591 / 6,930</b>
Baths:	<b>2 (1 1)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,550</b>	Lot Dim:	
Tot Fin SF:	<b>1,550</b>	Year Built:	<b>1976</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,672</b>
Est Completion:		Tax Year:	<b>2023/2024</b>
Home Warranty:	<b>No</b>	DOM:	<b>7</b>
Land Assess:	<b>38,400</b>	HOA \$:	<b>/</b>
Improvements:	<b>138,200</b>		
Total Assess:	<b>176,600</b>		
Directions:	<b>I-65 to Sellersburg Exit. East on IN-31 South Indiana Avenue 1 mile to a left on West Utica Street. 3/10th mile to right on Millview to home on right.</b>		

Legal: **MILLVIEW SUBD LOT 10**  
 Tot Deductions: **\$96,240** [Deduction Type](#) [Comment](#)  
 Supplemental Homestd 48240

### Remarks

**MILLVIEW HOME & GARAGE ONLINE AUCTION - BIDDING ENDS: THURSDAY, JULY 25 @ 2PM** Spacious two story three bedroom home with attached one car garage plus a 24' x 24' detached garage with loft on cul-de-sac lot in established Millview neighborhood centrally located in downtown Sellersburg off W. Utica Street - just minutes to I-65 and Hwy. 403. Original hardwood floors, covered patio, near Sellersburg town pool & park, Silver Creek schools, shopping and expressways. The home is in need of renovation., selling as is. Great opportunity to renovate for home ownership or investment. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS** A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. **Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.**

### Amenities

Type:	<b>2 Story</b>	Foundation:	<b>Concrete Block</b>
Zoning:	<b>Residential</b>	Basement:	<b>No</b>
Construction:	<b>Existing</b>	Basement Type:	
Outbuildings:	<b>Garage</b>	Laundry:	<b>Yes</b>
Roof Type:	<b>Shingle</b>	Laundry Location:	<b>First Level</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Range / Oven, Refrigerator</b>		
Lot Description:	<b>Cul-De-Sac</b>		
Exterior Type:	<b>Aluminum Siding, Brick Over Frame</b>		
Exterior Feat:	<b>Covered Patio, Paved Driveway, Public Sidewalk, Solid Surface Drive</b>		
Interior Feat:	<b>Ceiling Fan(s), Eat-in Kitchen, Foyer, Utility/Mud Room, Wood Stove</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,550.0</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>1,550</b>
Below Grade Unfinish:	<b>0.0</b>		

### Room Sizes & Levels

Total Rooms: **6**    Garage: **Y**    Garage Size: **25 x 12**    Garage Type: **Attached, Detached, Front Entry**    Garage Spaces: **3**

<b>Type</b>	<b>Dimension</b>	<b>Level</b>	<b>Flooring</b>	<b>Description</b>
Living Room	23 x 11.3	1st Floor	Wood	
Kitchen	11.4 x 11.7	1st Floor	Vinyl	
Dining Area	11.4 x 9.8	1st Floor	Vinyl	
Bathroom Half	6.9 x 5.4	1st Floor	Tile	
Bedroom	25.3 x 11.3	2nd Floor	Carpet	Carpet Over Original Wood floor
Bedroom	11.4 x 11.2	2nd Floor	Carpet	Carpet Over Original Wood Floor
Bedroom	11.4 x 11.2	2nd Floor	Carpet	Carpet Over Original Wood Floor
Bathroom Full	7.1 x 6.8	2nd Floor	Tile	

### Utilities

Water Heater:	<b>Natural Gas</b>	Heat Type:	<b>Hot Water</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Window A/C Unit(s)</b>

Natural Water:  
Sewer Type: **Sewer**

Fuel Type: **Nat Gas**

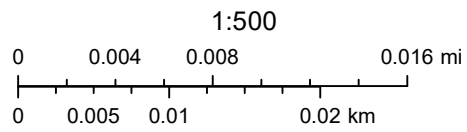
## General Information

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

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

All information deemed reliable but not guaranteed.



# Millview

## SELLERSBURG INDIANA

### CERTIFICATE OF DEVELOPER AND DEDICATION

The undersigned, Sellersburg Land Corporation, an Indiana corporation, with its principal office and place of business in the town of Sellersburg, Clark County, Indiana, by this certificate and plat, has caused the real estate herein described to be subdivided and platted into lots and streets as shown on this plat. The streets and easements as shown on said plat are hereby dedicated to the public use for the purposes indicated thereon; and the restrictions as recorded in Miscellaneous Record No. 46, page 17, are hereby imposed on each and every lot within said plat and declared to be covenants running with the land. Said restrictions are for the benefit of all persons and corporations who may hereafter have any vested interest, legal or equitable, in any lot within said plat.

In Witness Whereof, the said Sellersburg Land Corporation has caused this plat to be made and this certificate to be executed for and on its behalf by James C. Smith, its president, and its corporate seal affixed hereto and attested by James Bottorff, its secretary, this 31st day of July, 1962.

SELLERSBURG LAND CORPORATION  
By James C. Smith, President  
James C. Smith, President

Attest:  
James Bottorff  
James Bottorff, Secretary

STATE OF INDIANA  
COUNTY OF CLARK

Before me, the undersigned, a notary public within and for the above-named county and state, personally appeared James C. Smith and James Bottorff, President and Secretary, respectively, of Sellersburg Land Corporation, and as such officers, and for and on behalf of said corporation, acknowledged the execution of the above certificate.

Witness my hand and notarial seal this 31st day of July, 1962.

W. R. Kelly  
W. R. Kelly  
NOTARY PUBLIC

My commission expires:  
August 5th, 1964

### CERTIFICATE OF ENGINEER

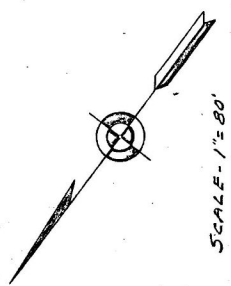
I, James E. Fust, a professional engineer, duly licensed by the State of Indiana hereby certify that the within plat drawn by me from a physical survey of the premises herein described that the courses and distances therein shown are correct to the best of my knowledge and belief.

Witness my hand and seal this 24 day of July, 1962.

James E. Fust  
James E. Fust

See Miscellaneous Record No. 46, Page 17, for BUILDING AND USE RESTRICTIONS.

C-6-237



DULY ENTERED  
FOR TAXATION  
SEP 10 1962  
Julius A. Coff  
AUDITOR CLARK COUNTY

### CERTIFICATE OF SELLERSBURG PLANNING COMMISSION AND TOWN BOARD OF SELLERSBURG

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an Ordinance adopted by the Town Board of Sellersburg, Indiana, this plat was given approval by the Town of Sellersburg as follows:

Approved by Planning Commission at meeting held the 27th day of August, 1962.

George Hinton  
GEORGE HINTON, PRESIDENT

Edward Goldman  
ELWOOD GOLDMAN, SECRETARY

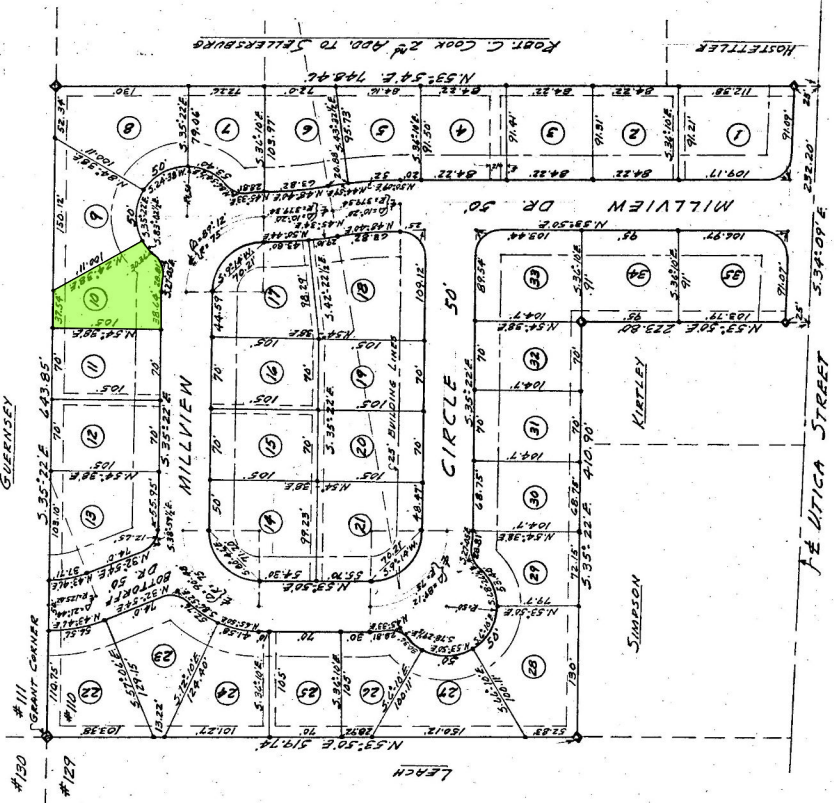
Approved by Town Board at a meeting held the 27th day of August, 1962.

John Merle  
JOHN MERLE, CHAIRMAN

James Applegate  
JAMES APPLIGATE, MEMBER

Received For Record this 10th day of Sept. 1962. W. R. Kelly  
RECORDED IN PLAT BOOK 6 PAGE 237  
Edmund O'Donnell R. C. C.

11675



### DESCRIPTION OF MILLVIEW

Being a part of Survey No. 110 of the Illinois Grant more particularly described as follows:

Beginning at a stone at the north corner of Survey No. 110 of the Illinois Grant; thence S. 35° 22' E., along the line dividing Surveys No. 110 and 111, 643.85 feet to a point; thence S. 53° 54' W., 748.46 feet to a point in the center line of Utica Street; thence N. 34° 09' W., along said center line of Utica Street, 232.20 feet to a point; thence N. 53° 50' E., 223.80 feet to a point; thence N. 35° 22' W., 410.90 feet to a point in the line dividing Surveys No. 110 and 129 of the Illinois Grant; thence N. 53° 50' E., along said dividing line, 519.74 feet to the place of beginning, containing 8.8835 acres more or less.

### NOTES:

- All dimensions as shown on curves represent the chord distance.
- All lot corners and points of tangency marked by Curb Cuts and Iron Pipe.
- All easements as shown enclosed by dashed lines are for Public Utilities and storm water drainage, and are 12 feet wide unless otherwise noted.
- All building setback lines are 25 feet.
- All radii at street intersections are 25 feet.
- ↑ Indicates Limestone monuments.



# National Flood Hazard Layer FIRMette

85°45'46"W 38°24'25"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth  
*Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile  
*Zone X*

Future Conditions 1% Annual Chance Flood Hazard  
*Zone X*

Area with Reduced Flood Risk due to Levee. See Notes.  
*Zone X*

Area with Flood Risk due to Levee  
*Zone D*

Area of Minimal Flood Hazard  
*Zone X*

Effective LOMRs  
*Zone D*

Area of Undetermined Flood Hazard  
*Zone D*

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline  
Profile Baseline  
Hydrographic Feature

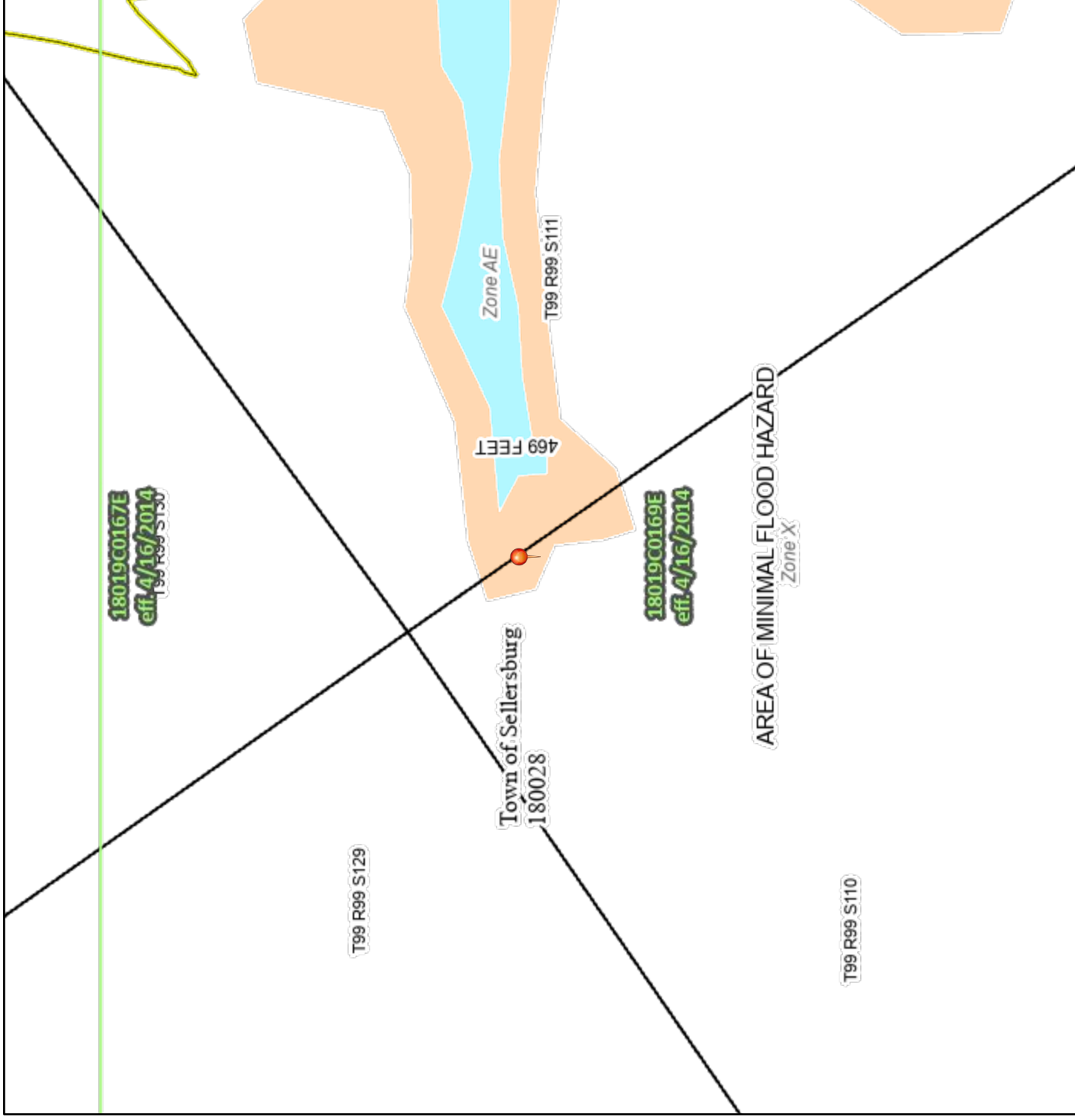
Digital Data Available  
No Digital Data Available  
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/11/2023 at 3:38 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



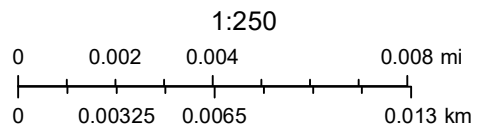


**Floodplains**

**Flood Zone and Subtype**

- AE Fringe
- AE Floodway
- 0.2% Annual Chance Flood Hazard
- A, APPROXIMATE FLOODWAY

Reduced Risk Due to Levee



General Information

Parcel Number 10-17-11-000-941.000-031
Local Parcel Number 17-00009-010-0

Tax ID:

Routing Number 004.000

Property Class 510 1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Clark

Township SILVER CREEK TOWNSHIP

District 031 (Local 017) SELLERSBURG TOWN

School Corp 0945 SILVER CREEK SCHOOLS

Neighborhood 10085006 silver creek # 6

Section/Plat

Location Address (1) 222 MILLVIEW DR.IVE SELLERSBURG, IN 47172

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Static Printed Friday, April 21, 2023 Review Group

Ownership

Applegate Van Leslie 222 Millview Dr. Sellersburg, IN 47172

Legal

MILLVIEW SUBD LOT 10



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Res Market Elig % Factor, Value

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 60' X 120', CI 0' X 0')

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

Transfer of Ownership

Date 01/01/1900 Owner Applegate Van Leslie Doc ID 01/01/1900 Code WD Book/Page Adj Sale Price \$0

Notes

8/18/2021 GENERAL : REASSESSMENT CHANGED EFF YEAR CW/KS 9/22/2017 GENERAL : REASSESSMENT CHANGED GRADE AND CONDITION. KSI/KH 10/26/2011 GENERAL : REASSESSMENT- CHANGE CONSTRUCTION TO 2/6 MASONRY/CHANGE SIZE TO 24X6 ON CNPY/CONCP. CHANGE 1SFR/1S BR/C TO 1S FR/1S BR/FR/CRAWL. CHANGE CONCP TO MSTP ADD AC (cpm/BL) 5/8/2003 : TAC PER BMC LEFT DH ADD CONCP PER SITE CHNG GAR OVER FROM 1SFR PER TROY

Land Computations

Table with columns: Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

Appraiser

Collector

Data Source N/A

**General Information**

Occupancy Single-Family  
 Description SINGLE-FAMILY RES  
 Story Height 2  
 Style N/A  
 Finished Area 1550 sqft  
 Make

**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 1  
 Dining Rooms 1  
 Family Rooms 1  
 Total Rooms 7

**Heat Type**

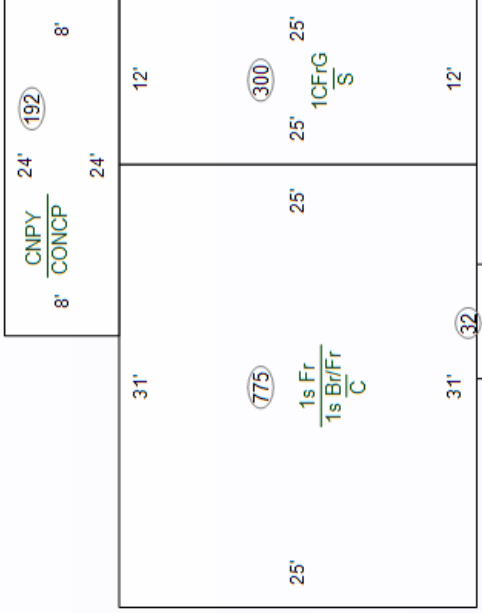
Central Warm Air

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	192	\$1,200
Canopy, Shed Type	192	\$1,200
Stoop, Masonry	32	\$1,500



**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 92	775	775	\$69,000	
2 1Fr	775	775	\$34,400	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	775	0	\$5,300	
Slab	300	0	\$0	

**Adjustments**      1 Row Type Adj. x 1.00      Total Base      \$108,700      \$108,700

Unfin Int (-)      \$0  
 Ex Liv Units (+)      \$0  
 Rec Room (+)      \$0  
 Loft (+)      \$0  
 Fireplace (+)      \$0  
 No Heating (-)      \$0  
 A/C (+)      2:775 1:775      \$5,200  
 No Elec (-)      \$0  
 Plumbing (+ / -)      7 - 5 = 2 x \$800      \$1,600  
 Spec Plumb (+)      \$0  
 Elevator (+)      \$0

**Sub-Total, One Unit**      \$115,500  
**Sub-Total, 1 Units**

Exterior Features (+)      \$3,900      \$119,400  
 Garages (+) 300 sqft      \$11,500      \$130,900  
 Quality and Design Factor (Grade)      1.00  
 Location Multiplier      0.90  
**Replacement Cost**      \$117,810

**Specialty Plumbing**

Description	Count	Value
Exterior Features (+)		\$3,900
Garages (+) 300 sqft		\$11,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.90
<b>Replacement Cost</b>		\$117,810

**Summary of Improvements**

Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: SINGLE-FAMILY RESI	100%	2	1966	1976	47 A	0.90	0.90			1,550 sqft	35%	\$76,580	0%	100%	1.7000	\$130,200
2: DETACHED GARAGE	0%	1	1979	1979	44 F	\$31.21	0.90	\$25.28		576 sqft	45%	\$8,010	0%	100%	1.0000	\$8,000



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: 222 Millview Drive, Sellersburg, IN 47172

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

BROKER'S ACKNOWLEDGMENT (initial)

(f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

222 Millview Drive, Sellersburg, IN 47172

(Property Address)

46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they  
48 have provided is true and accurate.

49  
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
54 document shall be promptly delivered, if requested.

55  
56  
57 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

58  
59  
60 PRINTED \_\_\_\_\_

61  
62  
63 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

64  
65  
66 PRINTED \_\_\_\_\_

67  
68  
69 SELLING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

*Robert A. Applegate* 6/06/2024  
SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**Robert Applegate Personal Representative**  
PRINTED \_\_\_\_\_

SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

*Douglas A. Harritt* 6-6-2024  
LISTING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

**Douglas A Harritt The Harritt Group, Inc.**



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