



BID PACKET

# HALLMARK HEIGHTS RANCH ONLINE AUCTION

**909 LONGFIELD DRIVE  
CLARKSVILLE, IN 47129**

ONLINE BIDDING ENDS

**MONDAY, JULY 29 @ 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

909 Longfield Drive, Clarksville, IN 47129

Bidding Ends Monday, July 29, 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 9, 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 not 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 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 *Monday, July 15 through Monday, July 29, 2024.*

#### **AGENCY**

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

#### **SELLER**

Norma J. Conrad Estate

#### **CO-PERSONAL REPRESENTATIVES**

David A. Conrad & Michael A. Conrad

#### **ESTATE ATTORNEY**

Margaret Timmel



## Client Detail

**909 Longfield Drive, Clarksville, IN 47129**

**\$0**

Listing #: **202409184**

Total Finished Sqft: **1,607**

Above Grade Finished SqFt: **1,107**

Active (07/09/24)



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Jeffersonville</b>
Subdivision:	<b>Yes</b>	School Dst:	<b>Clarksville Comm.</b>
Subdiv Nm:	<b>Hallmark Heights</b>	Parcel#:	<b>14000380100</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.1653 / 7,200</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,107</b>	Lot Dim:	<b>60' x 120'</b>
Tot Fin SF:	<b>1,607</b>	Year Built:	<b>1958</b>
New Const:	<b>No</b>	Annual Tax:	<b>186</b>
Est Completion:			
Home Warranty:	<b>No</b>	Tax Year:	<b>2023/2024</b>
Land Assess:	<b>30,600</b>	DOM:	<b>0</b>
Improvements:	<b>123,300</b>	HOA \$:	<b>/</b>
Total Assess:	<b>153,900</b>		
Directions:	<b>Lewis-Clark Parkway to Eastern Boulevard. South 1/2 mile to left on Evergreen Drive. 3/10 mile to right on Longfield Drive to home on right.</b>		

Legal:	<b>HALLMARK HGTS LOT 25</b>		
Tot Deductions:	<b>\$102,720</b>	<u>Deduction Type</u>	<u>Comment</u>
		Disabled	12,480
		Homestead Standard	48,000

### Remarks

**HALLMARK HEIGHTS RANCH ONLINE AUCTION - BIDDING ENDS, MONDAY, JULY 29 @ 2PM. One owner 3 bedroom brick ranch with full basement on a private landscaped lot with two sheds in the established neighborhood off Eastern Boulevard. Located just minutes to all tri-city amenities with easy access to I-65, Brown Station Way and Lewis-Clark Parkway. Large bay window in living room, updated bath, original hardwood floors under carpet, replacement windows, family room in basement with antique barback, counter and stools. 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>1 Story</b>	Foundation:	
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Full, Partially Finished</b>
Outbuildings:	<b>Shed</b>	Laundry:	<b>Yes</b>
# Fireplaces:	Fireplace:	Laundry Location:	<b>Basement</b>
Appliances:	<b>Clothes Dryer, Disposal, Range / Oven, Refrigerator</b>	Laundry Type:	<b>Other</b>
Exterior Type:	<b>Brick Over Frame</b>	Road Frontage:	<b>60'</b>
Exterior Feat:	<b>Covered Patio, Fenced Yard, Landscaped, Patio, Public Sidewalk, Solid Surface Drive, Thermopane windows</b>		
Interior Feat:	<b>1st Floor Master, Ceiling Fan(s), Ceramic Bath, Eat-in Kitchen, Family Room, Natural Wood Trim</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,107.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>500.0</b>	TFLS:	<b>1,607</b>
Below Grade Unfinish:	<b>607.0</b>		

### Room Sizes & Levels

Total Rooms: **7**      Garage: **N**      Garage Size:      Garage Type:      Garage Spaces:

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	15.2 x 12.4	1st Floor	Carpet	
Kitchen	11 x 12.3	1st Floor	Laminate	
Dining Area	9.1 x 9.3	1st Floor	Carpet	
Bedroom	10.10 x 12.3	1st Floor	Carpet	
Bedroom	10.10 x 10.6	1st Floor	Carpet	
Bedroom	8.4 x 10.4	1st Floor	Carpet	
Bathroom Full	7.5 x 6.2	1st Floor	Tile	
Family Room	39.3 x 12.5	LL/Basement	Other	

### 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

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

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

All information deemed reliable but not guaranteed.

# HALLMARK HEIGHTS

LOCATED IN CLARKSVILLE, CLARK CO. IND.

JAMES W. HRINGER & NELSON L. PRALL ENGINEERS  
-APRIL 1956-

## ENGINEERS CERTIFICATION

I hereby certify that this survey shown on this map was made by me and is correct to the best of my knowledge and belief.  
*James W. Hringer*  
James W. Hringer (Reg. No. 211)

## BOARD OF TRUSTEES, TOWN OF CLARKSVILLE, INDIANA

Examined and approved this 14 day of May 1956  
*Arthur S. Bickner*  
Arthur S. Bickner, PRESIDENT  
*Walter H. B. Bickner*  
Walter H. B. Bickner, VICE PRESIDENT  
*Andy G. Hulmer*  
Andy G. Hulmer, CLERK  
*William Roseberry*  
William Roseberry, TREASURER  
*E. B. Beckman*  
E. B. Beckman, AUDITOR  
RAYMOND HEDGECOCK, CLERK-TREASURER  
ATTY: RICHARD FOSTER, CLERK-TREASURER

## CLARK COUNTY AUDITOR

Duly entered for taxation this 31st day of July 1956  
*William H. Hays*  
WILLIAM H. HAYS, AUDITOR OF CLARK COUNTY IND.

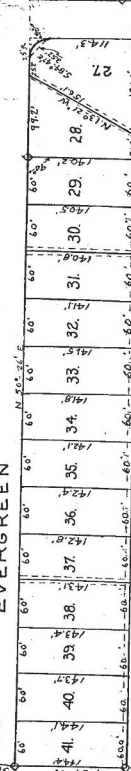
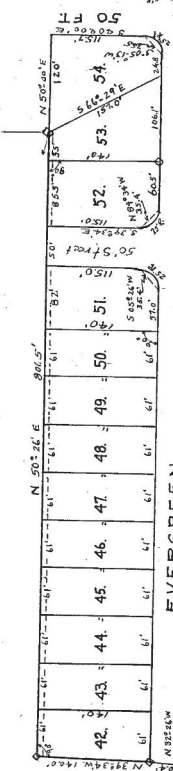
## CLARK COUNTY RECORDER

Received for Record this 31st day of July 1956  
*Kenneth Groth*  
KENNETH GROTH, RECORDER OF CLARK COUNTY IND.

DULY ENTERED FOR TAXATION JUL 31 1956  
SCALE 1" = 100 FEET  
*James W. Hringer*  
AUDITOR CLARK COUNTY

DULY ENTERED FOR TAXATION JUL 31 1956  
*James W. Hringer*  
AUDITOR CLARK COUNTY

RECEIVED FOR RECORD  
THIS 31st day of July 1956  
*Kenneth Groth*  
KENNETH GROTH, RECORDER OF CLARK COUNTY IND.



## DESCRIPTION

Part of Survey Numbers 18 & 19 of the Illinois Grant, more particularly described as follows:-  
Beginning at a point on the southwest line of said Grant No. 19 which is 2625.71 ft. from a stone at the South Center of said Grant No. 19 which is 2625.71 ft. Thence S. 50° 00' 00" West 803.33 ft. Thence N. 38° 34' 00" West 144.4 ft. Thence N. 23° 24' 00" West 504.75 ft. Thence N. 33° 00' 00" West 803.33 ft. Thence N. 40° 00' 00" West 998.1 ft. Railroad line monument on the Southwest right-of-way line of the Baltimore & Ohio Railroad, Thence N. 37° 00' 00" East on said right-of-way line, 148.2 ft. Thence S. 50° 00' 00" East, 921.1 ft. to the West corner of Midway Subdivision Thence S. 42° 13' 00" East, with a curve to the North, 110.0 ft. to a point which is N. 40° 13' 00" West, 100.0 ft. from a stone at the Northwesterly line of North Hallmark Drive, Thence S. 50° 00' 00" West, 138.1 ft. Thence S. 42° 13' 00" East to a corner of Parcel No. 2 of the Commercial Area of Hallmark Subdivision, Thence S. 77° 47' 00" West with a line of said Hallmark Subdivision, 321.1 ft. to a curve to the left, the radius of which is 432.5 feet, the distance of 216.2 feet, the start of which bears S. 63° 53' 00" West 277.2 feet, Thence S. 50° 00' 00" West, 471.1 feet, to the Point of Beginning, containing 46.51 Acres, more or less being the land conveyed to this Grant in Deed Record No. 202 on Page 46, 399. This description includes all the land in HALLMARK HEIGHTS Subdivision as shown on Sheets 18 & 19 of the recorded Plat.

We, the undersigned Owners of the above described Real Estate hereby certify that this map is a correct plat of a subdivision in the Town of Clarksville, County of Clark and State of Indiana commonly known as HALLMARK HEIGHTS. That the streets in said subdivision and the lengths and widths thereof are indicated on said map; that the lots of said subdivision are regularly numbered and the sizes are marked on said map; that the parties hereto, dedicate said streets to the public for the uses and purposes of Public Highways, dedicate said streets in witness whereof, we have set our hand and seal this 21 day of July, 1956 at Clarksville, Indiana.  
*James W. Hringer*  
JAMES W. HRINGER, ENGINEER  
*Nelson L. Prall*  
NELSON L. PRALL, ENGINEER

Witness my hand and seal this 21 day of July, 1956  
*James W. Hringer*  
James W. Hringer, Engineer  
Nelson L. Prall, Engineer  
My Commission Expires September 21, 1958

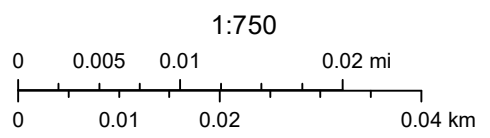
## RESTRICTIONS

For Deed Restrictions See Deed Record Misc. Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

NOTES: Building Set back for lot No. 279 is 25 ft. for 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.









**Notes**  
 8/21/2020 GENERAL : REASSESSMENT- NO CHANGES. LT/MS  
 11/7/2014 GENERAL : REASSESSMENT ADDED 2ND SHED. SV SHED NO VALUE. BL. KH  
 8/26/2011 GENERAL : REASSESSMENT -- CHANGES MADE (KS-LG)  
 8/8/2003 : MKK 8/06/01 PC.TALKED TO OWNER.

**Transfer of Ownership**  
 Doc ID Code Book/Page Adj Sale Price VII  
 01/01/1900 CONRAD VANCE A & CLARKSVILLE, IN 47129 WD / \$0 I

**Ownership**  
 Date Owner  
 01/01/1900 CONRAD VANCE A & CLARKSVILLE, IN 47129

**General Information**  
 Parcel Number 10-14-01-900-131.000-012  
 Local Parcel Number 14-00038-010-0  
 Tax ID:  
 Routing Number 010.000  
 Property Class 510  
 1 Family Dwell - Platted Lot  
 Year: 2023

HALLMARK HGTS LOT 25

Legal

Legal

Legal



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

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/07/2023	04/14/2022	03/31/2021	03/18/2020	03/31/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$30,600	\$30,600	\$30,600	\$22,200	\$22,200
Land Res (1)	\$30,600	\$30,600	\$30,600	\$22,200	\$22,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$123,300	\$112,500	\$97,200	\$90,300	\$82,800
Imp Res (1)	\$123,000	\$112,200	\$96,900	\$90,000	\$82,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$300	\$300	\$300	\$300	\$300
Total	\$153,900	\$143,100	\$127,600	\$112,500	\$105,000
Total Res (1)	\$153,600	\$142,800	\$127,500	\$112,200	\$104,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$300	\$300	\$300	\$300	\$300

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 70' X 120', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9 A	0	0.165	\$80,000	\$185,600	\$30,624	0%	100%	1.0000	\$30,620

Calculated Acreage 0.16

Actual Frontage 0

Developer Discount

Parcel Acreage 0.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 0.16

91/92 Acres 0.00

Total Acres Farmland -0.16

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 \$30,600

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$30,600

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$30,600

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

Paved, Sidewalk

TIF

Neighborhood Life Cycle Stage

Static

Printed

Friday, April 21, 2023

Review Group

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family  
 Description SINGLE-FAMILY RES  
 Story Height 1  
 Style N/A  
 Finished Area 1107 sqft  
 Make

**Floor Finish**  
 Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  Other  
 Wood  Parquet

**Wall Finish**  
 Plaster/Drywall  Unfinished  Other  
 Paneling  Other  
 Fiberboard

**Roofing**  
 Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

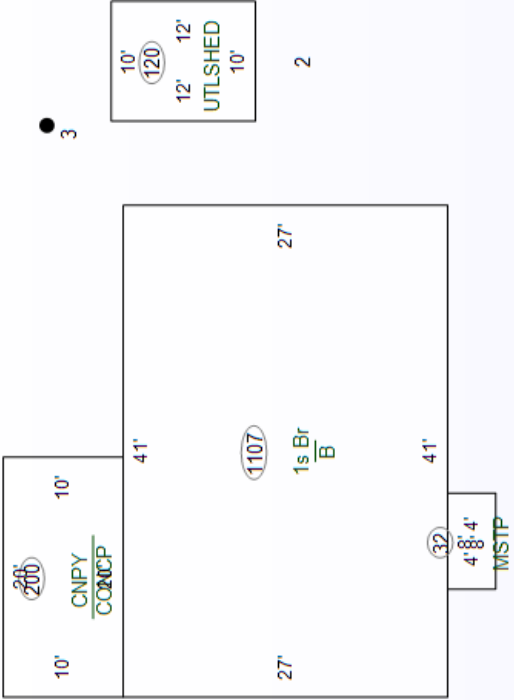
**Exterior Features**  
 Patio, Concrete Area Value \$1,200  
 Canopy, Shed Type Area Value \$1,200  
 Stoop, Masonry Area Value \$1,500

Plumbing

# TF  
 Full Bath 1 3  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 3 5

**Accommodations**  
 Bedrooms 3  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms 5

**Heat Type**  
 Central Warm Air



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	1107	1107	\$93,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1107	0	\$28,200	
Crawl				
Slab				

**Adjustments**

Adjustment	1 Row Type	Adj. x 1.00	Total Base
Unfin Int (-)			\$121,800
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1107	\$3,100
No Elec (-)			\$0
Plumbing (+/-)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
<b>Sub-Total, One Unit</b>			\$124,900
<b>Sub-Total, 1 Units</b>			\$124,900

Summary of Improvements

Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	
1: SINGLE-FAMILY RESI	100%	1	1958	1958	65	A	0.90	0.90		\$115,920	2,214 sqft	42%	\$67,230	0%	100%	1.8300	1.0000	\$123,000
2: Utility Shed	0%	1	2011	2011	12	A	0.90	0.90			120 sqft	35%		0%	100%	1.0000	1.0000	\$300
3: UTILITY SHED	0%	1	1982	1982	41	A	0.90	0.90			90 sqft	65%		0%	100%	1.0000	1.0000	\$0
<b>Replacement Cost</b>													\$115,920					
<b>Exterior Features (+)</b>													\$3,900					
<b>Garages (+) 0 sqft</b>													\$0					
<b>Quality and Design Factor (Grade)</b>													1.00					
<b>Location Multiplier</b>													0.90					



**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: 909 Longfield Drive, Clarksville, IN 47129

**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.)  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.)

**909 Longfield Drive, Clarksville, IN 47129**  
 (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 PRINTED \_\_\_\_\_

60  
61 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

62  
63 PRINTED \_\_\_\_\_

64  
65 SELLING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

SELLER'S SIGNATURE \_\_\_\_\_ DATE 2/29/24

PRINTED David Conrad PR

SELLER'S SIGNATURE \_\_\_\_\_ DATE 3/29/24

PRINTED Michael A. Conrad PR

LISTING BROKER \_\_\_\_\_ DATE

Douglas A Harritt



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**Form #37. Copyright IAR 2024**



909 Longfield Drive, Clarksville, IN 47129

(Property Address)