



BID PACKET

**SHERWOOD PLACE TWO-STORY HOME**  
**ONLINE AUCTION**

**3302 DEERWOOD DRIVE**  
**NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

**WEDNESDAY, JANUARY 22 @ 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

3302 Deerwood Drive, New Albany, IN 47150

Bidding Ends Wednesday, January 22, 2025

**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 March 3, 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.*

## **FLOOD DESIGNATION**

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

## **EVIDENCE OF TITLE**

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

## **SURVEY**

Property is being sold *without* a survey. All land measurements are per courthouse records.

## **REAL ESTATE TAXES AND ASSESSMENTS**

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

## **POSSESSION**

Seller will give possession of Real Estate at closing.

## **FEDERAL LEAD-BASED PAINT DISCLOSURE**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

## **AUCTION END TIME**

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

#### **MAXIMUM BID**

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

#### **MALFUNCTION AND LOSS OF SERVICE**

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

#### **SOLD WITH SELLER'S RESERVE**

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

#### **BROKER PARTICIPATION**

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

#### **PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, January 8 through Wednesday, January 22, 2025.*

#### **AGENCY**

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

#### **SELLER**

Bonnie R. Perry Estate

#### **ESTATE ATTORNEY**

George W. Gesenhues, Jr.  
Lorch Naville Ward, LLC

# Agent Full

Listing

## 3302 Deerwood Drive, New Albany, IN 47150

\$0

**AUCTION**  
**Active (01/04/25)**  
DOM: 0 CDOM: 0

Listing #: **202505095**

Total Finished Sqft: **2,086**

Above Grade Finished Sqft: **1,846**



Prop Type: **Residential/Farm**  
 SubType: **Residential**  
 County: **Floyd**  
 Subdiv: **Yes**  
 Subdiv Nm: **Sherwood Place**  
 Township: **New Albany**  
 School Dst: **New Albany-Floyd Cty**  
 Typ Lst Ctr: **Excl. Right to Sell**  
 Beds: **4**  
 Baths: **3 (2 1)**  
 New Const: **No**  
 Est Completion:  
 Proposed:  
 Year Built: **1961**  
 Lot Sz: **0.269 / 11,718**  
 Lot Sz Src: **Assessor**  
 Lot Dim: **103' x 114'**  
 List Date: **01/04/2025**  
 Exp. Date: **04/22/2025**  
 Land Assess: **\$30,200**  
 Improvements: **\$180,100**  
 Total Assess: **\$210,300**  
 Occupant Type: **Vacant**  
 Floor Plan:  
 Historical Registry: **No**  
 Auction: **Yes**

Recent: **01/04/25 : NEW**

Ann Tax: **\$1,057**  
 Tax Year: **2023/2024**  
 Type Poss Sale: **Estate**  
 Poss Sale Comm:  
 Parcel#: **0085210019**  
 Adl Parc#:  
 Multi Fam Type:  
 Owner Nm: **Bonnie Perry Estate**

Tax Exmt Prop: **No**  
 Tax Exmt Com:  
 Poss. Financing: **Other**  
 Financing Com: **Other**  
 Appointment: **Mandatory**  
 Home Warranty: **No**  
 Warranty Provided:

	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
Tot Deductions: <b>\$117,520</b>	Over 65	14,000	Supplemental Homestd	55,520
	Homestead Standard	48,000		

Showing Instr: **Call Showing Time for appointment. Supra on front door.**  
 Directions: **I-265 to Charlestown Road Exit #4. South 3/4 mile to right on Mt. Tabor Road. West 1/2 mile to the left at a 4-way stop onto Klerner Lane. Continue 0.4 mile to right on Woodside Drive to left on Deerwood Drive. Home on the left.**

Legal: **Plat 761 Lot 9 BLK 5 Sherwood Place of Floyd County, Indiana**

### Agent/Office

Agent: [Douglas Harritt](mailto:doug@harrittgroup.com) (ID: B1096) Primary: 502-592-4000  
 Office: [Harritt Group, Inc](http://harrittgroup.com) (ID: 304) Phone: 812-944-0217 FAX: 812-944-5558

### Remarks

Public Remarks: **SHERWOOD PLACE TWO-STORY HOME ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, JANUARY 22 @ 2PM. Charming 1960's 4-bedroom, 2.5-bath two story home features sunken living room with gas fireplace, equipped kitchen with keeping room, equipped laundry mudroom area in garage, french doors in formal dining to 12x12 screened porch overlooking beautiful landscaped corner lot. Road frontage on Deerwood Drive & Brookwood Drive. Located just 2 miles South of I-265. 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.**

Agent Remarks: **Broker participation is welcomed, see harrittgroup.com for form. Pre-registration required 24 hours prior to auction. Call Doug @ 812-944-0217 with any questions regarding online bidding.**

### Amenities

Type: <b>2 Story</b>	Foundation:
Zoning: <b>Residential</b>	Basement: <b>Yes - Crawl Space, Partial, Partially Finished</b>
Construction: <b>Existing</b>	Partial Basement: <b>600 SF Basement, 300 SF Crawl Space</b>
Const. Comment:	Laundry: <b>Yes</b>
Outbuildings:	Laundry Location: <b>Garage</b>
Farm Type:	Laundry Type: <b>Other</b>
Road Type: <b>Paved</b>	Road Frontage: <b>217'</b>
# Fireplaces: <b>1</b>	Pasture Acreage:
Fireplace: <b>Gas Burning</b>	Timber Acreage:
Lot Description: <b>Corner Lot</b>	
Exterior Type: <b>Brick Over Frame, Vinyl Siding</b>	

Exterior Feat: **Landscaped, Screened Porch, Solid Surface Drive, Thermopane windows**  
 Interior Feat: **Bath Master, Blinds, Breakfast Bar, Ceiling Fan(s), Family Room, Formal Dining Rm, Foyer, Rec Room, Sump Pump**  
 Appliances: **Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Humidifier, Microwave, Oven Self Clean, Range / Oven, Refrigerator**

**Measurements**

Above Grade Finished: **1,846.0** Nonconform Finished: **0.0**  
 Above Grade Unfinish: **0.0** Nonconform Unfinish: **0.0**  
 Below Grade Finished: **240.0** TFLS: **2,086**  
 Below Grade Unfinish: **360.0** Sqft Source: **Assessor**

**Room Sizes & Levels**

Total Rooms: **9** Garage: **Y** Garage Size: **25 x 12** Garage Type: **Attached, Front Entry** Garage Spaces: **1**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	23.2 x 11	1st Floor	Carpet	Sunken with Gas Fireplace
Kitchen	11.9 x 10	1st Floor	Vinyl	Breakfast Bar
Family Room	12 x 10	1st Floor	Carpet	Adjacent to Kitchen
Dining Room	12.6 x 9.6	1st Floor	Carpet	Doors to Screened Porch
Bathroom Half	6.1 x 3.6	1st Floor	Tile	
Main Bedroom	16 x 12.6	2nd Floor	Wood	
Bedroom	12.5 x 11.7	2nd Floor	Wood	
Bedroom	12.6 x 10	2nd Floor	Wood	
Bedroom	11.5 x 10	2nd Floor	Wood	
Bathroom Full	5 x 8	2nd Floor	Tile	Main Bedroom
Bathroom Full	6.3 x 10	2nd Floor	Tile	
Other	22 x 10	LL/Basement	Other	

**Utilities**

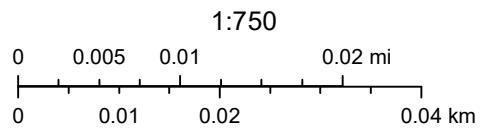
Water Heater: **Natural Gas** Heat Type: **Forced Air**  
 Water Type: **Public Onsite** Heat Type Comment:  
 Natural Water: Cooling Type: **Central Air**  
 Fuel Type: **Nat Gas** Sewer Type: **Sewer**

**General Information**

Possession: **At Closing** Seller Will Lease: **No**  
 Key Box Type: **Supra Electronic Box** Terms: **No**  
 Key Box Location: **Front Door** Flood: **No**  
 Showing Time Inst: Covenants & Restr: **Yes**  
 Sign: **Yes**

01/04/2025 9:36:21 PM

All Information deemed reliable but not guaranteed.



FLOYD COUNTY, INDIANA  
SECOND ADDITION  
**SHERWOOD PLACE**  
PLAT NO. 761

SCALE: 1"=100'

**DESCRIPTION**  
Being a part of No. 62 Illinois Grant, Floyd County, Indiana; more fully described as follows: one of the corner of No. 62 Illinois Grant running thence South 48°42' West along the line dividing No. 44 and No. 62 Illinois Grant 751.9 ft to a point in said Grant line said point being the southwest corner of Plot No. 710, running thence North 41°18' West along the west line of Plot No. 710 a distance of 120.0 ft to the south line of Brookwood Drive the true place of beginning of the tract to be herein described; thence continuing North 41°18' West along the west line of Plot No. 710, 592.0 ft; thence South 48°42' West 1235.0 ft; thence South 48°45' East 117.17 ft; thence North 48°42' East 192.63 ft; thence North 41°18' West 120.0 ft; thence North 48°42' East 935.0 ft. to the true place of beginning.  
Excepting therefrom: Lot No. 9 of Block No. 6 and Lot No. 1 and Lot No. 10 of Block No. 7 containing 26.5 Acres more or less

**OWNERS DEDICATION**  
We, the undersigned, owners of the within plat, hereby make and declare this subdivision to be a subdivision of the real estate described above. The streets shown are hereby dedicated to the public for highway purposes.  
*Leslie Ray*  
LESLIE RAY  
UPTON RAY

STATE OF INDIANA S.S.  
Before me, a Notary Public, in and for said state of Floyd County, personally appeared before me on this 20 day of February, 1962 and acknowledged the execution of the foregoing affidavit.  
My commission expires: July 3 - 1962  
*Lloyd Rogers*  
LOYD ROGERS

**PROTECTIVE COVENANTS**  
1. All lots in this plat shall be known and described as residential lots.  
2. Only one residential dwelling unit shall be permitted upon each lot.  
3. No building shall be located nearer to the front lot line or side street line than the building line shown, nor nearer than 10 ft. to the division line between lots.  
4. All buildings on each lot are to have connecting roofs.  
5. No outside walls of buildings are to be of concrete or similar blocks.  
6. Forty per cent of all exterior walls are to be either brick or stone.  
7. No dwelling shall be permitted on any lot of this plat whose ground floor area of the main structure, exclusive of one story open porches and garages, is less than 960 square feet.  
8. All plans must be approved by the subdivision owners.  
9. All plans in front of the rear line of the plat, posts, and none are to extend in front of the rear line of the plat.  
10. No trailer, basement tent, shack, barn or other outbuilding erected on any lot shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.  
11. The covenants, conditions and restrictions herein contained shall run with all lots or parts of lots of this plat, and shall be binding on all owners of any lot, their heirs, executors, administrators and assigns. In event of violation of any of these restrictions, title would revert to the grantor, subject to any outstanding valid claim or mortgage.

**FILED AND RECORDED**  
This 23 day of April, 1962  
at INDIANAPOLIS, IN.  
Notary Public  
*Joseph H. Freisinger*  
JOSEPH FREISINGER  
FLOYD COUNTY, INDIANA

**ENTERED FOR TAXATION**  
This 24 day of April, 1962  
*Henry Perry*  
HENRY PERRY  
Auditor  
FLOYD COUNTY, INDIANA

**ENGINEER'S CERTIFICATE**  
I, the undersigned, a professional engineer duly licensed by the state of Indiana, hereby certify that I have made the survey of the above described tract and subdivided it into lots as shown.  
*Robert E. Campbell*  
ROBERT E. CAMPBELL  
CIVIL Engineer

**APPROVED**  
This 20 day of February, 1962  
City Controller: *Frank Bauman*  
FRANK BAUMAN  
City Attorney: *Raymond C. Johnson*  
RAYMOND C. JOHNSON  
City Engineer: *Robert E. Campbell*  
ROBERT E. CAMPBELL  
BOARD OF PUBLIC WORKS & SAFETY  
NEW ALBANY, INDIANA







**Floodplains (DFIRM)**

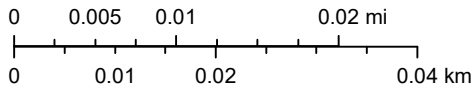
**Flood Zone and Subtype**

- A
- AE Fringe

- AE Floodway
- AO
- 0.2% Annual Chance Flood Hazard

Reduced Risk Due to Levee

1:750



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

**Parcel Number** 22-05-06-200-638.000-008 **Owner** Perry, Finis & Bonnie R. **Date** 01/01/1900 **Owner** Perry, Finis & Bonnie **Date** 01/01/1900 **Doc ID** 0 **Code** WD **Book/Page** / **Adj Sale Price** / **VII** /

**Local Parcel Number** 0086210019 **Indiana Cost Mod** 01/23/2024 **Valuation Method** Indiana Cost Mod **Equalization Factor** 1.0000 **Notice Required**  **Assessment Year** 2024 **Reason For Change** AA **As Of Date** 01/01/2024 **Valuation Method** Indiana Cost Mod **Equalization Factor** 1.0000 **Notice Required**

**Tax ID:** P 761 L 9 BLK 5 **Legal**

**Routing Number** 05-06-240-214 **Property Class** 510 **Year:** 2024 **County** Floyd **Township** NEW ALBANY TOWNSHIP **District** 008 (Local 008 ) **School Corp** 2400 **Neighborhood** 5062401-008 **Section/Plat** **Location Address** (1) 3302 DEERWOOD DR NEW ALBANY, IN 47150

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

2024	2024	2023	2022	2021	2020
WIP	AA	AA	AA	AA	AA
01/23/2024	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>\$30,200</b>	<b>\$30,200</b>	<b>\$30,200</b>	<b>\$30,200</b>	<b>\$30,200</b>	<b>\$30,200</b>
\$30,200	\$30,200	\$30,200	\$30,200	\$30,200	\$30,200
\$0	\$0	\$0	\$0	\$0	\$0
<b>\$180,100</b>	<b>\$180,100</b>	<b>\$156,600</b>	<b>\$143,100</b>	<b>\$128,800</b>	<b>\$128,800</b>
\$180,100	\$180,100	\$156,600	\$143,100	\$128,800	\$128,800
\$0	\$0	\$0	\$0	\$0	\$0
<b>\$210,300</b>	<b>\$210,300</b>	<b>\$186,800</b>	<b>\$173,300</b>	<b>\$159,000</b>	<b>\$159,000</b>
\$210,300	\$210,300	\$186,800	\$173,300	\$159,000	\$159,000
\$0	\$0	\$0	\$0	\$0	\$0
<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
\$0	\$0	\$0	\$0	\$0	\$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		102	103x114	0.97	\$305	\$296	-1%	1.0000	100.00	0.00	0.00	\$30,180

**Market Model** 5062401-008 - Residential **Characteristics** **Topography** **Flood Hazard** **Level** **Public Utilities** **ERA** **All** **Streets or Roads** **TIF** **Paved** **Neighborhood** **Life Cycle Stage** **Improv/ing** **Monday, May 13, 2024** **Review Group** 2024 **Data Source** External Only **Collector** 06/15/2023 **BF** **Appraiser** 06/15/2023 **BF**

**Land Computations** **Calculated Acreage** 0.27 **Actual Frontage** 102 **Developer Discount**

**Parcel Acreage** 81 Legal Drain NV 0.00 **82 Public Roads NV** 0.00 **83 UT Towers NV** 0.00 **9 Homestead** 0.00 **91/92 Acres** 0.00 **Total Acres Farmland** 0.27 **Farmland Value** \$0 **Measured Acreage** 0.00 **Avg Farmland Value/Acre** 0.0 **Value of Farmland** \$0 **Classified Total** \$0 **Farm / Classified Value** \$0 **Homestead(s) Value** \$0 **91/92 Value** \$0 **Supp. Page Land Value** \$30,200 **CAP 1 Value** \$0 **CAP 2 Value** \$0 **CAP 3 Value** \$0 **Total Value** \$30,200

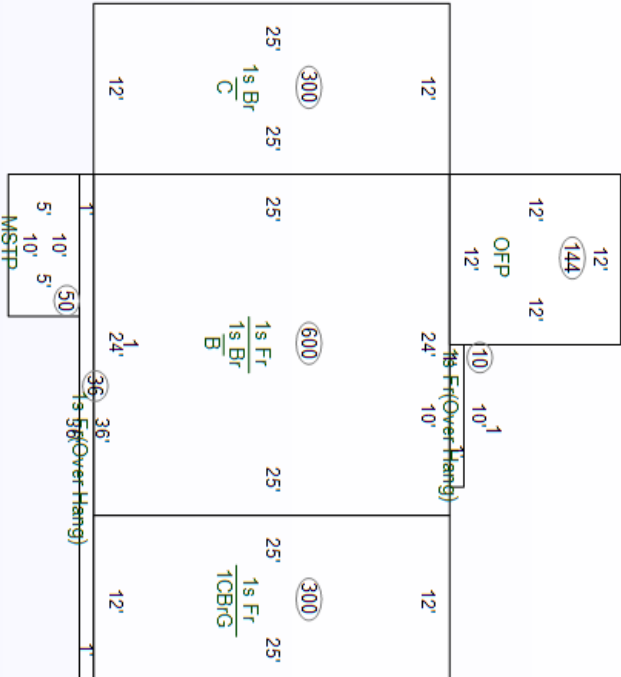
**General Information**      **Plumbing**      **Cost Ladder**

Occupancy	Single-Family	Full Bath	#	TF
Description	Single-Family R 01	Half Bath	2	6
Story Height	2	Kitchen Sinks	1	2
Style	30 2 Story or Higher	Water Heaters	1	1
Finished Area	1396 sqft	Add Fixtures	0	0
Make		Total	5	10

<b>Floor Finish</b>		<b>Accommodations</b>	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	4
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	1
<input type="checkbox"/> Parquet		Total Rooms	8
<b>Wall Finish</b>		<b>Heat Type</b>	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

<b>Roofing</b>	
<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Asphalt
<input type="checkbox"/> Metal	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Tile
<input type="checkbox"/> Other	

<b>Exterior Features</b>	
<b>Description</b>	<b>Area</b> <b>Value</b>
Porch, Open Frame	144      \$6,400
Stoop, Masonry	50      \$1,800



<b>Description</b>	<b>Count</b>	<b>Value</b>
<b>Specialty Plumbing</b>		

<b>Summary of Improvements</b>																					
<b>Description</b>	<b>Story</b>	<b>Constr</b>	<b>Grade</b>	<b>Year Built</b>	<b>Year Eff</b>	<b>Eff Co</b>	<b>Base Rate</b>	<b>LCM</b>	<b>Adj Rate</b>	<b>Size</b>	<b>RCN</b>	<b>Norm Dep</b>	<b>Remain. Value</b>	<b>Abn Obs</b>	<b>PC Nbrhd</b>	<b>Mrt</b>	<b>Cap 1</b>	<b>Cap 2</b>	<b>Cap 3</b>	<b>Improv Value</b>	
1: Single-Family R 01	2	3/6 Maso	C	1961	1961	63 A	0.88			2,446 sqft	\$150,040	42%	\$87,020	0%	100%	1.000	2.070	100.00	0.00	0.00	\$180,100
<b>Total all pages</b>																					
\$180,100																					
<b>Total this page</b>																					
\$180,100																					



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: 3302 Deerwood Drive, New Albany, IN 47150

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

- (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer has (check (i) or (ii) below):
(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

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.)

3302 Deerwood Drive, New Albany, IN 47150

(Property Address)

46 **CERTIFICATION OF ACCURACY**

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

49  
50 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
52 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
54 document shall be promptly delivered, if requested.

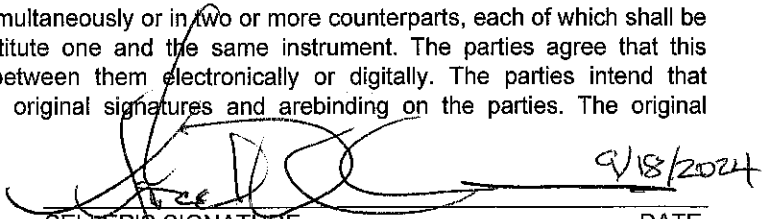
55  
56  
57 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

58  
59 PRINTED \_\_\_\_\_

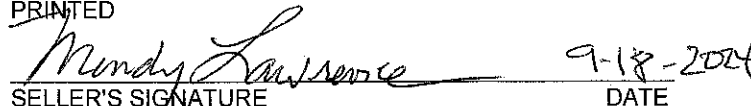
60  
61  
62  
63 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

64  
65  
66 PRINTED \_\_\_\_\_

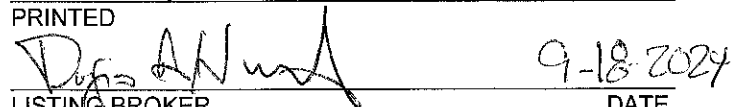
67  
68  
69 SELLING BROKER \_\_\_\_\_ DATE \_\_\_\_\_

  
SELLER'S SIGNATURE \_\_\_\_\_ DATE 9/18/2024

**Bonnie R. Perry Estate, Mark D. Perry Co- Personal Rep.**

PRINTED \_\_\_\_\_  
  
SELLER'S SIGNATURE \_\_\_\_\_ DATE 9-18-2024

**Bonnie R. Perry Estate, Mindy Lawrence Co-Personal Rep.**

PRINTED \_\_\_\_\_  
  
LISTING BROKER \_\_\_\_\_ DATE 9-18-2024

**Douglas Harritt, Harritt Group, Inc.**



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**



**3302 Deerwood Drive, New Albany, IN 47150**

(Property Address)