



BID PACKET

ABSOLUTE 1850's BRICK 2-STORY & 1.76 ACRES
ONLINE AUCTION

12238 WALNUT STREET SW
MAUCKPORT, IN 47142

ONLINE BIDDING ENDS

THURSDAY, APRIL 25 @ 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

12238 Walnut Street SW, Mauckport, IN 47142

Bidding Ends Thursday, April 25, 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 Tuesday, June 4, 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. **The home is uninhabitable and unsafe to enter.** All inspections from the exterior 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 per courthouse.*

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 located in Flood Zone AE, an area that is subject to flooding and does not allow septic systems.**

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. Frontage measurements are approximate.

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 ABSOLUTE WITH NO RESERVE

Property is selling absolute with no reserve 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 11 through Thursday, April 25, 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

Agent Summary

12238 Walnut Street SW, Mauckport, IN 47142

\$0

Listing #: 202406916

Total Finished Sqft: 2,032

Above Grade Finished SqFt: 2,032

Active (04/08/24)
DOM: 0 CDOM: 0



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Typ Lst Ctr:	Excl. Right to Sell
Subdivision:	No	BAP:	2
Subdiv Nm:		Var Rate:	No
Township:	Heth	School Dst:	
Parcel#:	0180009300	Addl Parcel#:	31-20-04-129-012.000-010
Beds:	0	Lot Sz:	1.76 / 76,666
Baths:	0 (0 0)	Lot Size Src:	Assessor
Year Built:	1850	Lot Dim:	
Type Poss Sale:	Estate	List Date:	2024-04-08
		Exp. Date:	07/24/2024
New Const:	No	Owner Nm:	Charles Denzinger Estate
Est Completion:		Ann Tax:	\$53
Land Assess:	3,500	Tax Year:	2023/2024
Improvements:	0	Tax Exmt Prop:	
Total Assess:	3,500	HOA \$:	
Occupant Type:	Vacant	HOA:	
Appointment:	Mandatory	Home in disrepair and unsafe to enter. View from exterior.	
Showing Instr:			
Directions:	I-64 to Corydon Exit # 105. South 16 miles on IN-135 to left onto ramp to Mauckport just before Matthew Welsh Memorial Bridge to Brandenburg, KY. Right at stop sign onto W. Old Hwy. 11 to right on Walnut Street.		
Legal:	018-00093-00 PT NW1/4 4-6-3 .11		

Agent/Office

Agent [Douglas Harritt](mailto:douglas.harritt@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

ABSOLUTE 1850's BRICK 2-STORY & 1.76 ACRES ONLINE AUCTION - BIDDING ENDS THURSDAY, APRIL 25 @ 2PM. Selling online to the highest bidder, a level partially wooded 1.76 acres in the quiet river town of Mauckport. The property divided by an unimproved 3rd Street - has a circa 1850's brick two story uninhabitable structure on 0.11 acre with 78' frontage and a 1.65 acre lot with 220' frontage. The home was built by J.H. Miller, a renowned stoneware pottery maker and postmaster for Mauckport. The brick structure includes some architectural salvage and is located in Flood Zone AE - an area that does not allow septic systems. Home is unsafe - Do Not Enter! Located just minutes from the Matthew Welsh Brandenburg Bridge off IN-135 and 15 miles south of downtown Corydon. Klintstiver Ohio River Boat Ramp nearby. **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

Zoning:		Basement:	No
Construction:	Vacant	Laundry:	
# Fireplaces:		Road Frontage:	298

Measurements

Above Grade Finished:	2,032.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,032
Below Grade Unfinish:	0.0	Sqft Source:	Assessor

Room Sizes & Levels

Total Rooms:	0	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
--------------	----------	---------	----------	--------------	--	--------------	--	----------------	--

Utilities

Water Heater:	None	Heat Type:	None
---------------	-------------	------------	-------------

Water Type: **None**
Natural Water:
Sewer Type: **None**

Cooling Type: **None**
Fuel Type: **None**

General Information

Possession: **At Closing**
Seller Will Lease: **No**
Key Box Type: **No Key Box**
Key Box Location:
04/08/2024 9:58:28 AM

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



National Flood Hazard Layer FIRMette

86°12'20"W 38°14'2"N



Legend

SEE FIS 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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 2)
- 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

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMIRS
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- 20.2
- 17.5
- 8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

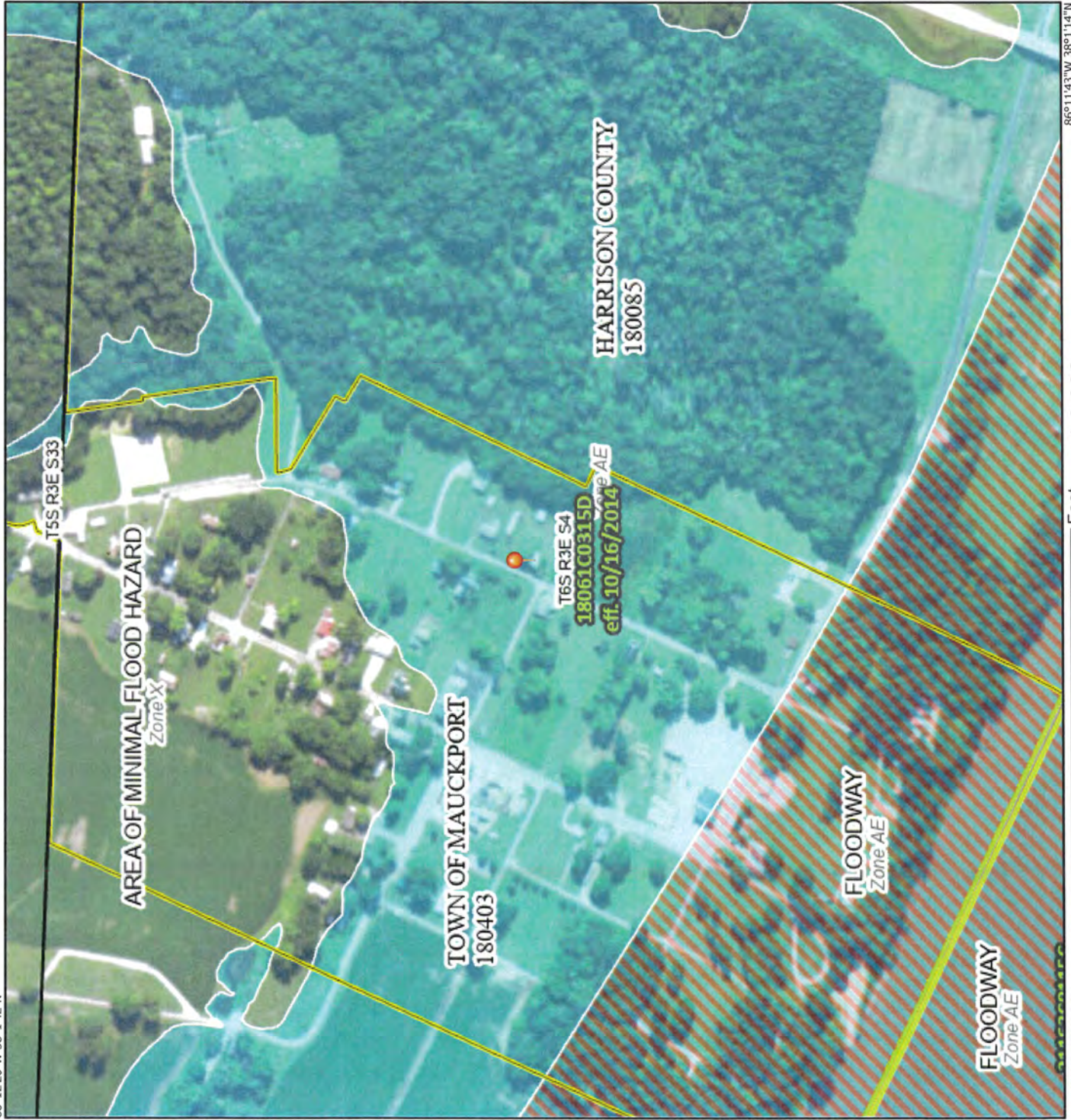
- Digital Data Available
- No Digital Data Available
- Unmapped

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 1/12/2024 at 2:47 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.



Warranty Deed

This Indenture Witnesseth, That CHARLES FISHER, of legal age

of Harrison County, in the State of Indiana Convey and Warrant
to CHARLES DENZINGER

of Harrison County, in the State of Indiana for and in
consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt
whereof is hereby acknowledged, the following described REAL ESTATE in Harrison
County in the State of Indiana, to wit:—

A part of northwest 1/4 of Section 4, Township 6 south, Range 3 east,
beginning at the southwest corner of the Charles Fisher property running east
along the north side of the right of way for the continuation of Forth Street
(an alley) 68 feet, then along a line following 8 feet from the east side of
the Old Brick House—chimney and porches, north 50 feet, west 17 feet, north 18
feet, west 8 feet, north 10 feet and west 48 feet to the east side of the
right of way for Walnut Street, thence following this east side of the right
of way of Walnut Street south 78 feet to the place of beginning, containing
11/100 of an acre, more or less.

This deed to include the home known as old J. H. Miller - Fisher Brick Home.

DULY ENTERED FOR TAXATION, THIS

19th DAY OF June 19 92

Arthur M. Gallman

AUDITOR HARRISON CO. INDIANA

NO. 03922

RECEIVED FOR RECORD

AT 1:30 o'clock P. M. and received

record No. 119

Page 202 of 679 1992

James Simpson

RECORDER HARRISON CO.

IN WITNESS WHEREOF, The said Charles Fisher

has hereunto set his hand and seal this 19th day of June 19 92

_____(Seal) _____(Seal)

Charles Fisher

_____(Seal) _____(Seal)

_____(Seal) _____(Seal)

State of Indiana, Harrison County, ss: HARRISON

Before me, the undersigned, a Notary Public, in and for said County and State, this 18 day of
June 19 92, personally appeared the within named

Charles Fisher

and acknowledged the execution of the foregoing instrument for the uses and purposes herein mentioned.
In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

Jerra R. Rhoads
Jerra R. Rhoads Notary

My Commission expires: May 7, 1995 My County of Residence is: Harrison

This Instrument Prepared By: Ronald W. Simpson, Attorney-at-Law

Send Tax Statement to: Charles Denzinger

address



8 0 0 2 8 0 4
Tx:4001988

201005589

BARBARA BEST
HARRISON COUNTY RECORDER
11/15/2010 10:08 AM
PAGE 1 OF 2

PARCEL NO.: 31-20-04-129-012.000-010

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **EVELYN ROSBOTTOM**, of legal age, of Harrison County, Indiana, **CONVEYS and WARRANTS** to **CHARLES K. DENZINGER**, of Harrison County, State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Harrison County, Indiana, to-wit:

Lots Numbered Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19) and Twenty (20) in the Town of Mauckport, Harrison County, Indiana.

IN WITNESS WHEREOF, the said **EVELYN ROSBOTTOM** has hereunto set her hand and seal this 9th day of November, 2010.

Evelyn Rosbottom
EVELYN ROSBOTTOM

STATE OF INDIANA)
) SS:
COUNTY OF HARRISON)

Before me, the undersigned, a Notary Public, in and for said County and State, this 9th day of November, 2010, personally appeared the within named **EVELYN ROSBOTTOM**, grantor in the above conveyance, who acknowledged the same to be her voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official



Ronald W. Simpson
Ronald W. Simpson, Notary Public
Resident of Harrison County
DULY ENTERED FOR TAXATION, THIS
12th DAY OF November 2010
Patricia A. Wolfe
AUDITOR HARRISON CO. INDIANA 57

THIS INSTRUMENT PREPARED BY: RONALD W. SIMPSON, ATTORNEY-AT-LAW
213 North Capitol Avenue
Corydon, IN 47112
(812) 738-7260

SEND TAX STATEMENT TO: CHARLES K. DENZINGER
#10 South Posey St.
Fredericksburg IN 47120

ADDRESS OF GRANTEE: CHARLES K. DENZINGER
#10 South Posey St.
Fredericksburg, IN 47120

PROPERTY ADDRESS: Walnut Street
Mauckport, IN 47148

C:\Users\Ann\Documents\MyFiles\Deeds\Rosbottom E to Denzinger.wpd

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY,
THAT I HAVE TAKEN REASONABLE CARE TO
REDACT EACH SOCIAL SECURITY NUMBER IN
THIS DOCUMENT, UNLESS REQUIRED BY LAW."
NAME: Charles K. Denzinger

General Information
Parcel Number
31-20-04-129-011.000-010
Local Parcel Number
0180009300

Tax ID:

Routing Number

Property Class 599
Other Residential Structures

Year: 2023

Location Information

County Harrison
Township HETH TOWNSHIP
District 010 (Local 018)
MAUCKPORT TOWN
School Corp 3190
SOUTH HARRISON
Neighborhood 3110501-010
Mauckport Town Res
Section/Plat 4
Location Address (1)
12238 WALNUT STREET SW
MAUCKPORT, IN 47142

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

- Topography Flood Hazard ERA
- Public Utilities TIF
- Streets or Roads
- Neighborhood Life Cycle Stage

Other

Ownership
DENZINGER, CHARLES
3820 ANGELO RD
CORYDON, IN 47112

Legal

018-00093-00 PT NW1/4 4-6-3 .11

Routing Number

Property Class 599
Other Residential Structures

Year: 2023

Location Information

County Harrison
Township HETH TOWNSHIP
District 010 (Local 018)
MAUCKPORT TOWN
School Corp 3190
SOUTH HARRISON
Neighborhood 3110501-010
Mauckport Town Res
Section/Plat 4
Location Address (1)
12238 WALNUT STREET SW
MAUCKPORT, IN 47142

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

- Topography Flood Hazard ERA
- Public Utilities TIF
- Streets or Roads
- Neighborhood Life Cycle Stage

Other

Transfer of Ownership
Date 06/19/1992
Owner DENZINGER, CHARL
01/01/1900 FROM:DENZINGER,C

Legal

018-00093-00 PT NW1/4 4-6-3 .11

Routing Number

Property Class 599
Other Residential Structures

Year: 2023

Location Information

County Harrison
Township HETH TOWNSHIP
District 010 (Local 018)
MAUCKPORT TOWN
School Corp 3190
SOUTH HARRISON
Neighborhood 3110501-010
Mauckport Town Res
Section/Plat 4
Location Address (1)
12238 WALNUT STREET SW
MAUCKPORT, IN 47142

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

- Topography Flood Hazard ERA
- Public Utilities TIF
- Streets or Roads
- Neighborhood Life Cycle Stage

Other

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
0 WD / \$0 I
WD / \$0 I

Legal

018-00093-00 PT NW1/4 4-6-3 .11

Routing Number

Property Class 599
Other Residential Structures

Year: 2023

Location Information

County Harrison
Township HETH TOWNSHIP
District 010 (Local 018)
MAUCKPORT TOWN
School Corp 3190
SOUTH HARRISON
Neighborhood 3110501-010
Mauckport Town Res
Section/Plat 4
Location Address (1)
12238 WALNUT STREET SW
MAUCKPORT, IN 47142

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

- Topography Flood Hazard ERA
- Public Utilities TIF
- Streets or Roads
- Neighborhood Life Cycle Stage

Other

Notes
4/5/2022 3RD: CHANGED LAND TYPE (91)
PRICING METHOD FROM OVERRIDE TO: GIS
ACREAGE (0.11) & ADDED 1S BR/C (16X27 WITH
NO VALUE) PER R/A FOR 2022 PAY 2023
2/28/2018 3RD: CHANGED PROP CLASS FROM
510 TO 500; HAS IMPROVEMENT WITH NO
VALUE.
11/2/2017 3RD: ADDED HOME THAT IS
UNLIVABLE IT HAS NO UTILITIES AND GROWN
UP AND FALLING DOWN WITH NO VALUE FOR
2018 PAY 2019 PER RA
1/30/2006 CHD: Previous parcel_id:
0603042100905
3/6/2003 MEM: (.11 A) TO DENZINGER, CHARLES

Legal

018-00093-00 PT NW1/4 4-6-3 .11

Routing Number

Property Class 599
Other Residential Structures

Year: 2023

Location Information

County Harrison
Township HETH TOWNSHIP
District 010 (Local 018)
MAUCKPORT TOWN
School Corp 3190
SOUTH HARRISON
Neighborhood 3110501-010
Mauckport Town Res
Section/Plat 4
Location Address (1)
12238 WALNUT STREET SW
MAUCKPORT, IN 47142

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

- Topography Flood Hazard ERA
- Public Utilities TIF
- Streets or Roads
- Neighborhood Life Cycle Stage

Other



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

2023	2023	2022	2021	2020	2019
Assessment Year	AA	AA	AA	AA	AA
Reason For Change	04/03/2023	04/06/2022	03/26/2021	03/27/2020	03/19/2019
As Of Date	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Valuation Method	1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor					
Notice Required					
Land	\$200	\$200	\$2,000	\$2,000	\$2,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$200	\$200	\$2,000	\$2,000	\$2,000
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$200	\$200	\$2,000	\$2,000	\$2,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$200	\$200	\$2,000	\$2,000	\$2,000

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

Land Pricing Soil Type Method ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. % Elig	Res Market Factor	Value
91 A	0	0.11	\$2,000	\$2,000	\$220	0%	0%	\$220

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
0.11	0		0.11	0.00	0.00	0.00	0.00	0.11	0.00	\$0	0.00	0.0	\$0	\$0	\$0	\$0	\$200	\$0	\$0	\$200	\$200	

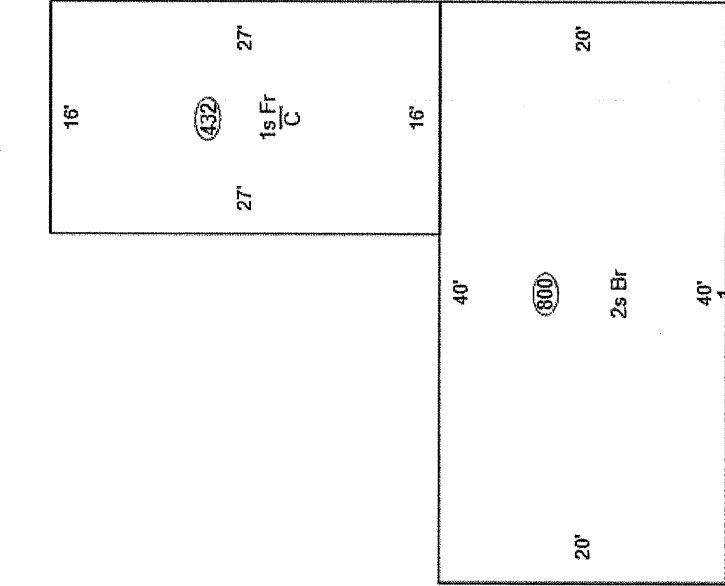
General Information		Plumbing	#	TF
Occupancy	Single-Family	Full Bath	0	0
Description	Single-Family	Half Bath	0	0
Story Height	2	Kitchen Sinks	0	0
Style	N/A	Water Heaters	0	0
Finished Area	2032 sqft	Add Fixtures	0	0
Make		Total	0	0

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

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

Exterior Features	
Description	Area
	Value



Floor	Constr	Base	Finish	Value	Totals
1	94	1232	1232	\$96,900	
2	7	800	800	\$42,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		432	0	\$4,100	
Slab					

Adjustments	Total Base
Unfin Int (-)	\$143,100
Ex Liv Units (+)	\$143,100
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	2:800
Plumbing (+ / -)	0 - 5 = -5 x \$0
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit	Sub-Total, 1 Units
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.30
Location Multiplier	0.90
Replacement Cost	\$35,829

Description	Count	Value
Specialty Plumbing		

Summary of Improvements

Description	Res Eligbl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: Single-Family	100%	2	sv	E-1	1900	1900	123	P	0.90	0.90			2,032 sqft		75%	0%	100%	1.120	1.0000	\$0

General Information

Parcel Number 31-20-04-129-012.000-010
Local Parcel Number 0180007000
Tax ID:

Routing Number

Property Class 500
Vacant - Platted Lot

Year: 2023

Location Information

County Harrison
Township HETH TOWNSHIP
District 010 (Local 018)
MAUCKPORT TOWN
School Corp 3190
SOUTH HARRISON
Neighborhood 3110501-010
Mauckport Town Res
Section/Plat 04.23
Location Address (1)
THIRD STREET
MAUCKPORT, IN 47142

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage

Other Printed Wednesday, November 8, 2023

Review Group

Ownership

DENZINGER, CHARLES K
3820 ANGELO RD
CORYDON, IN 47112

Legal

MAUCKPORT INLOT 16 & 17 & 18 & 19 & 20

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, Value. Includes transfer records from 2010 to 2020.



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 (1-3), Improvement, Total, Total Non Res (1-3). Shows valuation history from 2023.

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

Table with columns: Land Pricing Soil Type Method ID, Act Front, Size Factor, Rate, Adj. Rate, Ext. Value, Inft. % Elig, Res Market % Factor, Value. Shows current land pricing and market factors.

Land Computations

Table with columns: 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.

Notes

4/5/2023 3RD: CHANGED LAND TYPE (61'S) PRICING METHOD FROM OVERRIDE TO: GIS ACREAGE (1.652) PER RIA FOR 2022 PAY 2023
3/7/2011 M: ROSBOTTOM, EVELYN TO DENZINGER, CHARLES K 11-09-2010
4/13/2006 CHID: Previous parcel_id: 0603042300100
NOTE: FROM: WINDELL, VIOLET M (DEC.), BY PERS: EVELYN ROSBOTTOM, TO: ROSBOTTOM, EVELYN
(PERS. REP. DEED 200600350) FOR 03/01/2006.

Appraiser

Collector

Data Source N/A



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: 12238 Walnut Street SW, Mauckport, IN 47142

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)

(f.) DA 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.)**

12238 Walnut Street SW, Mauckport, IN 47142

(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.

56
57 _____
58 BUYER'S SIGNATURE DATE

59
60 _____
61 PRINTED

62
63 _____
64 BUYER'S SIGNATURE DATE

65
66 _____
67 PRINTED

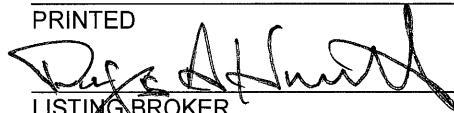
68
69 _____
SELLING BROKER DATE

SELLER'S SIGNATURE DATE

Charles Denzinger Estate
PRINTED

SELLER'S SIGNATURE DATE

PRINTED


LISTING BROKER DATE
4-8-2024
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



12238 Walnut Street SW, Mauckport, IN 47142
(Property Address)