



BID PACKET

MALLARD RUN RANCH HOME ONLINE AUCTION

**2607 DARIEN DRIVE
JEFFERSONVILLE, IN 47130**

ONLINE BIDDING ENDS

THURSDAY, APRIL 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

2607 DARIEN DRIVE, JEFFERSONVILLE, IN 47130

Bidding Ends Thursday, April 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 May 28, 2024**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

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

EVIDENCE OF TITLE

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

SURVEY

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

REAL ESTATE TAXES AND ASSESSMENTS

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

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 *Thursday, April 4 through Thursday, April 18, 2024*.

AGENCY

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

SELLER

Lana Jo Tucker Estate

CO-PERSONAL REPRESENTATIVES

Sharon R. Griffin

Melissa M. Russell

ATTORNEY

Lorch Naville Ward LLC

Maxwell McCrite, Attorney

Client Detail

2607 Darien Drive, Jeffersonville, IN 47130

Listing #: **202406856**

Total Finished Sqft: **1,530**

Above Grade Finished SqFt: **1,530**

\$0
Active (04/02/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	Yes	School Dst:	Greater Clark
Subdiv Nm:	Mallard Run	Parcel#:	21001000451
Beds:	3	Lot Sz:	0.2267 / 9,875
Baths:	2 (2 0)	Lot Size Src:	Plat Map
Abv Grd SF:	1,530	Lot Dim:	80x109x36x50x130
Tot Fin SF:	1,530	Year Built:	1998
New Const:	No	Annual Tax:	2,406
Est Completion:		Tax Year:	2023/2024
Home Warranty:	No	DOM:	0
Land Assess:	41,500	HOA \$:	/
Improvements:	195,700		
Total Assess:	237,200		
Directions:	I-65 to Veterans Parkway. East 1 mile to right on Woehrle Road to left on Charlestown-Jeffersonville Pike. Continue 1/2 mile to right on Savannah Drive to left on Downey Drive to left on Darien Drive. Home on the left. Mallard Run Section 3, Lot 361		

Legal: _____
 Tot Deductions: **\$123,680** Deduction Type _____ Comment _____
 Supplemental Homestd 75680

Remarks

MALLARD RUN RANCH HOME ONLINE AUCTION - BIDDING ENDS THURSDAY, APRIL 18 @ 2PM. One-level 1530 square foot three bedroom-two bath brick ranch in need of renovation with an attached 2-car garage in a great neighborhood off Charlestown Jeffersonville Pike - just minutes to Veterans Parkway and 10th Street shopping corridors. Equipped laundry mudroom off kitchen, 11' vaulted ceiling in family room, tray ceilings in formal dining and main bedroom, and private backyard space. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Slab
Zoning:	Residential	Basement:	No
Construction:	Existing	Basement Type:	
Outbuildings:		Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame	Road Frontage:	80'
Exterior Feat:	Deck, Public Sidewalk, Solid Surface Drive, Thermopane windows		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Breakfast Bar, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Formal Dining Rm, Foyer, Pantry, Utility/Mud Room, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,530.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,530
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **22 x 21** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	18.6 x 14.3	1st Floor	Carpet	Vaulted Ceiling, Gas Fireplace
Dining Room	12.4 x 9.10	1st Floor	Carpet	
Kitchen	19.6 x 11.1	1st Floor	Vinyl	
Other	9.10 x 6.7	1st Floor	Vinyl	Laundry Mudroom
Main Bedroom	15.1 x 12.1	1st Floor	Carpet	
Bathroom Full	9.7 x 4.10	1st Floor	Vinyl	Main Bedroom Bath
Bedroom	12 x 10.4	1st Floor	Carpet	
Bedroom	10.7 x 10	1st Floor	Carpet	

Bathroom Full 8.6 x 4.11 1st Floor Vinyl

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Yes**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

10-21-02-100-048.000-009
 General Information
 Parcel Number 10-21-02-100-048.000-009
 Local Parcel Number 21-00100-045-1

TUCKER LANA JO
 Ownership
 TUCKER LANA JO
 2607 DARIEN DRIVE
 JEFFERSONVILLE, IN 47130

2607 DARIEN DRIVE
 510, 1 Family Dwell - Platted Lot

09 RES AREA 17/10045068
 Notes
 9/25/2019 GENERAL: REASSESSMENT (FK-LG) - NO CHANGE
 11/25/2015 GENERAL: rem igladd att gar. reassmt. BL C
 1/13/2011 GENERAL: 11-12 PER REASSESSMENT NO CHANGE
 6/6/2005: (04-05) CORRECTED NEIGHBORHOOD CODE. REASSESSMENT HAD SECTIONS 2&3 IN THE WRONG NEIGHBORHOOD, CORRECTED FOR 04-05 LAND WENT UP BUT IMPROVEMENTS DROPPED DUE TO A .85% MARKET COMPARED TO FOXBORO.
 6/16/2003: TLS 6/27/01 KC.
 5/14/2002: F-11 (99-00) 7-16-99 KL- *ADDED NEW HOUSE AND FULL LAND ASSESSMENT.

1/2

Tax ID:
 Routing Number 020.000
 Property Class 510
 1 Family Dwell - Platted Lot

Legal
 MALLARD RUN #3, LOT 361

Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price V/I
 12/15/1998 TUCKER LANA JO WD / \$0 I

Year: 2023

Location Information
 County Clark
 Township JEFFERSONVILLE TOWNSHIP
 District 009 (Local 019)
 JEFFERSONVILLE CITY-OFW
 School Corp 1010
 GREATER CLARK COUNTY
 Neighborhood 10045068
 09 RES AREA 17
 Section/Plat

Location Information
 Location Address (1)
 2607 DARIEN DRIVE
 JEFFERSONVILLE, IN 47130

Land Pricing Soil
 Type Method ID
 F F 0 83x119

Assessment Year
 Reason For Change
 As Of Date
 Valuation Method
 Equalization Factor
 Notice Required

Assessment Year
 Reason For Change
 As Of Date
 Valuation Method
 Equalization Factor
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Valuation Records (Work in Progress. Values are not certified values and are subject to change)

2023	2023	2023	2022	2021	2020	2019
WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
02/22/2023	04/06/2023	04/14/2022	03/31/2021	03/18/2020	03/31/2019	
Indiana Cost Mod	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	1.0000
\$41,500	\$41,500	\$41,500	\$37,400	\$29,100	\$29,100	\$29,100
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$195,700	\$195,700	\$163,500	\$148,700	\$130,200	\$123,300	\$123,300
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$237,200	\$237,200	\$205,000	\$186,100	\$159,300	\$152,400	\$152,400
\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0

Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market %	Elig %	Factor	Value
0	83x119	1.00	\$500	\$500	\$41,500	0%	100%	1.0000		\$41,500

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market %	Elig %	Factor	Value
F	F		0	83x119	1.00	\$500	\$500	\$41,500	0%	100%	1.0000		\$41,500

Calculated Acreage	Actual Frontage	Developer Discount	Parcel/Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homesite(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value	
0.23	0																		\$41,500	\$0	\$0	\$0	\$41,500

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market %	Elig %	Factor	Value
F	F		0	83x119	1.00	\$500	\$500	\$41,500	0%	100%	1.0000		\$41,500

Market Model N/A

Characteristics
 Topography Flood Hazard
 Level
 Public Utilities ERA
 All
 Streets or Roads Paved, Sidewalk TIF
 Neighborhood Life Cycle Stage
 Static
 Printed Saturday, April 22, 2023

Data Source N/A
 Collector
 Appraiser

Review Group

Review Group



