



BID PACKET

ABSOLUTE HARRISON COUNTY COMMERCIAL RESIDENTIAL 13 ACRES & BUNGALOW

# ONLINE AUCTION

**3711 HIGHWAY 135 NE  
CORYDON, IN 47112**

ONLINE BIDDING ENDS

**MONDAY, NOVEMBER 18 @ 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

3711 Highway 135 NE, Corydon, IN 47112

Bidding Ends Monday, November 18, 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, December 30, 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.

**EASEMENTS**

Property is subject to all private and public easements including two 30' easements off Angelo Road giving access to adjoining property addressed as 3629 Hwy. 135 NE, Corydon, IN 47112.

**COMMERCIAL LAND LEASE**

Property is subject to a current month to month lease for Raber Portable Storage Barns on a one acre site located at 3729 Hwy. 135, Corydon, IN 47112. Monthly rent is \$400.00 per month, prorated to the day of closing.

**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, November 4, 2024 through Monday, November 18, 2024.*

### **AGENCY**

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

**SELLER**

Charles K. Denzinger Estate

**PERSONAL REPRESENTATIVE**

Frank W. Denzinger

**ESTATE ATTORNEY**

John E. Colin, Attorney  
Simpson & Colin, LLC



## Client Detail

**3711 Highway 135 NE, Corydon, IN 47112**

Listing #: 2024012006

**\$.00**

Active (11/04/24)



Prop Type:	<b>Commercial</b>	SubType:	<b>Other</b>
County:	<b>Harrison</b>	Approx Sqft:	
Area/Zone:		Sqft Source:	<b>Assessor</b>
Township:	<b>Harrison</b>	Lot Sz:	<b>13 / 566,280</b>
Lease Rate:		Lot Sz Src:	<b>Assessor</b>
Ann Tax:	<b>1,713</b>	Irreg. Dim:	<b>Yes</b>
Tax Year:	<b>2023/2024</b>	Land Assess:	<b>\$75,600</b>
Parcel#:	0040059100	Improvements:	<b>60,400</b>
Adl Parc#:	<b>31-10-18-100-016.000-007</b>	Total Assess:	<b>\$136,000</b>
Directions:	<b>I-64 to Corydon Exit 105. North 1 Mile on Hwy. 135 just past Angelo Road to property on the left. The home is located at 3820 Angelo Road 3/10 mile on the right.</b>	DOM:	<b>0</b>
Year Built:	<b>1953</b>		
Legal:	<b>004-00591-00 PT NW1/4 18-3-4 2.933</b>		

### Remarks

**ABSOLUTE HARRISON COUNTY 13 ACRES & BUNGALOW ONLINE AUCTION - BIDDING ENDS: MONDAY, NOVEMBER 18 @ 2PM. Selling online at absolute auction to the highest bidder, a highly visible 13± acres with frontage on Hwy. 135 and Angelo Road, including a 910 square foot one-story frame bungalow, vacant for several years in need of repairs on Angelo Road. Property zoned B-2 Central Business District and A-R Agricultural Residential. There is a current month to month land lease on a one-acre commercial site on Hwy. 135 leased to Raber Portable Storage Barns that rents for \$400.00 a month. The property consists of three parcels selling together as a whole 13± acres, additional Parcel No. 31-10-18-100-026.000-007. Two 30' easement entrances on Angelo Road. Located 1 mile North of I-64 Corydon Exit 105. Near shopping, medical and dining corridors. 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

Construction:	<b>Existing</b>	Number of Docks:	
Road Frontage:	<b>910</b>	Dock Height:	
Max Divisible Sq Ft:		Existing Zoning:	<b>B-2 &amp; A-R</b>
Elevators YN:		Units Total:	<b>0</b>

### Units

### General Information

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

All information deemed reliable but not guaranteed.



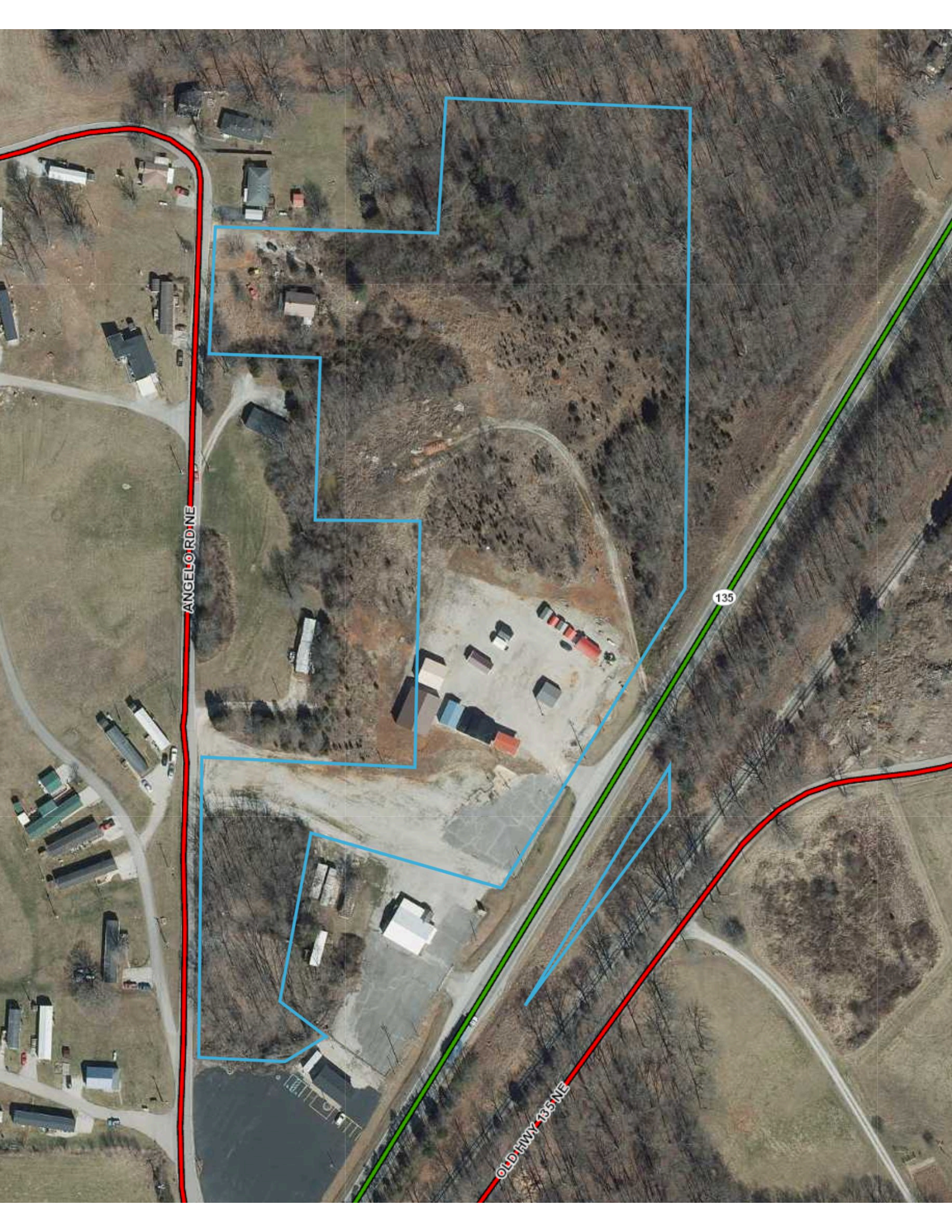


ANGELORDINE

135

OLD HWY 135 NE







General Information

Parcel Number 31-10-18-100-028.000-007
Local Parcel Number 0040059100

Ownership

DENZINGER, CHARLES K.
3820 ANGELO RD
CORYDON, IN 47112

Transfer of Ownership

Date 04/05/1991
Owner DENZINGER, CHARL
Doc ID 0
Code WD
Book / Page / Adj Sale Price \$0 / / \$0

Notes

8/12/2022 3RD: NO CHANGES PER RA FOR 2023
7/25/2019 NOTE: CORRECTED LOCATION ADDRESS FROM 3611 TO 3711 PER P&Z

Tax ID:

Legal

004-00591-00 PT NW1/4 18-3-4 2.933

Routing Number

9/25/2018 3RD: NO CHANGES PER R/A FOR 2019

Property Class 500
Vacant - Platted Lot



Res

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, 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)

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

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

Section/Plat

18

Location Address (1) 3711 HWY 135 NE CORYDON, IN 47112

Zoning

91 A

Subdivision

0

Lot

2.933 1.00 \$5,000 \$5,000 0% 0% 1.0000 \$14,670

Market Model

N/A

Characteristics

Topography Rolling Flood Hazard ERA Public Utilities Water, Electricity Streets or Roads Paved Neighborhood Life Cycle Stage Other

Printed Wednesday, November 8, 2023

Review Group

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage 2.93
Actual Frontage 0
Developer Discount
Parcel Acreage 2.93
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 2.93
Total Acres Farmland 0.00
Farmland Value \$0
Measured Acreage 0.00
Avg Farmland Value/Acre 0.0
Value of Farmland \$0
Classified Total \$0
Farm / Classified Value \$0
Homesite(s) Value \$0
91/92 Value \$14,700
Supp. Page Land Value
CAP 1 Value \$0
CAP 2 Value \$0
CAP 3 Value \$14,700
Total Value \$14,700

**General Information**  
**Parcel Number**  
 31-10-18-100-026.000-007  
**Local Parcel Number**  
 0040488600

**Ownership**  
 DENZINGER, CHARLES K.  
 3820 ANGELO RD  
 CORYDON, IN 47112

**Date**  
 09/02/1999  
 01/01/1900

**Owner**  
 DENZINGER, CHARL  
 1.00 ACRE FROM: DE

**Doc ID**  
 0  
 0  
**Code**  
 WD  
**Book/Page**  
 /  
**Adj Sale Price**  
 \$0  
**Value**  
 \$0

**Notes**  
 8/12/2022 3RD: NO CHANGES PER RA FOR 2023 PAY 2024  
 1/12/2022 3RD: (22-23) removed over ride land pricing - so land would price correctly  
 9/25/2018 3RD: NO CHANGES PER R/A FOR 2019 PAY 2020

**Tax ID:**  
 004-04886-00  
**Routing Number**  
 PT NWQR 18-3-4 1.00

**Legal**  
 004-04886-00 PT NWQR 18-3-4 1.00

**Property Class**  
 420  
**Small Detached Retail of Less Than**

**Year: 2023**

**Location Information**  
**County**  
 Harrison  
**Township**  
 HARRISON TOWNSHIP  
**District 007 (Local 004)**  
 HARRISON TOWNSHIP  
**School Corp 3190**  
 SOUTH HARRISON  
**Neighborhood 3107407-007**  
 Harrison Twp - Com Twp Base

**Section/Plat**  
 18  
**Location Address (1)**  
 HWY 135 NE  
 CORYDON, IN 47112

**Zoning**  
 11 A  
**Subdivision**  
 N/A

**Characteristics**  
**Flood Hazard**  
  
**ERA**  
  
**TIF**

**Neighborhood Life Cycle Stage**  
 Other  
 Printed Wednesday, November 8, 2023  
**Review Group**

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

Assessment Year	2023	2022	2021	2020	2019
<b>Reason For Change</b>	WIP	AA	AA	AA	AA
<b>As Of Date</b>	11/07/2023	04/06/2022	03/26/2021	03/27/2020	03/19/2019
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$15,000	\$15,000	\$5,000	\$5,000	\$5,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$15,000	\$15,000	\$5,000	\$5,000	\$5,000
<b>Improvement</b>	\$13,300	\$13,700	\$12,700	\$15,300	\$15,500
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$13,300	\$13,700	\$12,700	\$15,300	\$15,500
<b>Total</b>	\$28,300	\$28,700	\$17,700	\$20,300	\$20,500
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$28,300	\$28,700	\$17,700	\$20,300	\$20,500

**Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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
11	A	0	1.00	1.00	\$35,000	\$35,000	\$35,000	-57%	0%	1.0000	\$15,000

**Land Computations**

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
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	1.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$15,000
<b>Total Value</b>	<b>\$15,000</b>

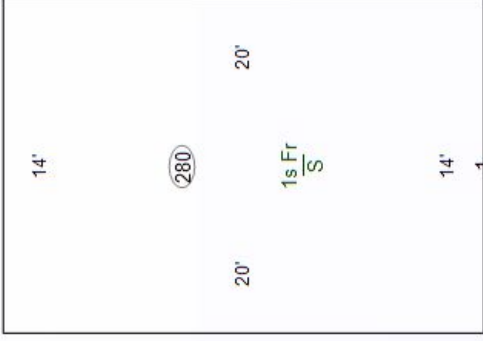
**Data Source** N/A  
**Collector**  
**Appraiser**



General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

Wall Type	SB	B	1	U
Heating	1: 1(68')			
A/C				
Sprinkler				



Plumbing RES/CI		Roofing	
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	0	0
Total	0	0	0

Exterior Features	
Description	Value
Built Up	<input type="checkbox"/>
Tile	<input type="checkbox"/>
Metal	<input type="checkbox"/>
Wood	<input type="checkbox"/>
Asphalt	<input type="checkbox"/>
Slate	<input type="checkbox"/>
Other	<input type="checkbox"/>
GCK Adjustments	
Low Prof	<input type="checkbox"/>
Ext Sheat	<input type="checkbox"/>
Insulatio	<input type="checkbox"/>
SteelGP	<input type="checkbox"/>
AluSR	<input type="checkbox"/>
Int Liner	<input type="checkbox"/>
HGSR	<input type="checkbox"/>
PPS	<input type="checkbox"/>
Sand Pnl	<input type="checkbox"/>

Special Features

Description	Value	Description	Value
Sub-Total (all floors)	\$55,003	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater/Balcony	\$0	Sub-Total (building)	\$55,003
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	Repl. Cost New	\$34,652
Exterior Features	\$0	Total (Use)	\$55,003

Building Computations

Sub-Total (all floors)	Value
Garages	\$0
Fireplaces	\$0
Sub-Total (building)	\$55,003
Quality (Grade)	\$1
Location Multiplier	0.90
Repl. Cost New	\$34,652
Total (Use)	\$55,003

Summary of Improvements

Description	Res Eligibl	Year Built	Story Height	Construction	Grade	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: C/I Building C 01	0%	1990	1	Wood Frame	D-1	33	A	\$10.10	0.90	\$8.64	280 sqft	\$34,652	67%	\$11,440	0%	100%	1,000	\$11,400
2: Car Shed C 01	0%	2000	1	Wood Frame	C-1	23	A	\$10.10	0.90	\$8.64	20'x20'	\$3,454	45%	\$1,900	0%	100%	1,000	\$1,900

**General Information**  
**Parcel Number**  
 31-10-18-100-016.000-007  
**Local Parcel Number**  
 0040152300  
**Tax ID:**  
 004-01523-00 PT NW QR 18-34 9.079 AC  
**Routing Number**  
 -

**Ownership**  
 DENZINGER, CHARLES K.  
 3820 ANGELO RD  
 CORYDON, IN 47112  
**Legal**  
 004-01523-00 PT NW QR 18-34 9.079 AC

**Transfer of Ownership**  
**Date** **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **Vl**  
 09/02/1999 DENZINGER, CHARL / \$0 /  
 09/05/1989 1 ACRE TO: CHARLE / \$0 /  
 09/05/1989 MC KIM, ROXIE TO D / \$0 /  
 09/04/1987 MC KIM, ROXIE 1 AC / \$0 /  
 01/01/1900 TO ROXY MC KIM / \$0 /

**Notes**  
 11/14/2022 NOTE: CHANGED LOCATION FROM HWY 135 TO ANGELO RD -PZ  
 8/12/2022 3RD: NO CHANGES PER RA FOR 2023 PAY 2024  
 9/25/2018 3RD: REMOVED GAZEBO(11X11 YR 2000). CONFINEMENT BLDG (55X100 WITH NO VALUE) & CAR SHED (20X20 YR 1995) PER R/A FOR 2019 PAY 2020  
 7/5/2018 3RD: 0.571 AC TO: SEVILLA, CHRISTINA C (SEE: 31-10-18-100-016.010-007) FOR 2019 PAY 2020  
 9/14/2011 M: CHANGED GRADE ON DWELLING FROM D-1 TO D-1, CONDITION ON GAZEBO FROM AV TO F. ADDED CARSHED(20X20 YR 1995) & UTL SHED(8X8 YR 1980 SV@100) PER R/A FOR 03/01/12  
 1/30/2006 CHD: Previous parcel\_id: 0304180001400  
 10/17/1999 MEM: TRANSF: TO MC KIM, ROXIE 1 ACRE TRANSF: FROM MC KIM, ROXIE TO DENZINGER, CHARLES K 10.65 A  
 NOTE: ADDED HOMESITE FOR PERSONAL PROPERTY FOR 1996

**Property Class 101**  
 Cash Grain/General Farm  
**Year: 2023**

**Location Information**  
**County**  
 Harrison  
**Township**  
 HARRISON TOWNSHIP  
**District 007 (Local 004)**  
 HARRISON TOWNSHIP  
**School Corp 3190**  
 SOUTH HARRISON  
**Neighborhood 3107501-007**  
 Harrison Twp Base Res  
**Section/Plat**  
 18  
**Location Address (1)**  
 3820 ANGELO RD  
 CORYDON, IN 47112

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

Assessment Year	2023	2022	2021	2020	2019
<b>Reason For Change</b>	WIP	AA	AA	AA	AA
<b>As Of Date</b>	11/07/2023	04/06/2022	03/26/2021	03/27/2020	03/19/2019
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>	\$43,400	\$37,700	\$32,300	\$27,300	\$27,800
Land Res (1)	\$40,000	\$35,000	\$30,000	\$25,000	\$25,000
Land Non Res (2)	\$3,400	\$2,700	\$2,300	\$2,300	\$2,800
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$60,400	\$56,100	\$51,600	\$45,500	\$42,500
Imp Res (1)	\$60,300	\$56,000	\$51,500	\$45,400	\$42,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$100	\$100	\$100	\$100	\$100
<b>Total</b>	\$103,800	\$93,800	\$83,900	\$72,800	\$70,300
Total Res (1)	\$100,300	\$91,000	\$81,500	\$70,400	\$67,400
Total Non Res (2)	\$3,400	\$2,700	\$2,300	\$2,300	\$2,800
Total Non Res (3)	\$100	\$100	\$100	\$100	\$100

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

Land Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Res Market Factor	Value
9 A	A	0	1.00	1.00	\$40,000	\$40,000	\$40,000	0%	100%	1.00000	\$40,000
5 A	BPC3	0	0.798	0.65	\$1,900	\$1,235	\$986	-60%	0%	1.00000	\$390
5 A	BPD3	0	2.355	0.65	\$1,900	\$1,235	\$2,908	-60%	0%	1.00000	\$1,160
5 A	CRB2	0	1.079	0.98	\$1,900	\$1,862	\$2,009	-60%	0%	1.00000	\$800
6 A	BFD2	0	0.893	0.75	\$1,900	\$1,425	\$1,273	-80%	0%	1.00000	\$250
6 A	BPD3	0	2.673	0.65	\$1,900	\$1,235	\$3,301	-80%	0%	1.00000	\$660
6 A	CRB2	0	0.281	0.98	\$1,900	\$1,862	\$523	-80%	0%	1.00000	\$100

**Characteristics**  
**Topography**  
 Rolling   
**Flood Hazard**  
  
**Public Utilities**  
 Water, Electricity   
**Streets or Roads**  
 Paved   
**Neighborhood Life Cycle Stage**  
 Other   
 Printed Wednesday, November 8, 2023  
**Review Group**

**Land Computations**  
 Calculated Acreage 9.08  
 Actual Frontage 0  
 Developer Discount   
 Parcel Acreage 9.08  
 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 8.08  
 Farmland Value \$3,360  
 Measured Acreage 8.08  
 Avg Farmland Value/Acre 416  
 Value of Farmland \$3,360  
 Classified Total \$0  
 Farm / Classified Value \$3,400  
 Homesite(s) Value \$40,000  
 91/92 Value \$0  
 Supp. Page Land Value  
 CAP 1 Value \$40,000  
 CAP 2 Value \$3,400  
 CAP 3 Value \$0  
**Total Value \$43,400**

**Data Source** N/A  
**Collector**  
**Appraiser**



General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style N/A
Finished Area 1820 sqft
Make

Floor Finish
Earth
Slab
Sub & Joist
Wood
Parquet

Wall Finish
Plaster/Drywall
Paneling
Fiberboard

Roofing
Built-Up
Wood Shingle

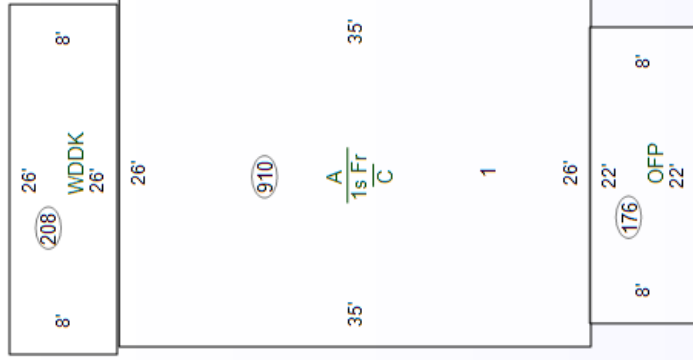
Exterior Features
Wood Deck
Porch, Open Frame

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 3
Bedrooms 3
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 0

Heat Type
Central Warm Air



Cost Ladder

Table with columns: Floor, Constr, Base, Finish, Value, Totals. Rows include 1Fr, 2, 3, 4, 1/4, 1/2, 3/4, Attic, Bsmnt, Crawl, Slab.

Adjustments table with columns: Adjustments, 1 Row, Type, Adj. x 1.00, Total Base. Rows include Unfin Int, Ex Liv Units, Rec Room, Loft, Fireplace, No Heating, A/C, No Elec, Plumbing, Spec Plumb, Elevator.

Summary of Improvements table with columns: Description, Res Eligibl, Story Height, Construction, Grade, Year Built, Eff Year, Age, Eff Co, Base Rate, LCM, Adj Rate, RCN, Size, Value. Rows include Single-Family R 01 and Utility Shed.

Summary of Improvements table with columns: Description, Count, Value. Row: Specialty Plumbing.

Summary of Improvements table with columns: Description, Area, Value. Rows: Wood Deck, Porch, Open Frame.



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: 3820 Angelo Road , Corydon , IN 47112

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) [ ] 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.) [Signature] 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.)

3820 Angelo Road , Corydon , IN 47112
(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 \_\_\_\_\_ SELLER'S SIGNATURE Charles Denzinger PR DATE \_\_\_\_\_

58  
59 PRINTED \_\_\_\_\_ PRINTED Charles Denzinger Estate

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

63  
64 PRINTED \_\_\_\_\_ PRINTED \_\_\_\_\_

65  
66  
67  
68 SELLING BROKER \_\_\_\_\_ DATE \_\_\_\_\_ LISTING BROKER Douglas Harritt DATE 10-30-2024

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



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.  
**Form #37. Copyright IAR 2024**

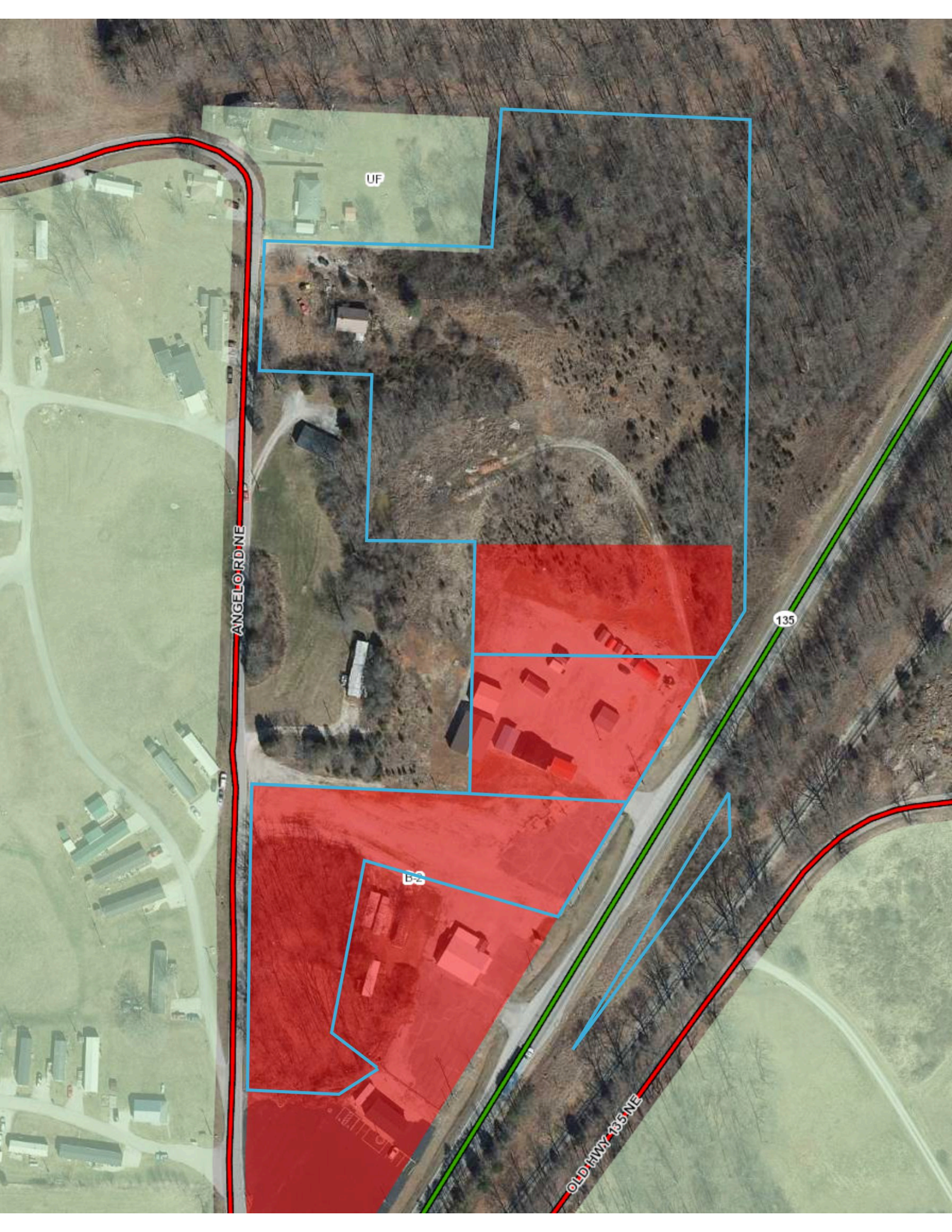


3820 Angelo Road , Corydon , IN 47112  
(Property Address)

### Article 3 DISTRICTS

- 300.00 DISTRICTS, ESTABLISHMENT:** Harrison County, Indiana is hereby classified and divided into Districts designated as follows:
- 300.01 A-R (Agricultural Residential)** - This zone is designed to preserve the rural character of the County by promoting agricultural and agricultural related uses.
  - 300.02 R-1 (Suburban Residential)** - This zone is designed to provide for single family residential use adjacent to or near existing urban centers.
  - 300.03 R-1a (Suburban Residential, single family dwellings and mobile homes)**- same as R-1.
  - 300.04 R-2 (Urban Residential)** - This zone is designed to accommodate single family residence within developed or urbanized areas.
  - 300.05 R-3 (Multi-family Residential)** – This zone is designed for multi-family dwelling.
  - 300.06 B-1 (Neighborhood Business)** – This zone is designed to accommodate neighborhood type shopping and service facilities offering direct services to customers.
  - 300.07 B-2 (Central Business District)** – This zone is designed for central business districts and other areas of concentrated heavy commercial activity.
  - 300.08 B-3 (Highway Service)** – This zone is designed to provide for traveler uses at or near major highway or freeway interchanges.
  - 300.09 B-4 (Shopping Center)** – This zone is designed for business and service centers to serve community requirements.
  - 300.10 I-1a (Light Industrial)** – This zone permits light industrial uses. It is designed for existing light industrial areas and their proper expansion. No A-R through R-3 uses permitted.
  - 300.11 I-1b (Light Industrial Park)** – This zone has the same characteristics as I-1a. The requirements within this zone are designed to promote an industrial park-like development.
  - 300.12 I-2 (Heavy Industrial)** – This zone permits light and heavy industrial uses. No A-R through B-4 uses permitted.
  - 300.13 PUD (Planned Unit Development)** – See section 600.00 for intent.
  - 300.14 PEC (Planned Employment Center)** - See section 650.00 for intent.
  - 300.15 SF (Single Family Overlay)**- This zone is designed as an overlay to be used in conjunction with the R-2 and R-3 zoning districts to permit use of these zones, and the associated reduced dimensional requirements, in areas where duplex and multi-family development would not be appropriate. As an overlay district the permitted principle uses are determined by the overlay zone and accessory and special exception on appeals only uses and dimensional standards follow the base or underlying zone.
  - 300.16 UF (Urban Fringe)** - This zone is designed for areas around urban centers where future development for non-agricultural use is expected to occur as part of the natural expansion of the urban core. This zone permits the subdivision of land. (Ord. 2012-19)
- 301.00 MORATORIUMS:** In order to allow this ordinance as well as the Comprehensive Plan to be more responsive to possible impacts, to the public health, safety, comfort, morals, convenience and





ANGELORDINE

UF

135

ES

OLD HWY 135 NE