



BID PACKET

KENSINGTON PLACE BRICK PATIO HOME **ONLINE AUCTION**

**3054 BARRINGTON COURT
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

MONDAY, SEPTEMBER 23 @ 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

3054 BARRINGTON COURT, NEW ALBANY, IN 47150

Bidding Ends Monday, September 23, 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, November 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 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.

HOMEOWNERS ASSOCIATION (HOA) FEES

None

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, September 9 through Monday, September 23, 2024.*

AGENCY

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

SELLER

Gayla L. Akers Estate

ESTATE ATTORNEY

Steven S. Lohmeyer
Lohmeyer Law Office

Client Detail

3054 Barrington Court, New Albany, IN 47150

Listing #: **2024010341**

Total Finished Sqft: **1,724**

Above Grade Finished SqFt: **1,724**

\$0
Active (08/26/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Kensington Place	Parcel#:	0052661028
Beds:	3	Lot Sz:	0.183 / 7,971
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,724	Lot Dim:	
Tot Fin SF:	1,724	Year Built:	2003
New Const:	No	Annual Tax:	1,161
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	3
Land Assess:	27,500	HOA \$:	/
Improvements:	169,500		
Total Assess:	197,000		
Directions:	I-265 State Street Exit, south to left on Daisy Lane to left on Green Valley Road. North 1.2 miles to left on Glenmill Road. 4/10 mile to right on Barrington Court. Or from Grant Line Road take Mt Tabor Road to left on Green Valley Road.		

Legal: **Plat 1171 Kensington Place, Lot 28**
 Tot Deductions: **\$121,600**

<u>Deduction Type</u>	<u>Comment</u>
Over 65	14,000
Homestead Standard	48,000

Remarks

KENSINGTON PLACE BRICK PATIO HOME ONLINE AUCTION - BIDDING ENDS: MONDAY, SEPTEMBER 23 @ 2PM. Spacious one level three bedroom - two bath 1,724 SF standalone brick patio home with an attached two-car garage on a generous corner lot. No HOA fees, no step entries, equipped kitchen & laundry room, vaulted & tray ceilings, bookcase room divider, skylight, custom window treatments, wall mount ironing board, custom daybed with drawers, roof replacement July 2024. One owner home, first time on the market. Road frontage on Barrington Court & Glenmill Road. Located just off Green Valley Road with easy access to the medical hospital corridor, expressways, shopping and downtown. **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:	Patio Home	Foundation:	Slab
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:		Laundry Type:	Laundry Room
# Fireplaces:	1 Fireplace: Gas Burning	Road Frontage:	179'
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Corner Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Patio, Public Sidewalk, Solid Surface Drive		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Blinds, Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Foyer, Open Floor Plan, Pantry, Skylights, Utility/Mud Room, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,724.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,724
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **21 x 21** Garage Type: **Attached, Front** Garage Spaces: **2**
Entry

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Family Room	17 x 15.7	1st Floor	Carpet	12' Vaulted Ceiling, Skylight
Other	12 x 10	1st Floor	Carpet	Conversation Room, Sliding Door to Patio
Kitchen	9 x 11.4	1st Floor	Laminate	
Dining Area	14 x 11.4	1st Floor	Carpet	
Other	9.4 x 5.4	1st Floor	Laminate	Laundry Mud Room, Pantry Closet
Main Bedroom	12 x 14.4	1st Floor	Carpet	Sliding Door to Patio, Walk-In Closet

Bathroom Full	7.7 x 8.2	1st Floor	Tile	
Bedroom	10.10 x 10.7	1st Floor	Carpet	10' Vaulted Ceiling
Bedroom	10.10 x 11	1st Floor	Carpet	
Bathroom Full	8 x 7.4	1st Floor	Tile	

Utilities

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

General Information

Possession:	At Closing	Covenants & Restr:	Yes
Flood:	No	Sign:	Yes
Seller Will Lease:		Terms:	No

All information deemed reliable but not guaranteed.

General Information		Ownership		Transfer of Ownership		Notes									
Parcel Number	22-05-02-200-063,000-007	Akers, James T. & Gayla L.		Date	08/23/2004	Owner	Akers, James T. & Gay	Doc ID	200413063	Book/Page	WD /	Adt Sale Price	\$160,000	VI	4/5/2021 2204: BF FIELD REVIEW & DATA COLLECTION.
Local Parcel Number	0052661028	NEWALBANY, IN 47150		Date	05/27/2004	Owner	BARRY S SPRIGLER	Doc ID	200413062	Book/Page	WD /	Adt Sale Price	\$21,000	I	7/12/2017 1804: NO CHANGES
Tax ID:				Date	01/01/1900	Owner	SPRIGLER, THOMAS	Doc ID		Book/Page	WD /	Adt Sale Price		I	12/5/2013 DISC: ADDITIONAL DISCLOSURE INFO 05-V-DR

Routing Number: 05-02-2N3-144
 Property Class 510
 1 Family Dwell - Platted Lot
 Year: 2024

Location Information

County: Floyd
 Township: NEWALBANY TOWNSHIP
 District 007 (Local 007)
 NEWALBANY TOWNSHIP
 School Corp 2400
 NEWALBANY-FLOYD COUNTY C
 Neighborhood 5022301-007
 Kensington Place
 Section/Plat:

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)	Land Data (Standard Depth: Res 100', Cl 100', Base Lot: Res 50' X 100', Cl 50' X 100')
2024	WIP	01/12/2024	Indiana Cost Mod	1.0000		\$27,500	\$27,500	\$0	\$0	\$161,600	\$161,600	\$0	\$0	\$189,100	\$189,100	\$0	\$0	
2023	AA	01/01/2023	Indiana Cost Mod	1.0000		\$27,500	\$27,500	\$0	\$0	\$169,500	\$169,500	\$0	\$0	\$197,000	\$197,000	\$0	\$0	
2022	AA	01/01/2022	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$27,500	\$27,500	\$0	\$0	\$168,200	\$168,200	\$0	\$0	\$195,700	\$195,700	\$0	\$0	
2021	AA	01/01/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$27,500	\$27,500	\$0	\$0	\$154,700	\$154,700	\$0	\$0	\$182,200	\$182,200	\$0	\$0	
2020	AA	01/01/2020	Indiana Cost Mod	1.0000		\$27,500	\$27,500	\$0	\$0	\$156,500	\$156,500	\$0	\$0	\$184,000	\$184,000	\$0	\$0	

Pricing Method	Soil	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F	69	88x100	1.00	\$390	\$390	\$34,320	-20%	1.0000	100.00	0.00	0.00	\$27,460

Market Model: 5022301-007 - Residential

Characteristics

Topography: Flood Hazard Level

Public Utilities: ERA

All:

Streets or Roads: Paved, Sidewalk

TIF:

Neighborhood Life Cycle Stage: Improving

Land Computations

Calculated Acreage: 0.20

Actual Frontage:

Developer Discount: 0.18

Parcel Acreage: 0.00

81 Legal/Drain NV: 0.00

82 Public Roads NV: 0.00

83 UT Towers NV: 0.00

9 Homesite: 0.00

91/92 Acres: 0.00

Total Acres Farmland: 0.18

Farmland Value: \$0

Measured Acreage: 0.00

Avg Farmland Value/Acre: 0.0

Value of Farmland: \$0

Classified Total: \$0

Farm / Classified Value: \$0

Homeste(s) Value: \$0

91/92 Value: \$0

Supp. Page Land Value: \$27,500

CAP 1 Value: \$0

CAP 2 Value: \$0

CAP 3 Value: \$0

Total Value: \$27,500

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 1724 sqft
 Make

Plumbing

Full Bath 2 6
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 4 8

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Accommodations

Bedrooms 3
 Living Rooms 1
 Dining Rooms 1
 Family Rooms 1
 Total Rooms 7

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Heat Type

Central Warm Air

Roofing

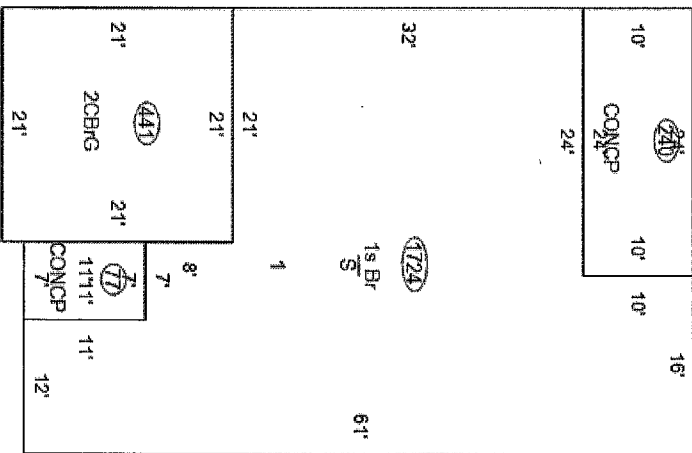
Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value
 Patio, Concrete 240 \$1,400
 Patio, Concrete 77 \$500

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	7	1724	1724	\$124,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsm't				
Crawl				
Slab	1724	0	\$0	
Adjustments			Total Base	\$124,100
Unfin Int (-)			1 Row Type Adj. x 1.00	\$124,100
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			PS:1 PO:1	\$4,700
No Heating (-)				\$0
A/C (+)			1-1724	\$4,000
No Elec (-)				\$0
Plumbing (+ / -)			8 - 5 = 3 X \$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$135,200
Sub-Total, 1 Units				\$137,100
Exterior Features (+)			\$1,900	\$137,100
Garages (+) 441 sqft			\$14,700	\$151,800
Quality and Design Factor (Grade)				1.10
Location Multiplier				0.88
Replacement Cost				\$146,942



Specialty Plumbing

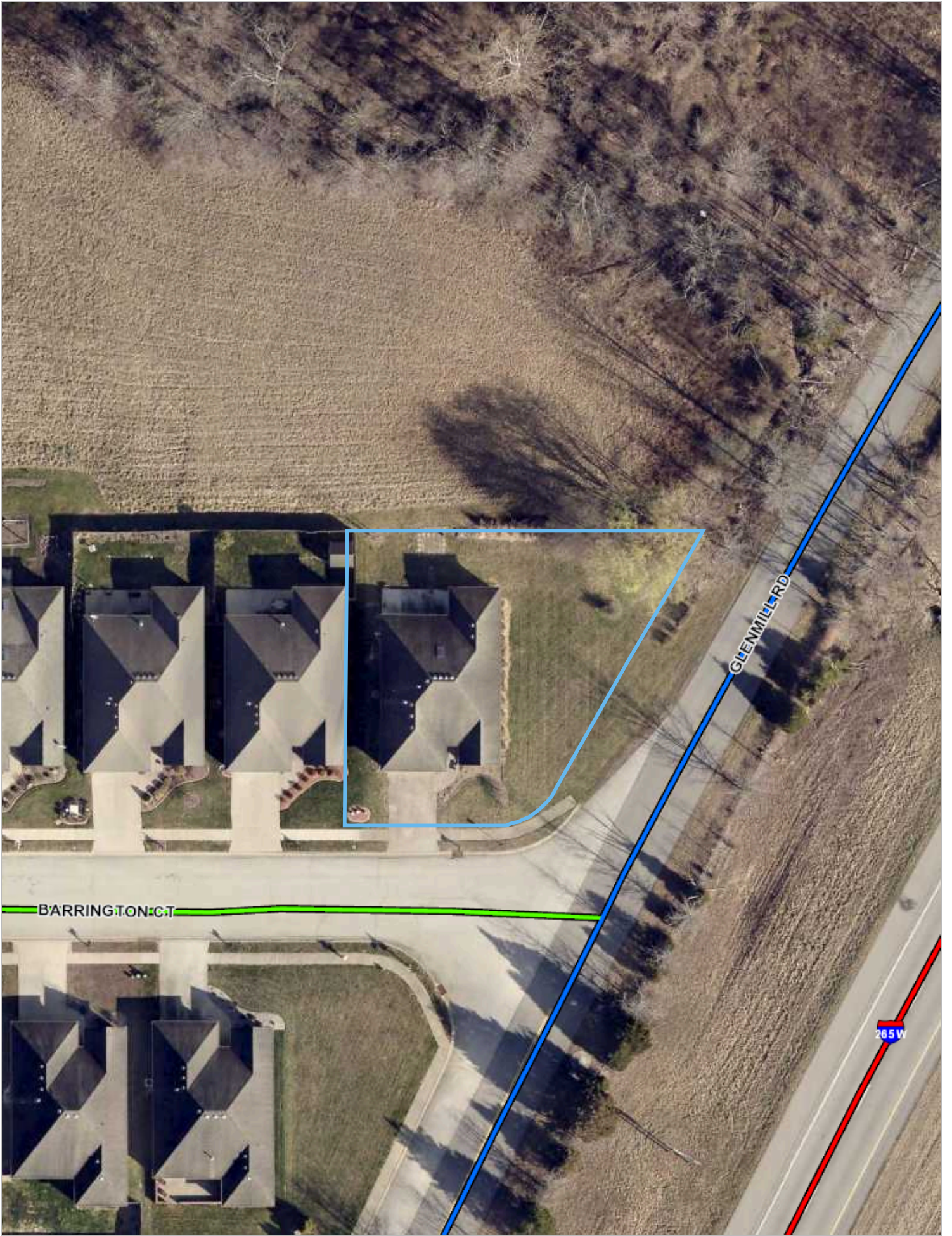
Count

Value

Exterior Features (+)	\$1,900	\$137,100
Garages (+) 441 sqft	\$14,700	\$151,800
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.88
Replacement Cost		\$146,942

Summary of Improvements

Description	Story	Const	Grade	Year	Eff	Eff	Eff	Base	LCM	Adj	Size	RCN	Norm	Remain.	Abn	PC	Nbhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value
	Height	Type		Built	Year	Age	nd	Rate		Rate	sqft		Dep	Value	Obs							
1: Single-Family R 01	1	Brick	C+2	2003	2003	21	A	0.88			1,724 sqft	\$146,942	22%	\$114,620	0%	100%	1,000	1,410	100.00	0.00	0.00	\$161,600



GLENMILL RD

BARRINGTON CT

265 W