



BID PACKET

12 ACRE FLOYD COUNTY HOME & OUTBUILDINGS
ONLINE AUCTION

2190 TWO MILE LANE
NEW ALBANY, IN 47150

ONLINE BIDDING ENDS

MONDAY, SEPTEMBER 30 @ 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

2190 Two Mile Lane, New Albany, IN 47150

Bidding Ends Monday, September 30, 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 11, 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 part of the property is located in the AE Fringe 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, September 16 through Monday, September 30, 2024.*

AGENCY

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

SELLER

John & Candice Barksdale

Client Detail

2190 Two Mile Lane, New Albany, IN 47150

\$0

Listing #: **2024010654**

Total Finished Sqft: **1,352**

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

Active (09/09/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0052780121
Beds:	1	Lot Sz:	11.88 / 517,493
Baths:	2 (1 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,352	Lot Dim:	
Tot Fin SF:	1,352	Year Built:	1984
New Const:	No	Annual Tax:	1,891
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	0
Land Assess:	28,600	HOA \$:	/
Improvements:	192,900		
Total Assess:	221,500		

Directions: **From State Street in Downtown New Albany travel 1 mile Southwest on Main Street. Keep left on IN-111 south 2.3 miles to right on 2 Mile Lane. Property is the second driveway on the left.**

Legal: **SW 1/4 SE 1/4 16-3-6 0.9039 AC & 10.9761AC #27800-30 (041.000)**

Tot Deductions:	\$103,520	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	55,520

Remarks

12 ACRE FLOYD COUNTY HOME & OUTBUILDINGS ONLINE AUCTION - BIDDING ENDS MONDAY, SEPTEMBER 30 @ 2PM. One owner 1352 SF Barna log home, 17' cathedral ceiling with creekstone fireplace, equipped kitchen with granite counters, equipped 1st floor laundry, remodeled main BR bath with double vessel sinks and walk in shower, loft with tongue & groove pine ceiling can serve as a second sleeping area or office space, wrap around covered and screened porches, above ground pool with large deck on 11.88 acres with large open field bordered by mature trees with nearly 270 feet of road frontage with additional frontage access dirt road cut in. Outbuildings include a 24' x 24' pole barn w/lean to's, 24' x 28' detached garage, 21' x 46' pole barn with loading dock - all with space for eight vehicles. A true Floyd County retreat with lots of potential! 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:	1.5 Story	Foundation:	
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Unfinished
Outbuildings:	Garage, Barn(s), Pole Barn	Laundry:	Yes
# Fireplaces:	1 Fireplace: Insert	Laundry Location:	First Level
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator	Laundry Type:	Laundry Room
Exterior Type:	Log	Road Frontage:	270
Exterior Feat:	Covered Porch, Deck, Hot Tub, Landscaped, Paved Driveway, Pool - Above Ground, Ramp, Screened Porch, Screens, Thermopane windows		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Blinds, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Loft, Natural Wood Trim, Open Floor Plan, Wood Stove		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,352.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,352
Below Grade Unfinish:	910.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **24 x 28** Garage Type: **Detached, Front Entry** Garage Spaces: **8**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Family Room	16.5 x 14	1st Floor	Carpet	Creekstone Fireplace, Cathedral Ceiling
Kitchen	8 x 6.7	1st Floor	Wood	Equipped
Dining Area	8.3 x 7	1st Floor	Wood	
Main Bedroom	16 x 13	1st Floor	Carpet	Access to Screened Porch
Bathroom Full	7.8 x 6.5	1st Floor	Tile	

Other	8.5 x 5.10	1st Floor	Carpet	Laundry Room
Bathroom Half	8 x 3	1st Floor	Tile	
Other	18.7 x 17	2nd Floor	Carpet	Loft

Utilities

Water Heater:	Electric	Heat Type:	Forced Air, Heat Pump
Water Type:	Public Onsite	Cooling Type:	Heat Pump, Window A/C Unit(s)
Natural Water:		Fuel Type:	Electric
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	No
Flood:	Yes	Sign:	Yes

All information deemed reliable but not guaranteed.

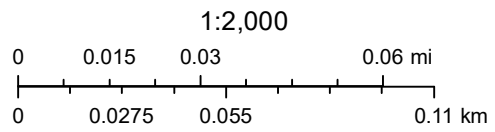
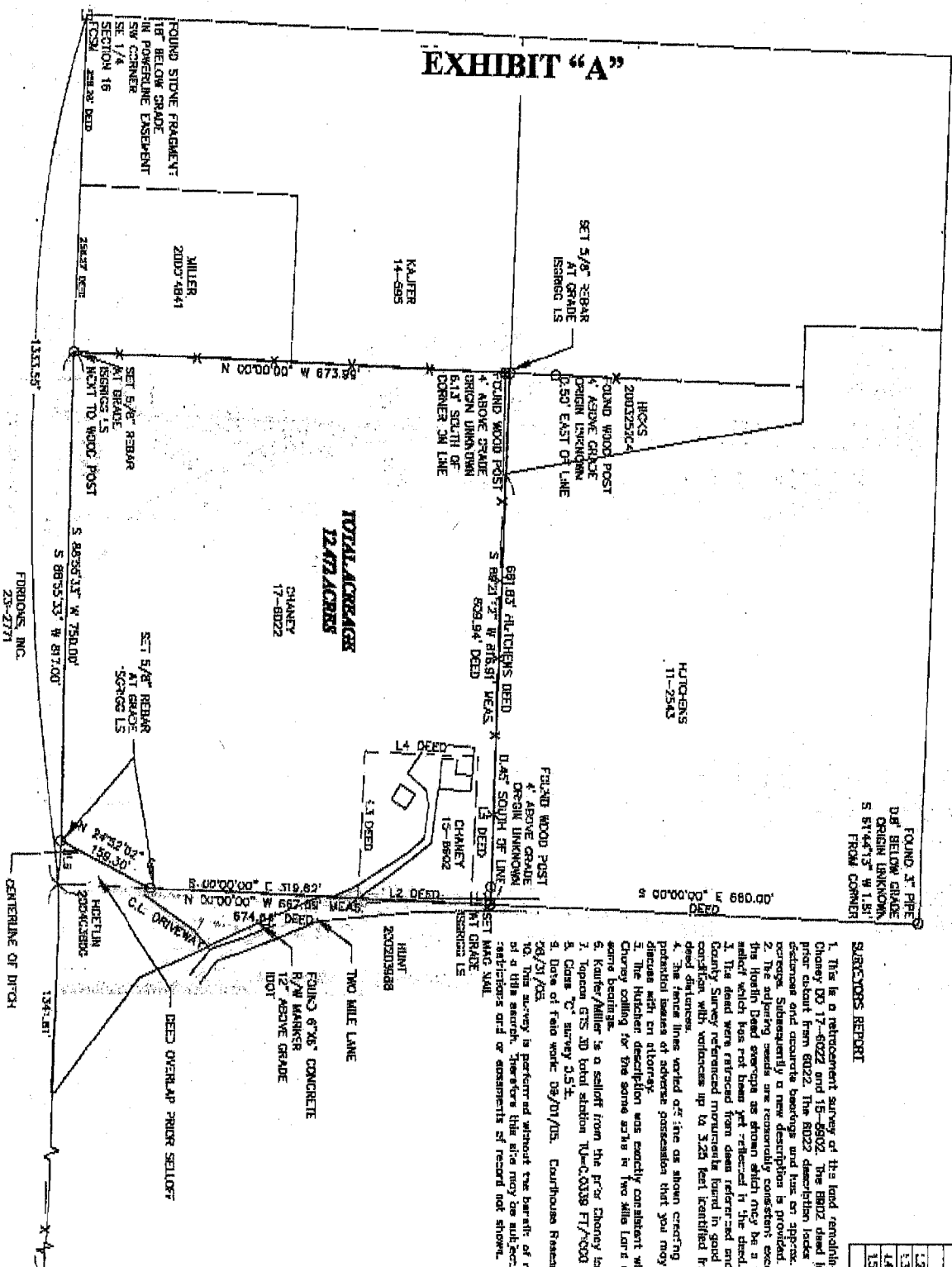


EXHIBIT "A"



FOUND 3" PIPE
D.B. BELOW GRADE
DRIVEN UNKNOWN
S 81°46'37" W 1.81'
FROM CORNER

SURVEYORS REPORT

1. This is a retracement survey of the land remaining in Chaneys DO 17-8022 and 15-8902. The BR02 deed is a prior claimant from 8022. The 8022 description lacks detail and accurate bearings and has an approximate. Subsequently a new description is provided. The adjoining deeds are reasonably consistent, except that the Houslin Deed overlaps as shown which may be a prior seller which has not been yet reflected in the deed.

2. The dead were retraced from deers referenced and County Survey referenced monuments found in good condition, with variances up to 3.25 feet identified from the dead distances.

3. The fence lines worked off line as shown creating potential issues of adverse possession that you may wish to discuss with an attorney.

4. The Huncher description was exactly consistent with Chaneys calling for the same as his in two Ales Lane and some bearings.

5. Kauter/Miller is a seller from the prior Chaneys lands.

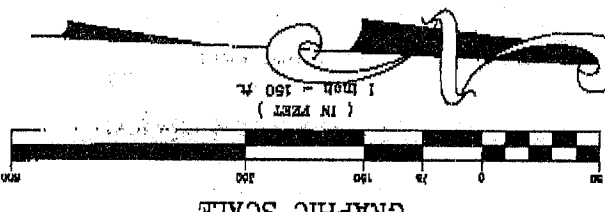
6. Topcon GTS 30 total station VM-C-0338 FT/COGN FT.

7. Class "C" survey 3.5±.

8. Date of field work 08/01/05. Courthouse Records: 08/31/05.

9. This survey is performed without the benefit of review of a title search, therefore the site may be subject to restrictions and/or encumbrances of record not shown.

LINE	BEARING	LENGTH
1	S 00°00'00" E	30.00
1.2 DEED	N 08°09'00" E	175.00
1.3 DEED	S 80°02'07" E	228.00
1.4 DEED	N 00°00'00" E	175.00
1.5 DEED	S 80°02'07" E	225.00
1.6	S 88°55'33" W	67.00



DRAWN BY: BNR
CHECKED BY: R.L.
DATE: 09/24/05
REVISIONS: 04-8000



BOUNDARY SURVEY FOR:
JOHN BARKSDALE
CHANEY, OWNER

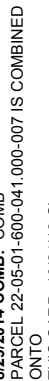
BOB ISGRIGG & ASSOCIATES
SURVEYORS
1000 N. W. 10th St., Ft. Lauderdale, FL 33309
Phone: (954) 561-1111
Fax: (954) 561-1112

General Information
Parcel Number 22-05-01-600-115.000-007
Local Parcel Number 0052780121
Tax ID:
Routing Number 05-01-600-002
Property Class 101
 Cash Grain/General Farm
Year: 2024

Ownership
 Barksdale, John E. & Candice C.
 2190 Two Mile Ln
 NEW ALBANY, IN 47150
Legal
 SW 1/4 SE 1/4, 16-3-6 0.9039 Ac & 10.9761 AC
 #27800-30 (041.000)

Transfer of Ownership
Date 03/01/2012
Owner Barksdale, John E. &
 Barksdale, John E. &
 200710964
Doc ID 200710964
Code PR
Book/Page /
Adj Sale Price /
Val /
 08/21/2008 Barksdale, John E. &
 200710964
 10/25/1988 BARKSDALE, CANDI
 0 QC 15/8902
 01/01/1900 KOCH, PAUL
 WD /

Notes
 6/13/2023 #: TP FILED FORM 130, ADJ LAND DUE TO OVERLAY REPORT, AP
 4/7/2021 2204: BF FIELD REVIEW & DATA COLLECTION.
 7/10/2017 1804: NO CHANGE
 8/29/2014 09PM: 2009 PERMIT # 8064 BLDG \$10,000 9/18/08 100% COMPLETE DB 5/15/2009
 8/29/2014 COMB: COMB PARCEL 22-05-01-600-041.000-007 IS COMBINED ONTO THIS CARD. 10/24/12 CL
 1/1/1900 14UP: 2014 UPDATE FORM 130 FILED FOR 14/15, PTABOA HEARING OCT 2, PTA BOA ADJUSTED VALUE TO \$165,000. SB 10/3/14



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

Assessment Year	2024	2023	2023	2022	2021
Reason For Change	WIP	GenReval	AA	AA	AA
As Of Date	03/08/2024	06/13/2023	01/01/2023	01/01/2022	01/01/2021
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$30,400	\$28,600	\$34,900	\$31,600	\$29,900
Land Res (1)	\$19,400	\$19,400	\$19,400	\$19,400	\$19,400
Land Non Res (2)	\$11,000	\$9,200	\$15,500	\$12,200	\$10,500
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$217,000	\$192,900	\$210,000	\$190,300	\$155,600
Imp Res (1)	\$216,900	\$167,400	\$184,500	\$167,100	\$137,300
Imp Non Res (2)	\$100	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$25,500	\$25,500	\$23,200	\$18,300
Total	\$247,400	\$221,500	\$244,900	\$221,900	\$185,500
Total Res (1)	\$236,300	\$186,800	\$203,900	\$186,500	\$156,700
Total Non Res (2)	\$11,100	\$9,200	\$15,500	\$12,200	\$10,500
Total Non Res (3)	\$0	\$25,500	\$25,500	\$23,200	\$18,300

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

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9 A	A	CRD	0	1.0000	\$38,000	\$38,000	\$38,000	-49%	1.0000	100.00	0.00	0.00	\$19,380
4 A	A	CRD	0	5.28	\$2,280	\$1,756	\$9,272	0%	1.0000	0.00	100.00	0.00	\$9,270
6 A	A	SBD7	0	1.953	\$2,280	\$1,140	\$2,226	-80%	1.0000	0.00	100.00	0.00	\$450
6 A	A	MAD	0	0.094	\$2,280	\$1,140	\$107	-80%	1.0000	0.00	100.00	0.00	\$20
6 A	A	PT	0	3.553	\$2,280	\$1,756	\$6,239	-80%	1.0000	0.00	100.00	0.00	\$1,250

Land Computations

Calculated Acreage	11.88
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	11.88
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	10.88
Farmland Value	\$10,990
Measured Acreage	10.88
Avg Farmland Value/Acre	1010
Value of Farmland	\$10,990
Classified Total	\$0
Farm / Classified Value	\$11,000
Homesite(s) Value	\$19,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$11,000
CAP 3 Value	\$0
Total Value	\$30,400

Agricultural

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As Of Date	03/08/2024	06/13/2023	01/01/2023	01/01/2022	01/01/2021
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Market Model
 5000100-007 - Residential

Characteristics

Topography Rolling **Flood Hazard**

Public Utilities ERA
 Water, Electricity

Streets or Roads TIF
 Paved

Neighborhood Life Cycle Stage
 Static
 Printed

Data Source External Only **Collector** 04/13/2021 **BF**
Appraiser 04/13/2021 **BF**

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Market Model
 5000100-007 - Residential

Characteristics

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Streets or Roads TIF
 Paved

Neighborhood Life Cycle Stage
 Static
 Printed

Data Source External Only **Collector** 04/13/2021 **BF**
Appraiser 04/13/2021 **BF**

General Information

Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1 1/2
 Style 20 1/2 Story or Finishe
 Finished Area 1352 sqft
 Make

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

Floor Finish

Earth
 Tile
 Slab
 Carpet
 Sub & Joist
 Unfinished
 Wood
 Other
 Parquet

Wall Finish

Plaster/Drywall
 Unfinished
 Paneling
 Other
 Fiberboard

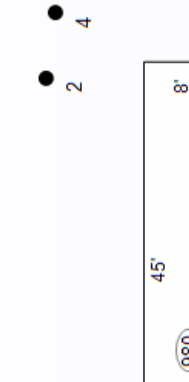
Roofing

Built-Up
 Metal
 Asphalt
 Slate
 Tile
 Wood Shingle
 Other

Exterior Features

Porch, Open Frame

Floor Constr	Base	Finish	Value	Totals
1 1Fr	910	910	\$74,300	
2				
3				
4				
1/4				
1/2 1Fr	442	442	\$19,000	
3/4				
Attic				
Bsmt	910	0	\$25,000	
Crawl				
Slab				
Adjustments	1 Row Type Adj. x 1.00			Total Base \$118,300
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$4,500
No Heating (-)				\$0
A/C (+)				\$3,800
No Elec (-)				\$0
Plumbing (+/-)				\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$126,600
Sub-Total, 1 Units				\$26,000
Exterior Features (+)				\$152,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.88
Replacement Cost				\$134,288



Description	Area	Value
Porch, Open Frame	980	\$26,000

Description	Year Built	Grade	Constr Type	Story Height	Eff Co	Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1984	C	Wood Fr	1 1/2	40	A	40	\$20.38	0.88		\$134,288	28%	\$96,690	10%	100%	1,000	1,990	100.00	0.00	0.00	\$173,200
2: Barn, Pole (T3) R 01	1958	C	T3AW	1	66	A	66	\$23.27	0.88		\$17,321	65%	\$6,060	0%	100%	1,000	1,990	100.00	0.00	0.00	\$12,100
3: Barn, Pole (T3) R 01	2008	C	T3AW	1	16	A	16	\$22.17	0.88		\$10,928	30%	\$7,650	0%	100%	1,000	1,990	100.00	0.00	0.00	\$15,200
4: Detached Garage R 01	1994	D	Pole	1	30	A	30	\$15.61	0.88		\$10,488	28%	\$7,550	0%	100%	1,000	1,990	100.00	0.00	0.00	\$15,000
5: Pool, Above Ground (circu	1992	C		1	32	A	32		0.88		\$4,576	85%	\$690	0%	100%	1,000	1,990	100.00	0.00	0.00	\$1,400
6: WDDK R	1992	C		1	32	A	32		0.88		\$0	65%	\$0	0%	100%	1,000	1,990	100.00	0.00	0.00	\$100

Summary of Improvements

Description	Year Built	Grade	Constr Type	Story Height	Eff Co	Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1984	C	Wood Fr	1 1/2	40	A	40	\$20.38	0.88		\$134,288	28%	\$96,690	10%	100%	1,000	1,990	100.00	0.00	0.00	\$173,200
2: Barn, Pole (T3) R 01	1958	C	T3AW	1	66	A	66	\$23.27	0.88		\$17,321	65%	\$6,060	0%	100%	1,000	1,990	100.00	0.00	0.00	\$12,100
3: Barn, Pole (T3) R 01	2008	C	T3AW	1	16	A	16	\$22.17	0.88		\$10,928	30%	\$7,650	0%	100%	1,000	1,990	100.00	0.00	0.00	\$15,200
4: Detached Garage R 01	1994	D	Pole	1	30	A	30	\$15.61	0.88		\$10,488	28%	\$7,550	0%	100%	1,000	1,990	100.00	0.00	0.00	\$15,000
5: Pool, Above Ground (circu	1992	C		1	32	A	32		0.88		\$4,576	85%	\$690	0%	100%	1,000	1,990	100.00	0.00	0.00	\$1,400
6: WDDK R	1992	C		1	32	A	32		0.88		\$0	65%	\$0	0%	100%	1,000	1,990	100.00	0.00	0.00	\$100

Specialty Plumbing

Description	Count	Value
Exterior Features		
Sub-Total, One Unit		\$26,000
Sub-Total, 1 Units		\$26,000
Exterior Features (+)		\$152,600
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
Replacement Cost		\$134,288

Summary of Improvements

Description	Year Built	Grade	Constr Type	Story Height	Eff Co	Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
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3: Barn, Pole (T3) R 01	2008	C	T3AW	1	16	A	16	\$22.17	0.88		\$10,928	30%	\$7,650	0%	100%	1,000	1,990	100.00	0.00	0.00	\$15,200
4: Detached Garage R 01	1994	D	Pole	1	30	A	30	\$15.61	0.88		\$10,488	28%	\$7,550	0%	100%	1,000	1,990	100.00	0.00	0.00	\$15,000
5: Pool, Above Ground (circu	1992	C		1	32	A	32		0.88		\$4,576	85%	\$690	0%	100%	1,000	1,990	100.00	0.00	0.00	\$1,400
6: WDDK R	1992	C		1	32	A	32		0.88		\$0	65%	\$0	0%	100%	1,000	1,990	100.00	0.00	0.00	\$100

Total all pages \$217,000

Total this page \$217,000

Total all pages \$217,000

Total this page \$217,000



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) **2190 Two Mile Lane , 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	✓				Cistern	✓				
Clothes Dryer			✓		Septic Field/Bed			✓		
Clothes Washer			✓		Hot Tub <i>see letter E for explanation</i>				✓	
Dishwasher			✓		Plumbing			✓		
Disposal	✓				Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood			✓		Water Heater/Electric			✓		
Microwave Oven			✓		Water Heater/Gas	✓				
Oven			✓		Water Heater/Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)	✓				Well	✓				
Trash Compactor	✓				Septic and Holding Tank/Septic Mound			✓		
TV Antenna/Dish			✓		Geothermal and Heat Pump			✓		
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment			✓		
								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	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning <i>HEAT PUMP</i>			✓		
Ceiling Fan(s)			✓		Hot Water Heat	✓				
Garage Door Opener / Controls			✓		Furnace Heat/Gas	✓				
Inside Telephone Wiring and Blocks/Jacks			✓		Furnace Heat/Electric <i>HEAT PUMP</i>			✓		
Intercom	✓				Solar House-Heating	✓				
Light Fixtures			✓		Woodburning Stove	✓				
Sauna	✓				Fireplace	✓				
Smoke/Fire Alarm(s)			✓		Fireplace Insert			✓		
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)	✓				Humidifier	✓				
60/100/200 Amp Service (Circle One)			✓		Propane Tank	✓				
Generator	✓				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>John E. Barkdale</i>	Date (mm/dd/yy) <i>08/14/2024</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Carolee C. Barkdale</i>	Date (mm/dd/yy) <i>08/14/2024</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)

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

2190 Two Mile Lane , New Albany , IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known ONE Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

Hot tub has not been utilized in six years. However when it was drained everything worked perfectly. We have no reason to think the status has changed, but after six years we do not know.

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

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>John E. Barksdale</i>	Date (mm/dd/yy) 08/14/2024	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Carilee C. Barksdale</i>	Date (mm/dd/yy) 08/14/2024	Signature of Buyer	Date (mm/dd/yy)

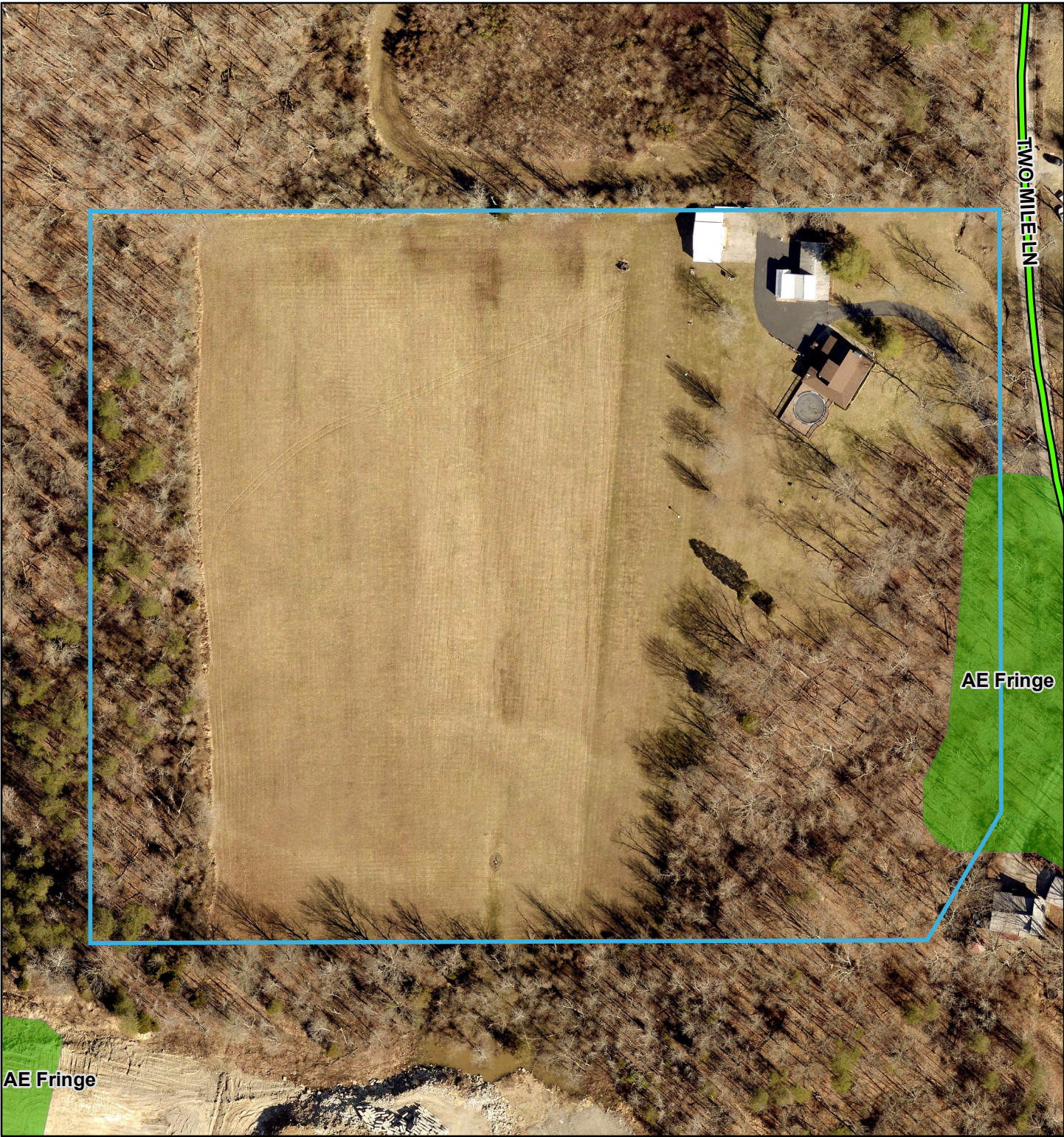
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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FORM #03.





Floodplains (DFIRM)

Flood Zone and Subtype

- A
- AE Fringe

AE Floodway

AO,

0.2% Annual Chance Flood Hazard

Reduced Risk Due to Levee

