



BID PACKET

LEWIS & CLARK COMMERCIAL BUILDING + LOT MULTIPAR ONLINE AUCTION

**307 W. LEWIS & CLARK PARKWAY
CLARKSVILLE, IN 47129**

ONLINE BIDDING ENDS

THURSDAY, DECEMBER 5 @ 6PM

**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

307 W. Lewis & Clark Parkway, Clarksville, IN 47129

Bidding Ends Thursday, December 5, 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 MULTI-PAR

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.

The multi-parcel auction method is used to sell multiple parcels (lots) of real estate at auction - first offering each lot individually, and then in various combinations. Final sales price is determined by the combinations which realizes the highest bid.

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, 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**

Tuesday, January 14, 2025. 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.*

ZONING

The property is located in B-1 Local (Neighborhood) Business.

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 Lot 1 with building is located in AE Fringe and the vacant Lot 2 is located in AE Fringe and 0.2% Annual Chance Flood Hazard.***

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) *Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property* and (2) *Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.*

GAS & OIL LEASES

Subject to any and all non-productive gas and oil leases.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller. If property sells in individual tracts the buyer will assume 2025 taxes due and payable 2026. If the property sells as a whole to one buyer, the taxes will be prorated to the day of closing. *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

The seller will give possession 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.

ONLINE BIDDING WITH MAXIMUM BID

Internet online bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. The use of the maximum bidding feature allows the bidder to place their maximum bid and the system will bid it accordingly. However, please note that in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Thursday, November 21 through Thursday, December 5, 2024.*

AGENCY

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

SELLER Stark Real Estate, LLC

Client Detail

307 W Lewis And Clark Parkway, Clarksville, IN 47129

Listing #: 2024012412

\$.00

Active (11/20/24)



Prop Type:	Commercial	SubType:	Office, Other, Retail, Vacant Land
County:	Clark	Approx Sqft:	5,202
Area/Zone:		Sqft Source:	Assessor
Township:	Jeffersonville	Lot Sz:	0.659 / 28,706
Lease Rate:		Lot Sz Src:	Assessor
Ls Rt Type:		Lot Dim:	127' x 215'
Ann Tax:	15,744	Irreg. Dim:	
Tax Year:	2023/2024	Land Assess:	\$441,700
Parcel#:	14000870330	Improvements:	78,400
Adl Parc#:	10-14-03-101-026.000-012	Total Assess:	\$520,100
Directions:	IN-62 to Lewis and Clark Parkway Exit, onto McCullough Pike onto W. Lewis and Clark Pkwy. Continue through Providence Way Intersection 1/2 mile to left on McTavish Drive.	DOM:	6
Year Built:	1957		
Legal:	GT 31 .339 AC & GT 31 .32 AC - Total 0.66 Acre		

Remarks

LEWIS & CLARK COMMERCIAL BUILDING + LOT MULTIPAR ONLINE AUCTION - BIDDING ENDS: THURSDAY, DECEMBER 5 @ 6PM Selling online multipar two adjacent Clark County properties Zoned B-1 Local (Neighborhood) Business. Includes a 2,601 square-foot commercial retail building with finished basement - formerly The Music Store on a 0.399 acre corner lot with large paved parking lot and a vacant 0.32 acre level building lot on McTavish Drive with utilities available at street. 127' feet frontage on the high traffic Lewis & Clark Parkway and 215' feet frontage on McTavish Drive. Full Access From Both Directions On Lewis & Clark Parkway. Connects seamlessly to the Louisville Metropolitan area - 1.5 Miles to I-65 Clarksville Exit. 5 Miles to Downtown Louisville, KY. A great opportunity to purchase individually or in combination using the multipar method. **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:	Existing	Number of Docks:	
Road Frontage:	342	Dock Height:	
Max Divisible Sq Ft:		Existing Zoning:	B-1 Local Neighborhood Business
Elevators YN:		Units Total:	0

Units

General Information

Transaction Type:	Flood:	Yes
Covenants & Restr:	Sign:	Yes

All information deemed reliable but not guaranteed.

Client Detail

0.32 Acres McTavish Drive, Clarksville, IN 47129

Listing #: 2024012435

\$.00

Active (11/24/24)



Prop Type: **Commercial**
County: **Clark**
Township: **Jeffersonville**
Lease Rate:
Ls Rt Type:
Ann Tax: **6,339**
Tax Year: **2023/2024**
Parcel#: 14000870010
Adl Parc#:
Directions:

SubType: **Vacant Land**
Approx Sqft:
Lot Sz: **0.32 / 13,939**
Lot Sz Src: **Assessor**
Lot Dim: **107' x 127'**
Irreg. Dim:
Land Assess: **\$211,300**
Improvements: **0**
Total Assess: **\$211,300**
DOM: **2**

IN-62 to Lewis and Clark Parkway Exit, onto McCullough Pike onto W. Lewis and Clark Pkwy. Continue through Providence Way Intersection 1/2 mile to left on McTavish Drive.

Year Built:
Legal: **GT 31 .32 AC**

Remarks

LEWIS & CLARK COMMERCIAL LOT MULTIPAR ONLINE AUCTION - BIDDING ENDS: THURSDAY, DECEMBER 5 @ 6PM Selling online multipar two adjacent Clark County properties Zoned B-1 Local (Neighborhood) Business. LOT 2 is a vacant 0.32 acre level building lot on McTavish Drive located adjacent to Lot 1 with improvements on corner lot on Lewis & Clark Parkway - a high traffic area with full access from both directions. Connects seamlessly to the Louisville Metropolitan area - 1.5 Miles to I-65 Clarksville Exit. 5 Miles to Downtown Louisville, KY. A great opportunity to purchase individually or in combination using the multipar method. 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: **Vacant**
Road Frontage: **107**
Max Divisible Sq Ft:
Elevators YN:

Number of Docks:
Dock Height:
Existing Zoning: **B-1 Local (Neighborhood) Business**
Units Total: **0**

Units

General Information

Transaction Type:
Covenants & Restr:

Flood: **Yes**
Sign: **Yes**

All information deemed reliable but not guaranteed.

MULTIPAR AUCTION METHOD

The **MULTIPAR AUCTION METHOD** is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid.

RULES

- 1 COMBINATION BIDDING BEGINS *TUESDAY, NOVEMBER 26, 6PM***
- 2 FOR A NEW BID ON A SINGLE LOT OR COMBINATION, THE OVERALL TOTAL MUST INCREASE BY A MINIMUM OF \$1,000**

* EXAMPLE 1 – Single Lot Bids

TRACT	ACRES	BID	BIDDER
1	8.90	\$50,000	5
2	8.79	\$50,000	20
3	5.00	\$150,000	9
TOTAL		\$250,000	

* EXAMPLE 2 – Combination Bid + Single Lot Bid

TRACT	ACRES	BID	BIDDER
1 & 2	17.69	\$101,000	13
3	5	\$150,000	9
TOTAL		\$251,000	

EXTENDED BIDDING

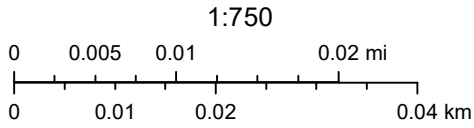
- If a bid is placed in the last 10 minutes, the auction will remain open for an additional 10 minutes.
- If any further bidding occurs, the extension timer will reset to 10 minutes.
- If no further bidding occurs, the lots close when the timer runs out.

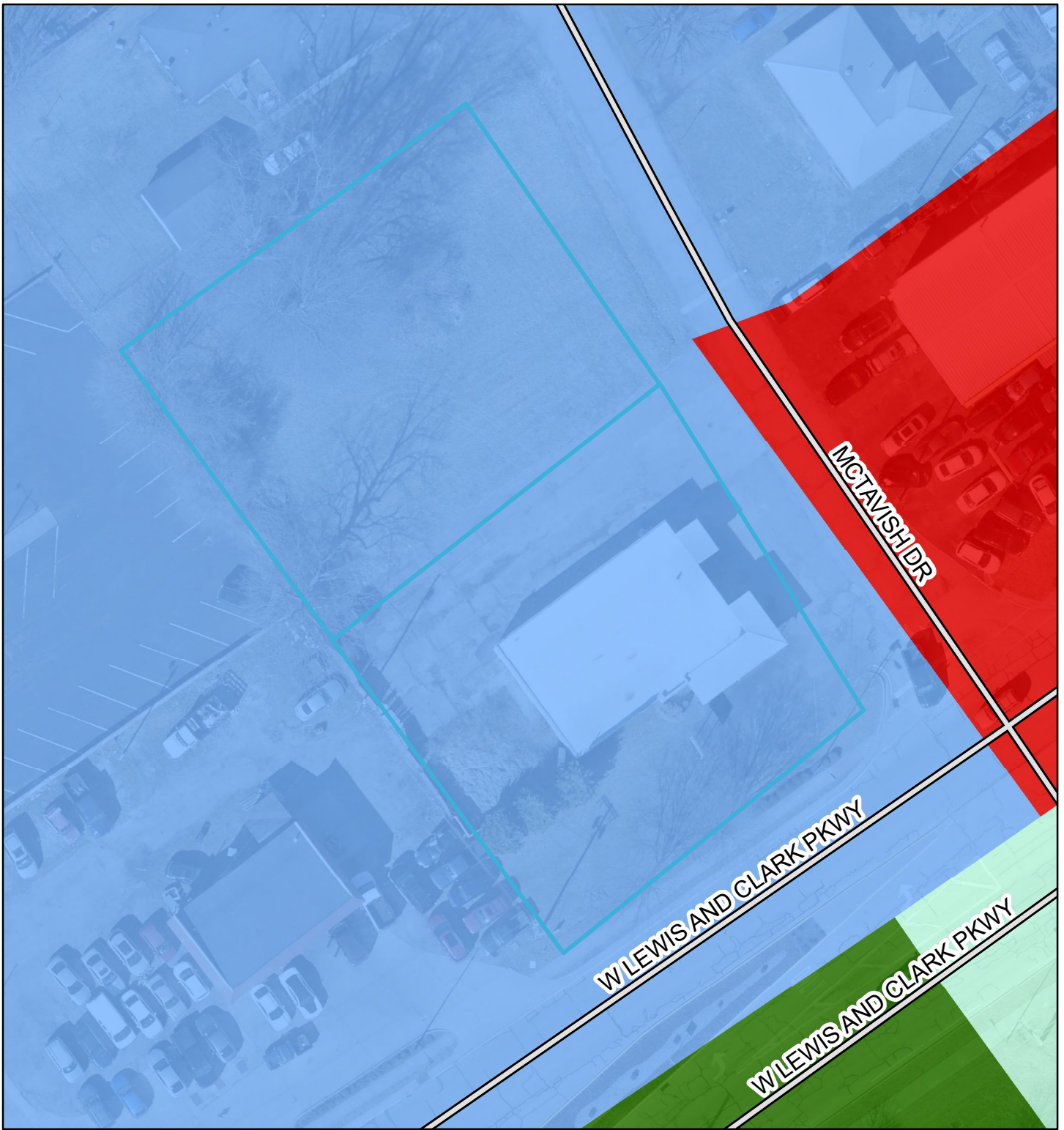
NO MAX BID FEATURED

- There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

HELPFUL TIPS

- Don't wait until the end; prices will not go down.
- Bid only on the lots that you want to own.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Before you bid, determine your auction strategy – what you want to buy and how much you can bid.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.

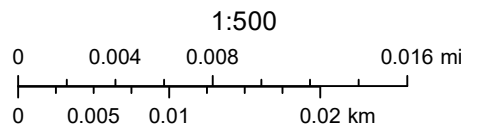


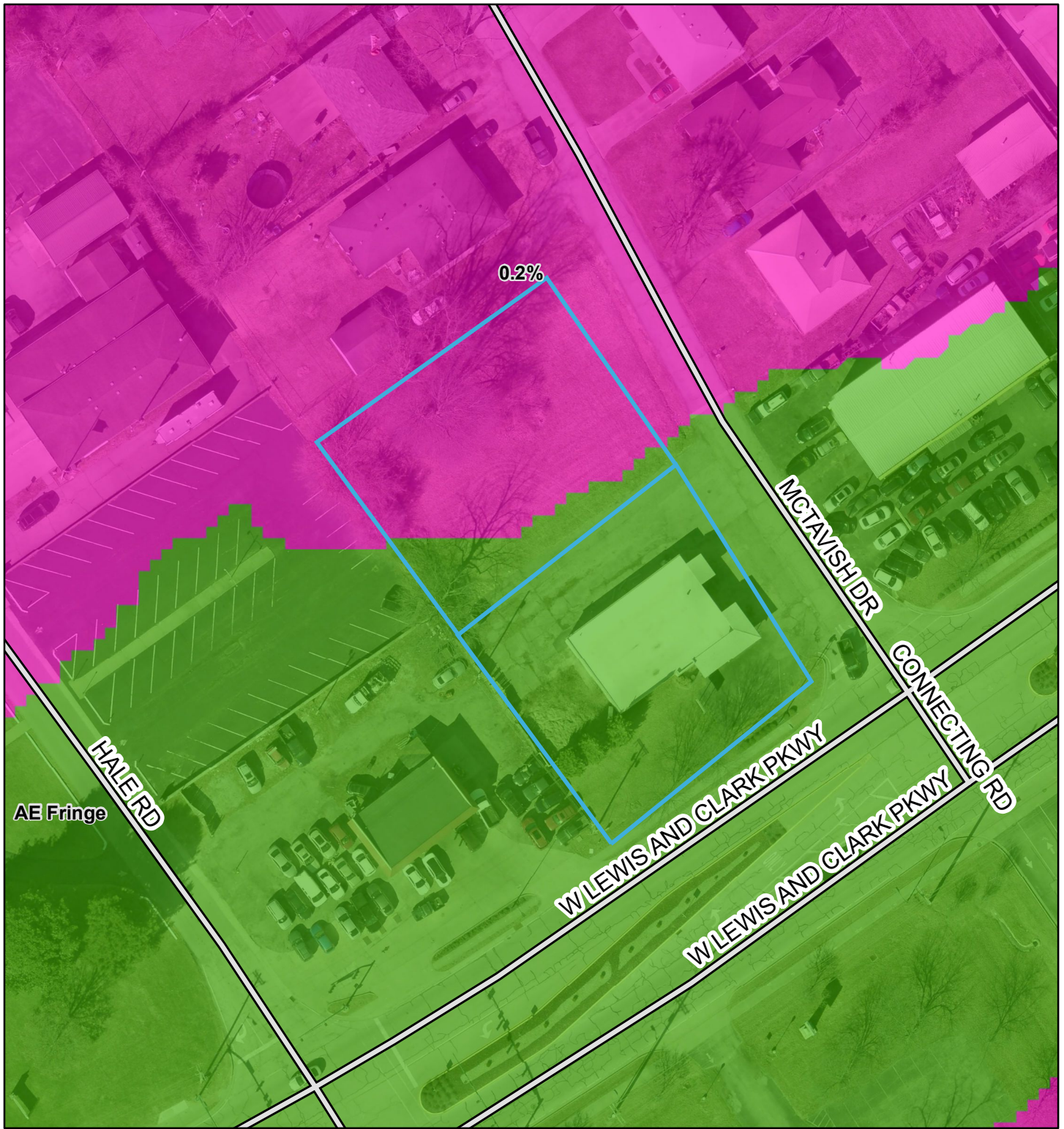


Zoning - Clarksville

Zoning

 R-1	 B-2	 SCMU	 OPS
 R-2	 I-1	 EBCZ	 PUD
 R-3	 I-2	 GO	 RPO
 B-1	 WRD	 MED	 VPCZ
	 AB	 MPH	



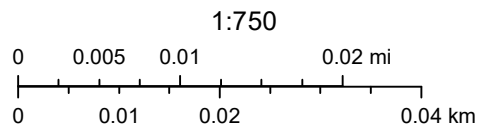


Floodplains

Flood Zone and Subtype

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

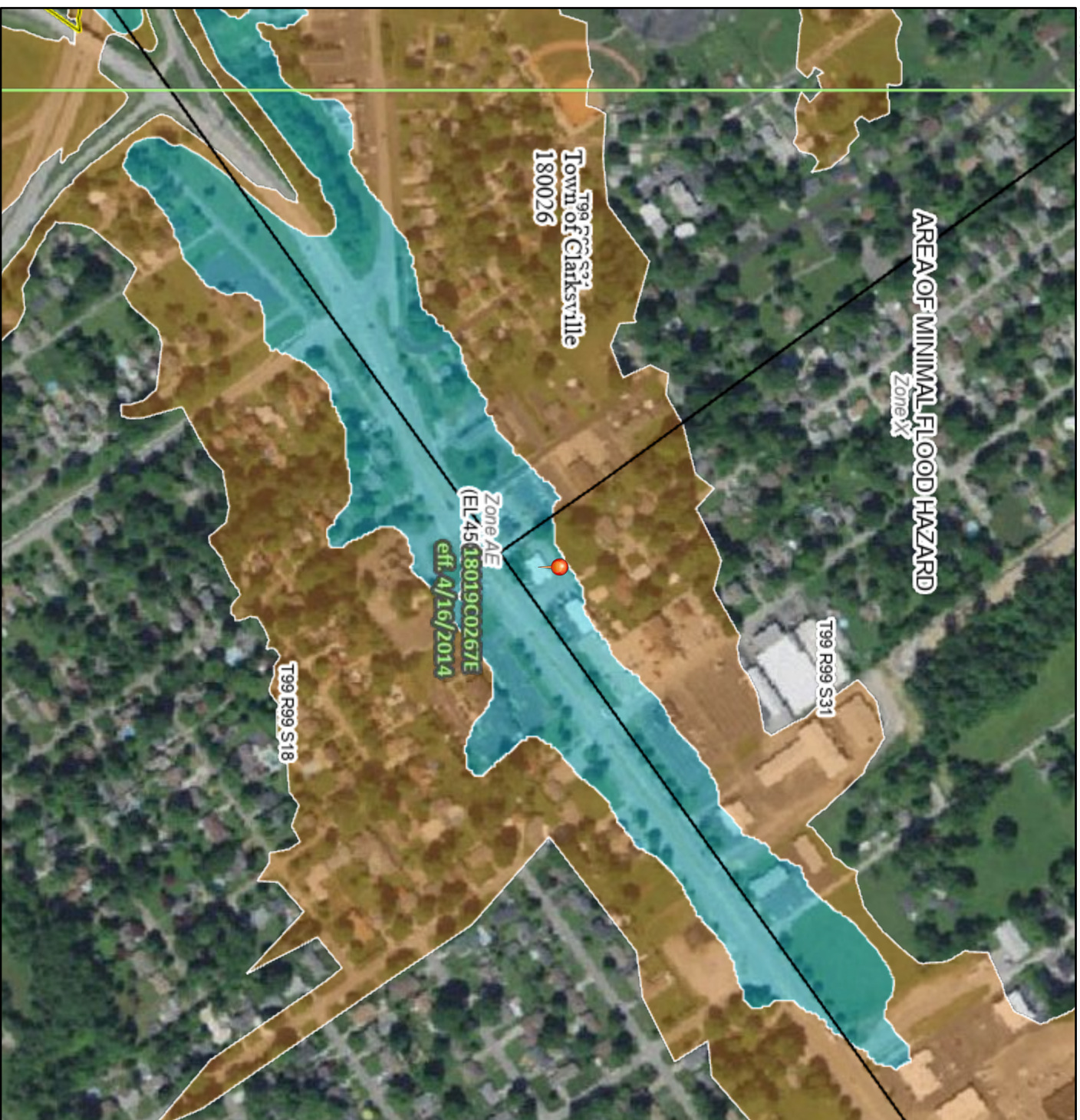
■ Reduced Risk Due to Levee



National Flood Hazard Layer FIRMette



85°46'55"W 38°18'36"N



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
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OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
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OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5 Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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MAP PANELS	Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/21/2024 at 5:14 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

0 250 500 1,000 1,500 2,000 Feet 1:6,000
Basemap Imagery Source: USGS National Map 2023
85°46'18"W 38°18'8"N

General Information **Ownership** **Transfer of Ownership** **Notes**

Parcel Number 10-14-03-101-025.000-012 **Stark Real Estate LLC** **Date** 09/12/2016 **Owner** Stark Real Estate LLC **Doc ID** 201617190 **Book/Page** WR / **Adj Sale Price** \$336,000 **V/I** 1
Local Parcel Number 14-00087-033-0 **Sellersburg, IN 47172** **01/01/1900** **Clark David & Carolyn** **WD** **W/D** **/** **/** **\$336,000** **1**
Tax ID: **Legal** **Commercial**

Routing Number 003.000 **GT 31.339 AC**
Property Class 499 **Other Commercial Structures**
Year: 2024 **Valuation Records (Work In Progress values are not certified values and are subject to change)**

Year	Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2024	2023	2022	2021	2020
2024	2024	WIP	03/12/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400
							\$0	\$0	\$0	\$0	\$0
							\$0	\$0	\$0	\$0	\$0
							\$230,400	\$230,400	\$230,400	\$230,400	\$230,400
							\$76,700	\$78,400	\$83,100	\$76,000	\$73,200
							\$0	\$0	\$0	\$0	\$0
							\$0	\$78,400	\$83,100	\$76,000	\$73,200
							\$76,700	\$78,400	\$83,100	\$76,000	\$73,200
							\$307,100	\$308,800	\$313,500	\$306,400	\$303,600
							\$0	\$0	\$0	\$0	\$0
							\$0	\$0	\$0	\$0	\$0
							\$307,100	\$308,800	\$313,500	\$306,400	\$303,600

District 012 (Local 014) CLARKSVILLE TOWN-1FW
School Corp 1000 CLARKSVILLE COMMUNITY
Neighborhood 10044027 JTCTIFW12 COM AREA 30
Section/Plat

Location Address (1) 307 W LEWIS & CLARK PKWY
CLARKSVILLE, IN 47129

Zoning **Subdivision** **Lot** **Market Model** **N/A**

Land Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A	0	0.3990	1.65	\$175,000	\$288,750	100%	1.0000	0.00	0.00	100.00	\$230,420

Characteristics **Flood Hazard** **Level** **Public Utilities** **ERA** **All** **Streets or Roads** **TIF** **Paved** **Neighborhood Life Cycle Stage** **Static** **Printed** **Saturday, April 20, 2024** **Data Source** **N/A** **Collector** **Appraiser**

Land Computations	
Calculated Acreage	0.40
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
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	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeste(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$230,400
CAP 3 Value	\$230,400
Total Value	\$230,400

Notes
 9/12/2020 GENERAL : REASSESSMENT CHANGED B/SMIT TO WALL TYPE 1 ADDED CB TO BLDG CHANGED WALL HEIGHT ON BLDG SG/FK
 9/20/2016 GENERAL : 09/01/2016 SOLD \$336000. VALID SALE CIM
 10/20/2014 : REASSESSMENT- NO CHANGE B/LC/M
 1/31/2013 GENERAL : 2013-14 CHANGED BLDG TO BRICK AND CEILING HGT ON 1ST FLOOR TO 9 FT. BL. KH
 2/10/2012 GENERAL : 2013-14 PERMIT FOR OCCUPANCY KH
 1/3/2012 GENERAL : 2011-12 #120 SENT TO REMOVED EXEMPTION FOR 2011-12. REMOVED 1-12-2012 TO NASHVILLE TN ADDRESS. KH
 11/2/2011 GENERAL : ** REASSESSMENT** CORRECTED BUILDING USES. MEASUREMENT. REMOVED EXEMPT STATUS. (HD KS)
 9/25/2009 : 09-10 f136 filed. non profit. the building is used for a church.
 3/13/2008 : F-133 (06-07 OVER CERT) CHANGED BASE RATE FROM 700,000 TO 250,000
 10/22/2001 : F122 BLDG FROM KEY # 14-87-01 5-31-90 THE CHRISTIANS BOOKSHELF LOOKS LIKE A REGULAR COMMERCIAL ESTABLISHMENT TO ME.

General Information

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

SB	B	1	U
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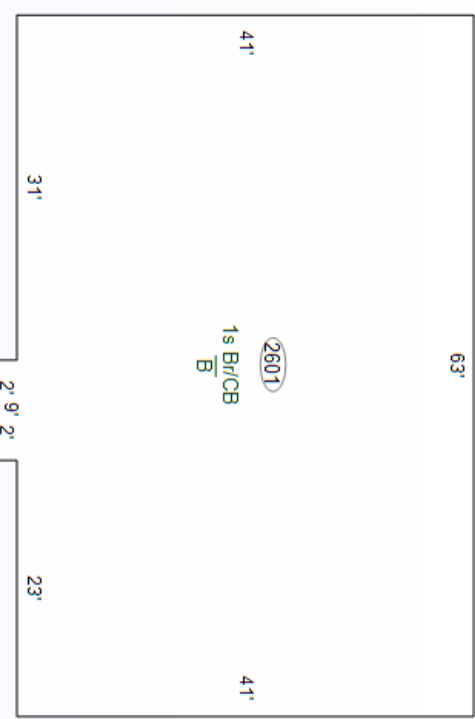
Wall Type	B: 1(212)	1: 1(108), 2(104)
Heating	2601 sqft	2601 sqft
A/C		2601 sqft

Plumbing RES/CI	Roofing
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Full Bath	# TF 0	TF 0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Half Bath	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Kitchen Sinks	0	0	Other		

GCK Adjustments					
Water Heaters	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AUsSR	<input type="checkbox"/> Int Liner
Total	0	4	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Description	Area	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	GENRET
Use Area	2601 sqft	2601 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	212'	212'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz/dpht	0	-1
Floor	B	1
Wall Height	8'	10'
Base Rate	\$33.90	\$109.56
Frame Adj	\$0.00	(\$11.75)
Wall Height Adj	(\$1.10)	(\$7.77)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$32.80	\$90.04
BPA Factor	1.00	1.00
Sub Total (rate)	\$32.80	\$90.04
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj:	\$0.00	\$0.00
S.F. Price	\$32.80	\$90.04
Sub-Total	\$0.00	\$0.00
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$85,313	\$234,182

Special Features

Description	Value
Can, CT 228sqft	\$4,940

Building Computations

Sub-Total (all floors)	\$319,495	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$330,835
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$4,940	Repl. Cost New	\$291,135
Exterior Features	\$0		

Summary of Improvements

Description	Story	Constr	Grade	Year Built	Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: C/I BUILDING	1	3/6 Maso	C	1957	1980	44	A	5,202 sqft	0.88	\$2,911.35	80%	80%	\$58,230	0%	100%	1,000	1,250	0.00	0.00	100.00	\$72,800	
2: PAVING, ASPHALT	1	Asphalt	C	1960	2010	14	A	\$2,811	0.88	\$2,477	7,965 sqft	\$19,696	80%	\$3,940	0%	100%	1,000	1,000	0.00	0.00	100.00	\$3,900



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

COMMERCIAL-INDUSTRIAL REAL ESTATE

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 307 West Lewis & Clark Parkway, Clarksville, IN 47150

3 LEAD WARNING STATEMENT

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
5 that such property may present exposure to lead from lead-based paint that may place young children at risk of
6 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
7 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also
8 poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the
9 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession
10 and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based
11 paint hazards is recommended prior to purchase.

13 SELLER'S DISCLOSURE

14 (a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

16 (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

19 (ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22 (b.) Records and reports available to the seller: (check (i) or (ii) below)

23 (i) _____ Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate
24 Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
25 housing (list and attach documents below): _____

28 (ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30 BUYER'S ACKNOWLEDGMENT (initial)

31 (c.) _____ Buyer has received copies of all information listed above.

32 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

33 (e.) _____ Buyer has (check (i) or (ii) below):

34 (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
35 the presence of lead-based paint and/or lead-based paint hazards;

36 OR

37 (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
38 lead-based paint hazards.

39 BROKER'S ACKNOWLEDGMENT (initial)

40 (f.) [Signature] Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction
41 Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.

42 (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C. 25-34.1-10-6.8.)

44 CERTIFICATION OF ACCURACY

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

48 This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall
49 be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
50 Certification and Acknowledgment may be transmitted between them by facsimile machine. The parties intend that faxed

(office use only)

51 signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed
52 and/or delivered, if requested.
53
54
55

56
57 BUYER'S SIGNATURE _____ DATE _____ BUYER'S SIGNATURE _____ DATE _____
58

59
60 PRINTED _____ PRINTED _____
61

62
63 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____ (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____
64
65

66 BUYER'S ADDRESS FOR NOTICE PURPOSES _____

67
68 DocuSigned by: Jeremy Stark 11/14/2024
69

69 SELLER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE _____
70

71
72 PRINTED _____ PRINTED _____
73

74
75 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____ (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____
76
77

78 SELLER'S ADDRESS FOR NOTICE PURPOSES _____

79
80 DocuSigned by: Douglas Harritt ^{DS} [Signature]
81

81 SELLING BROKER _____ DATE _____ LISTING BROKER _____ DATE _____
82

Douglas Harritt, Harritt Group, Inc.



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(office Use Only)

General Information **Ownership** **Transfer of Ownership** **Notes**

Parcel Number 10-14-03-101-026.000-012
Local Parcel Number 14-00087-001-0
Tax ID:
Routing Number 002.000
Property Class 400
Vacant Land
Year: 2024
County Clark
Township JEFFERSONVILLE TOWNSHIP
District 012 (Local 014) CLARKSVILLE TOWN-FW
School Corp 1000 CLARKSVILLE COMMUNITY
Neighborhood 10044027 JTCTIFW12 COM AREA 30
Section/Plat
Location Address (1) MCTAVISH BLVD.
CLARKSVILLE, IN 47129

Stark Real Estate LLC
 307 W Lewis and Clark Parkway
 Clarksville, IN 47129

Date 09/26/2016 **Owner** Stark Real Estate LLC **Doc ID** 201618121 **Code** WR **Book/Page** / **Adj Sale Price** \$65,000 **V/I** 1
 01/01/1900 CLARKSVILLE CHUR W/D / /

8/26/2020 GENERAL : REASSESSMENT NO CHANGE CW
2/14/2018 GENERAL : (17-18) removed exempt property class code.
10/3/2016 GENERAL : 9/19/2016 SOLD \$65,000 INVALID SALE GC
10/17/2014 GENERAL : REASSESSMENT- NO CHANGE B/CM
11/2/2014 : ** REASSESSMENT** PER FIELD CHECK NO CHANGE. (HD FK)
8/26/2003 : HL 11/8/01 PJP GS

Legal GT 31.32 AC

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

2024	2024	2023	2022	2021	2020
Assessment Year 2024	Assessment Year 2024	Assessment Year 2023	Assessment Year 2022	Assessment Year 2021	Assessment Year 2020
Reason For Change WIP	Reason For Change Annual-Adj	Reason For Change Annual-Adj	Reason For Change Annual-Adj	Reason For Change Annual-Adj	Reason For Change Annual-Adj
As Of Date 03/12/2024	As Of Date 04/18/2024	As Of Date 04/06/2023	As Of Date 04/14/2022	As Of Date 03/31/2021	As Of Date 03/18/2020
Valuation Method Indiana Cost Mod	Valuation Method Indiana Cost Mod	Valuation Method Indiana Cost Mod	Valuation Method Indiana Cost Mod	Valuation Method Indiana Cost Mod	Valuation Method Indiana Cost Mod
Equalization Factor 1.0000	Equalization Factor 1.0000	Equalization Factor 1.0000	Equalization Factor 1.0000	Equalization Factor 1.0000	Equalization Factor 1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

2024	2024	2023	2022	2021	2020
Land \$211,300	Land \$211,300	Land \$211,300	Land \$211,300	Land \$211,300	Land \$211,300
Land Res (1) \$0	Land Res (1) \$0	Land Res (1) \$0	Land Res (1) \$0	Land Res (1) \$0	Land Res (1) \$0
Land Non Res (2) \$0	Land Non Res (2) \$0	Land Non Res (2) \$0	Land Non Res (2) \$0	Land Non Res (2) \$0	Land Non Res (2) \$0
Land Non Res (3) \$211,300	Land Non Res (3) \$211,300	Land Non Res (3) \$211,300	Land Non Res (3) \$211,300	Land Non Res (3) \$211,300	Land Non Res (3) \$211,300
Improvement \$0	Improvement \$0	Improvement \$0	Improvement \$0	Improvement \$0	Improvement \$0
Imp Res (1) \$0	Imp Res (1) \$0	Imp Res (1) \$0	Imp Res (1) \$0	Imp Res (1) \$0	Imp Res (1) \$0
Imp Non Res (2) \$0	Imp Non Res (2) \$0	Imp Non Res (2) \$0	Imp Non Res (2) \$0	Imp Non Res (2) \$0	Imp Non Res (2) \$0
Imp Non Res (3) \$0	Imp Non Res (3) \$0	Imp Non Res (3) \$0	Imp Non Res (3) \$0	Imp Non Res (3) \$0	Imp Non Res (3) \$0
Total \$211,300	Total \$211,300	Total \$211,300	Total \$211,300	Total \$211,300	Total \$211,300
Total Res (1) \$0	Total Res (1) \$0	Total Res (1) \$0	Total Res (1) \$0	Total Res (1) \$0	Total Res (1) \$0
Total Non Res (2) \$0	Total Non Res (2) \$0	Total Non Res (2) \$0	Total Non Res (2) \$0	Total Non Res (2) \$0	Total Non Res (2) \$0
Total Non Res (3) \$211,300	Total Non Res (3) \$211,300	Total Non Res (3) \$211,300	Total Non Res (3) \$211,300	Total Non Res (3) \$211,300	Total Non Res (3) \$211,300

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

Land Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
11	A	0	0.6540	1.38	\$175,000	\$241,500	0%	1.0000	0.00	0.00	100.00	\$211,290

Land Computations

Calculated Acreage	0.65
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homeseite	0.00
91/92 Acres	0.00
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
Homeste(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$211,300
Total Value	\$211,300

Characteristics

Topography Flood Hazard Level

Public Utilities ERA

All

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage Static

Printed Saturday, April 20, 2024

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