



BID PACKET

ABSOLUTE FLOYD CO. 8.82 ACRES ONLINE AUCTION

**2716 HIGHWAY 11
LANESVILLE, IN 47136**

ONLINE BIDDING ENDS

TUESDAY, MAY 7 @ 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

2716 HIGHWAY 11, LANESVILLE, IN 47136

Bidding Ends Tuesday, May 7, 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 June 17, 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. Note - A previous survey dated Sept. 9, 2000 includes this tract in a larger parcel.

SEPTIC DESIGN SPECIFICATIONS

Septic Design Specifications dated 2/20/15 and updated 4/18/24 is on record from the Floyd County Health Department and was based on a Jack Coulter Soil Test. Please note the minimum design specifications for the onsite sewage system does not imply construction approval. If you should have any further questions regarding these specifications or the approval process, please contact the Floyd County Health Department at 812-948-4726.

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.

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 *Tuesday, April 23 through Tuesday, May 7, 2024*.

AGENCY050724

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

SELLER

Ronald G. Wolfe Jr.

Client Detail

2716 Highway 11, Lanesville, IN 47136

Listing #: 202407223

\$0

Active (04/17/24)



Prop Type: **Vacant Land**
County: **Floyd**
Subdiv: **No**
Township: **Franklin**
Acres: **8.8200**
Zoning: **Residential**
Outbuildings:
Mobile/Modular:
Wooded YN: **Yes**
Exempt:
Road Type: **Paved**
Road Frontage: **290**
HOA:
Financing Comment: **Other**

Lot Sz: **384,199.20**
Lot Sz Src: **Assessor**
DOM: **9**
Lot Dim: **290' x 1324' x 290' x 1325'**
Irreg. Dim: **No**
Annual Tax: **298**
Tax Year: **2023/2024**
Land Assess: **\$20,400**
Improvements: **\$0**
Total Assess: **\$20,400**
Timber Acreage:
Pasture Acreage:
Possible Financing: **Other**

Parcel#: 0010040088
Adl Parc#: **22-01-01-400-088.000-001**
Lot Description: **Wooded Lot**
Legal: **NE 1/4 SW 1/4 14-3-5 8.82 AC (PER SURVEY)**
Directions: **From the Edwardsville/Georgetown Exit 118 off I-64 follow IN-62 West towards Lanesville 2.8 miles to a slight left onto Hwy. 11 S. Continue 1 mile to auction on left - just past W. McCarthy Knob Road and Sunny Acres development.**

Remarks

ABSOLUTE FLOYD CO. 8.82 ACRES ONLINE AUCTION - BIDDING ENDS: TUESDAY, MAY 7 @ 2PM. Selling with no reserve to the highest bidder, a wooded and secluded 8.82 acres in an established suburban area of Floyd County just 4 miles west of I-64 Edwardsville Exit and 14 miles NW of Louisville. A 3-parcel tract selling as a whole. Scenic wooded land gently rolling with hillside valley, enhanced with peaceful sounds of a seasonal waterfall. 290' road frontage x 1325' deep. Electric & water available at street. Previous survey of a larger parcel dated 9/9/2000 available on record. A Septic Design Specifications dated 2/20/15 and updated 4/18/24 is available from the Floyd County Health Department based on a Jack Coulter soil test. Note - this does not imply construction approval. Call Floyd Co. Health Dept. for approval process. 3rd Parcel # 22-01-01-400-030.000-001. 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.

Utilities

Water Type: **Public Available**

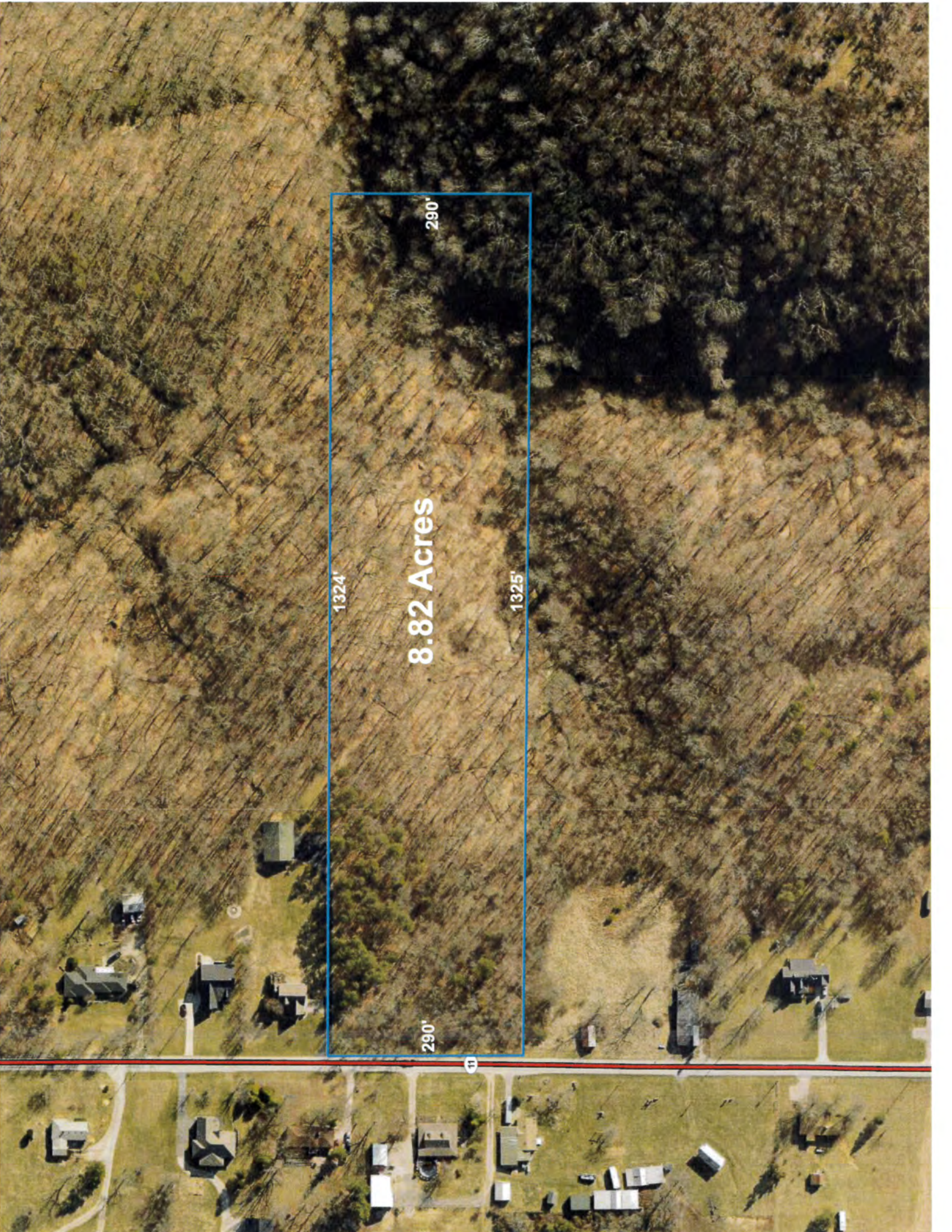
Electricity:

General Information

Possession: **At Closing**
Restrictions: **No**
Flood: **No**

Seller Will Lease: **No**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.



8.82 Acres

1324'

1325'

290'

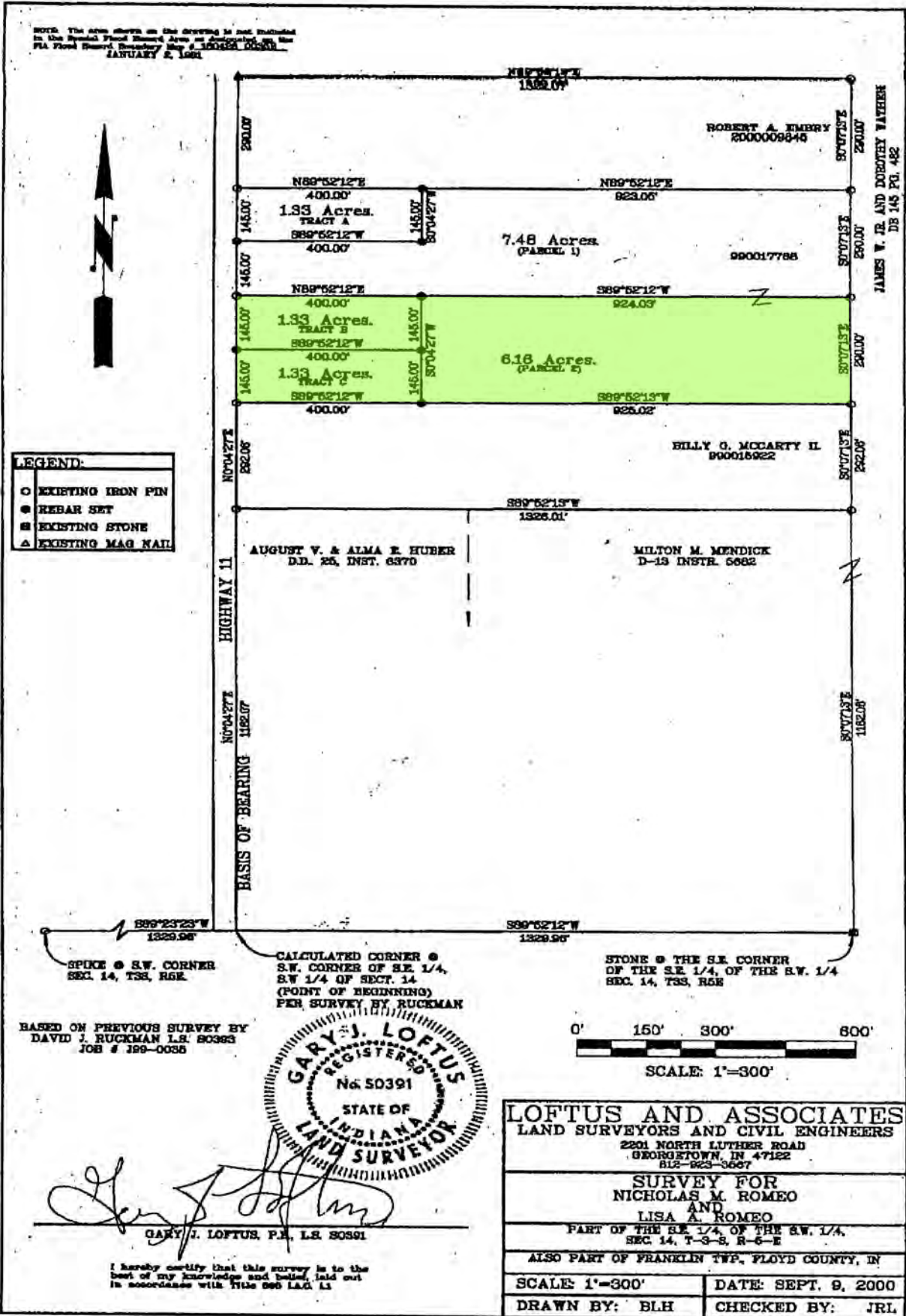
290'

11

NOTE: The area shown on this drawing is not included in the Special Flood Hazard Area as determined by the FIA Flood Hazard Boundary Map # 100427E, 000001, JANUARY 2, 1991



LEGEND:	
○	EXISTING IRON PIN
●	REBAR SET
■	EXISTING STONE
▲	EXISTING MAG NAIL



BASED ON PREVIOUS SURVEY BY DAVID J. RUCKMAN L.S. 80363 JOB # 199-0038

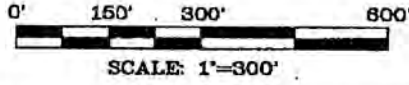
CALCULATED CORNER @ S.W. CORNER OF S.E. 1/4, S.W. 1/4 OF SECT. 14 (POINT OF BEGINNING) PER SURVEY BY RUCKMAN

STONE @ THE S.E. CORNER OF THE S.E. 1/4, OF THE S.W. 1/4 SECT. 14, T3S, R5E



[Signature]
GARY J. LOFTUS, P.E., L.S. 80391

I hereby certify that this survey is to the best of my knowledge and belief laid out in accordance with Title 36 I.A.C. 13



LOFTUS AND ASSOCIATES LAND SURVEYORS AND CIVIL ENGINEERS 2201 NORTH LUTHER ROAD GEORGETOWN, IN 47122 812-823-3667	
SURVEY FOR NICHOLAS M. ROMEO AND LISA A. ROMEO	
PART OF THE S.E. 1/4, OF THE S.W. 1/4, SECT. 14, T-3-S, R-6-E	
ALSO PART OF FRANKLIN TWP, FLOYD COUNTY, IN	
SCALE: 1"=300'	DATE: SEPT. 9, 2000
DRAWN BY: BLH	CHECKED BY: JRL

General Information
 Parcel Number 22-01-01-400-087.000-001
 Local Parcel Number 0010040088
 Tax ID:
 Routing Number 01-01-400-041
 Property Class 501
 Vacant - Unplatted (0 to 9.99 Acres)
 Year: 2024

Ownership
 Wolfe, Ronald G. Jr.
 5454 Old Vincennes Rd
 Floyds Knobs, IN 47119
 NE 1/4 SW 1/4 14-3-5 1.33Ac (PER SURVEY)

Transfer of Ownership
 Date 06/19/2003 Owner Wolfe, Ronald G. Jr.
 01/03/2001 ROMEO, NICHOLAS
 01/01/1900 SPLIT FROM 0040-03

Notes
 1/25/2023 26Q2: BF FIELD REVIEW & DATA COLLECTION
 2/11/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION
 5/11/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION.
 1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Location Information
 County Floyd
 Township FRANKLIN TOWNSHIP
 District 001 (Local 001)
 FRANKLIN TOWNSHIP
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2024 WIP
 Reason For Change
 As Of Date 03/08/2024
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	06/25/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
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	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800

Land Data (Standard Depth: Res: 120', Cl: 120' Base Lot: Res 0' X 0', Cl 0' X 0')
 Pricing Method 91 A
 Soil ID
 Land Type
 Act Front 0
 Size Factor 1.00
 Rate \$5,000
 Adj. Rate \$5,000
 Ext. Value \$6,650
 Infl. % 0%
 Market Factor 1.0000
 Cap 1 0.00
 Cap 2 100.00
 Cap 3 0.00
 Value \$6,650

Land Computations
 Calculated Acreage 1.33
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 1.33
 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 1.33
 Total Acres Farmland 0.00
 Farmland Value \$0
 Measured Acreage 0.00
 Avg Farmland Value/Acre 0.0
 Value of Farmland \$0
 Classified Total \$0
 Farm / Classified Value \$0
 Homesite(s) Value \$0
 91/92 Value \$6,700
 Supp. Page Land Value
 CAP 1 Value \$0
 CAP 2 Value \$6,700
 CAP 3 Value \$0
 Total Value \$6,700

Market Model
 1000100-001 - Residential
Characteristics
 Topography Rolling
 Flood Hazard ERA
 Public Utilities Water, Electricity
 Streets or Roads Paved
 Neighborhood Life Cycle Stage Static
 Data Source External Only
 Collector 02/14/2022 BF
 Appraiser 02/14/2022 BF
 Review Group 2024
 Printed Wednesday, April 10, 2024

22-01-01-400-088.000-001
 General Information
 Parcel Number
 22-01-01-400-088.000-001
 Local Parcel Number
 0010040089
 Tax ID:
 Routing Number
 01-01-400-043
 Property Class 501
 Vacant - Unplatted (0 to 9.99 Acres)
 Year: 2024

Wolfe, Ronald G. Jr.
 Ownership
 Wolfe, Ronald G. Jr.
 5454 Old Vincennes Rd
 Floyds Knobs, IN 47119
 Legal
 NE 1/4 SW 1/4 14-3-5 1.33AC(PER SURVEY) AC.

STATE ROAD 11
 501, Vacant - Unplatted (0 to 9.99 Acres)
 Transfer of Ownership
 Doc ID Code Book/Page Adj Sale Price V/I
 200313465 WD /
 01/01/2003 Wolfe, Ronald G. Jr. /
 01/01/1900 ROMEO, NICHOLAS WD /

Franklin Twp Homesites
 Notes
 1/25/2023 26Q2: BF FIELD REVIEW & DATA COLLECTION
 2/11/2023 26Q1: BF FIELD REVIEW & DATA COLLECTION
 5/11/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION.
 1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

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

Assessment Year	2024	2023	2022	2021	2020	2019
Reason For Change	WIP	AA	AA	AA	AA	AA
As Of Date	03/08/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020	06/25/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$6,700	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$6,700	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Improvement	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$6,700	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$6,700	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$4,800	\$4,800	\$4,800	\$4,800	\$4,800

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

Land Metho d	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A	0	1.3300	1.00	\$5,000	\$5,000	\$6,650	0%	1.0000	0.00	100.00	0.00	\$6,650

Land Computations
 Calculated Acreage 1.33
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 1.33
 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 1.33
 Total Acres Farmland 0.00
 Farmland Value \$0
 Measured Acreage 0.00
 Avg Farmland Value/Acre 0.0
 Value of Farmland \$0
 Classified Total \$0
 Farm / Classified Value \$0
 Homesite(s) Value \$0
 91/92 Value \$6,700
 Supp. Page Land Value
 CAP 1 Value \$0
 CAP 2 Value \$6,700
 CAP 3 Value \$0
 Total Value \$6,700

22-01-01-400-088.000-001
 General Information
 Parcel Number
 22-01-01-400-088.000-001
 Local Parcel Number
 0010040089
 Tax ID:
 Routing Number
 01-01-400-043
 Property Class 501
 Vacant - Unplatted (0 to 9.99 Acres)
 Year: 2024

Location Information
 County
 Floyd
 Township
 FRANKLIN TOWNSHIP
 District 001 (Local 001)
 FRANKLIN TOWNSHIP
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Neighborhood 1000100-001
 Franklin Twp Homesites
 Section/Plat
 14

Location Address (1)
 STATE ROAD 11
 LANESVILLE, IN 47136

Zoning
 Subdivision

Lot
 Market Model
 1000100-001 - Residential

Characteristics
 Topography
 Rolling Flood Hazard
 Public Utilities
 Water, Electricity ERA
 Streets or Roads
 Paved TIF

Neighborhood Life Cycle Stage
 Static
 Printed Wednesday, April 10, 2024
 Review Group 2024
 Data Source External Only Collector 02/14/2022 BF Appraiser 02/14/2022 BF

General Information
 Parcel Number 22-01-01-400-030.000-001
 Local Parcel Number 0010040030
 Tax ID:
 Routing Number 01-01-400-042
 Property Class 501
 Vacant - Unplatted (0 to 9.99 Acres)

Ownership
 Wolfe, Ronald G. Jr.
 8809 Marana Ln
 GEORGETOWN, IN 47122

Transfer of Ownership
 Date 06/19/2003
 Owner Wolfe, Ronald G. Jr.
 Doc ID 200313465
 Code WD
 Book/Page Adj Sale Price 7/1

Legal
 NE 1/4 SW 1/4 14-3-5 6.16Ac (PER SURVEY)

Notes
 1/25/2023 26Q2: BF FIELD REVIEW & DATA COLLECTION
 2/11/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION
 5/11/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION.
 3/13/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 SB

Location Information
 County Floyd
 Township FRANKLIN TOWNSHIP
 District 001 (Local 001)
 FRANKLIN TOWNSHIP
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2024 WIP
 Reason For Change
 As Of Date 03/08/2024
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2023 AA
 Reason For Change
 As Of Date 01/01/2023
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2022 AA
 Reason For Change
 As Of Date 01/01/2022
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2021 AA
 Reason For Change
 As Of Date 01/01/2021
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

Assessment Year
 2019 AA
 Reason For Change
 As Of Date 06/25/2019
 Valuation Method Indiana Cost Mod
 Equalization Factor 1.0000
 Notice Required

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
92	OA		0	6.1600	1.00	\$1,760	\$10,842	0%	1.0000	0.00	100.00	0.00	\$10,840
Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')													
Land						\$10,800	\$10,800			\$10,800	\$10,800	\$10,800	\$10,800
Land Res (1)						\$0	\$0			\$0	\$0	\$0	\$0
Land Non Res (2)						\$0	\$0			\$0	\$0	\$0	\$0
Land Non Res (3)						\$10,800	\$10,800			\$10,800	\$10,800	\$10,800	\$10,800
Improvement						\$0	\$0			\$0	\$0	\$0	\$0
Imp Res (1)						\$0	\$0			\$0	\$0	\$0	\$0
Imp Non Res (2)						\$0	\$0			\$0	\$0	\$0	\$0
Imp Non Res (3)						\$0	\$0			\$0	\$0	\$0	\$0
Total						\$10,800	\$10,800			\$10,800	\$10,800	\$10,800	\$10,800
Total Res (1)						\$0	\$0			\$0	\$0	\$0	\$0
Total Non Res (2)						\$0	\$0			\$0	\$0	\$0	\$0
Total Non Res (3)						\$10,800	\$10,800			\$10,800	\$10,800	\$10,800	\$10,800

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

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

Land Computations	Value
Calculated Acreage	6.16
Actual Frontage	0
Developer Discount	
Parcel Acreage	6.16
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	6.16
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$10,800
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$10,800
CAP 3 Value	\$0
Total Value	\$10,800

Land Computations

Land Computations

Land Computations

Land Computations

Land Computations

Market Model
 1000100-001 - Residential

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

Data Source External Only

Collector 02/14/2022 BF

Appraiser 02/14/2022 BF

Review Group 2024

Printed Wednesday, April 10, 2024



Floyd County Health Department

1917 Bono Road
New Albany, IN 47150
Office 812-948-4726

Public Health
Prevent. Promote. Protect.

Onsite System Minimum Requirements Specifications

Date: 04/18/2024 **Soil Test Login #:** 15-02
Owner: Ronnie Wolfe
6104 Pebble Creek Cove
Floyds Knobs, IN 47119
Phone: 812-989-3532
Site Address SR 11
Lanesville, IN 47150

Parcel ID#

Date of Soil Evaluation:	01/05/2015	Dose Tank Size:	
Soil Scientist:	JACK COULTER	Dose Volume:	
Number of Bedrooms:	3	Total Absorption Area (sq.ft.)	1125
Daily Design Flow:	450 GPD	Total Linear Feet (3' wide)	375
Depth of Limiting Layer:	40"	Trench Depth Min	10"
Soil Loading Rate:	0.3	Trench Depth Max	10"
System Type:	GRAVITY	Subsurface Drain Required	No
Slope:	13%	Subsurface Drain Type	
Septic Tank Size:	1000 gal	Subsurface Drain Depth	N/A
Septic Tank #2 Size:		Dispersal Area	1/2 Width of SAF

Site is also available for a sand line system

SLS Sytem Type:	Gravity Subsurface SLS
Maximum Installation Depth (inches):	10
SLS Total Absorption Area:	1005
SLS Total Linear Feet:	210

Notes:

Install septic over soil pits 1-4 and install along contour. Do not install any portion of the system west of soil pits 3 & 4 due to a shallow limiting layer in soil pit 5. Soil absorption size based on the use of chambers. An upslope surface water diversion swale installed at least 10' from the edge of the soil cover is required. A site plan completed by a licensed septic installer must be submitted to FCHD. If a flood dose system is required include a pump calculation sheet. Any vegetation which may interfere with the system layout must be cleared prior to the site survey; trees in the area may be cut to grade with stumps ground. Property lines must be marked off before the site survey. Must maintain proper distances to property lines, driveways, structures, etc. If system is located within a utility easement permission may be required from the utility company. Any proposed construction must be marked at the time of the site survey or an additional site approval may be required. If any accessory structure has a sewer connection, a floor plan must be submitted to FCHD. Protect septic area at all times during construction.

Please note the above minimum design specifications for your onsite sewage system does not imply construction approval. If you should have any further questions regarding these specifications or the approval process, please contact this office at the number listed above.

Reveiled by: _____ *(Signature)*

Date: 04/18/2024



Floyd County Health Department
 1917 Bono Road
 New Albany, IN 47150
 Office 812-948-4726

15-02

Onsite System Minimum Design Specifications

Date 2/20/2015

Applicant Ronnie Wolfe
 6104 Pebble Creek Cove,
 Floyds Knobs, IN 47119
Phone 812-989-3532
Site Address SR 11, N/A Floyds Knobs, IN 47119
Parcel ID# N/A
Location Description:
 N/A

Date of Soil Evaluation	1/5/2015	Dose Tank Size	1000 Total Gallons
Soil Scientist	Jack W. Coulter	Dose Volume	450 Gallons
Number of Bedrooms	3	Total Absorption Area (sq. ft.)	1500
Daily Design Flow	450 Gallons	Total Lineal Feet (3' wide)	N/A
Depth to Limiting Layer	18 Inches	Maximum Trench Depth	16 Inches
Soil Loading Rate	0.30	Minimum Trench Depth	15 Inches
System Type	Flood Dosing	Perimeter Drain Required	N
Slope	13 %	Perimeter Drain Type	N/A
Septic Tank Size	1000 Total Gallons	Perimeter Drain Depth	N/A
Septic Tank #2 Size	N/A	Dispersal Area	1/2 width of SAF

Additional Requirements:

The following additional document(s) must be provided with plan submittal: An interior plan of the home, Legal Easements, Topographic Maps, Permanent Address Required.

Notes:

Primary System and Set-a-side to be design and installed over SB 1-4 and along contour. Site plan is required. System cannot be installed on slopes over 15%. System cannot be installed upslope of SB 3&4. Area of septic must be cleared prior to site survey. Septic cannot be installed in drainway/ intermittent stream. Protect area of septic during all phases of house construction.

Please note, the above minimum design specifications for your onsite sewage system does not imply construction approval. If you should have any further questions regarding these specifications or the approval process, please contact this office at the number listed above.

Reviewed by: Julia Hayes Date: 2/20/15

Health Officer or Designee

COULTER CONSULTING

Jack Coulter C.P.S.S.
652 N. 600 E. • Paoli, IN 47454
Telephone: 812-723-2846

Rgwolfeplbg@aol.com

INVENTORY AND EVALUATION OF SOIL RESOURCES

Ronnie Wolfe 812-989-3532

6104 Pebble Creek Cove

PREPARED FOR: Floyd's knobs 47119

DATE OF EVALUATION: 1-5-15

PRESENT LAND USE: Woodland

PROPOSED LAND USE: S.F.S.

SIZE OF TRACT: 3 Acs.

3 Bedrooms

LOCATION:

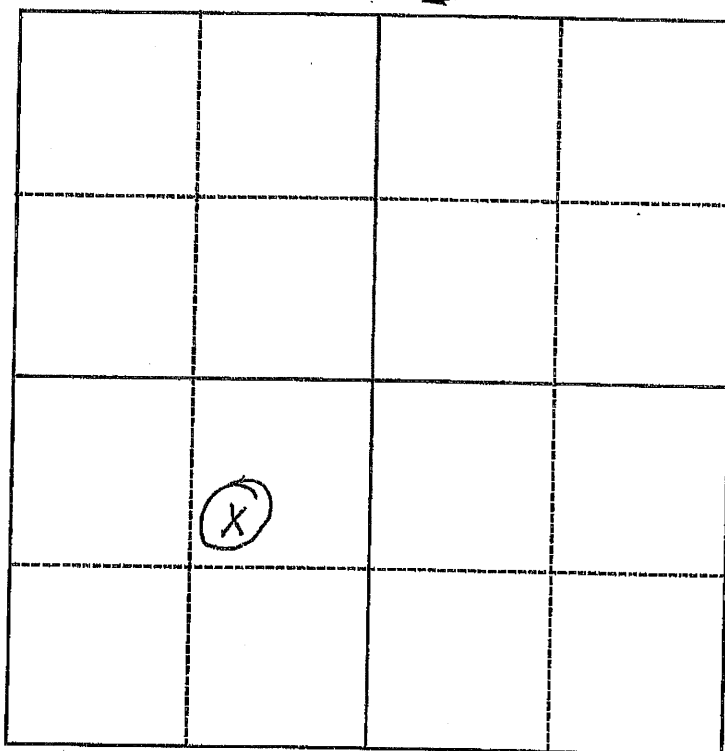
COUNTY: Floyd

CIVIL TOWNSHIP: Franklin

SOIL MAP NO.: 64

NAME OF ROAD: S.R. 11 (2672) south of

LEGAL DESCRIPTION - TOWNSHIP 35, RANGE 5E, SECTION 14



Note: This report pertains to landscape features, internal soil and water features, and not the limitations of the soil for the proposed land use. Therefore, this report does not preclude the possible need for geologic investigation of specific on-site sampling and testing for engineering design and construction.

SOIL MAP LEGEND

CULTURAL FEATURES:

Tract Boundary

Fence

Road

Trail, Lane or Street

Railroad

WATER FEATURES:

Perennial Stream

Intermittent Stream

Lake or Pond

Wet Spot

SOIL FEATURES:

Soil Boundary

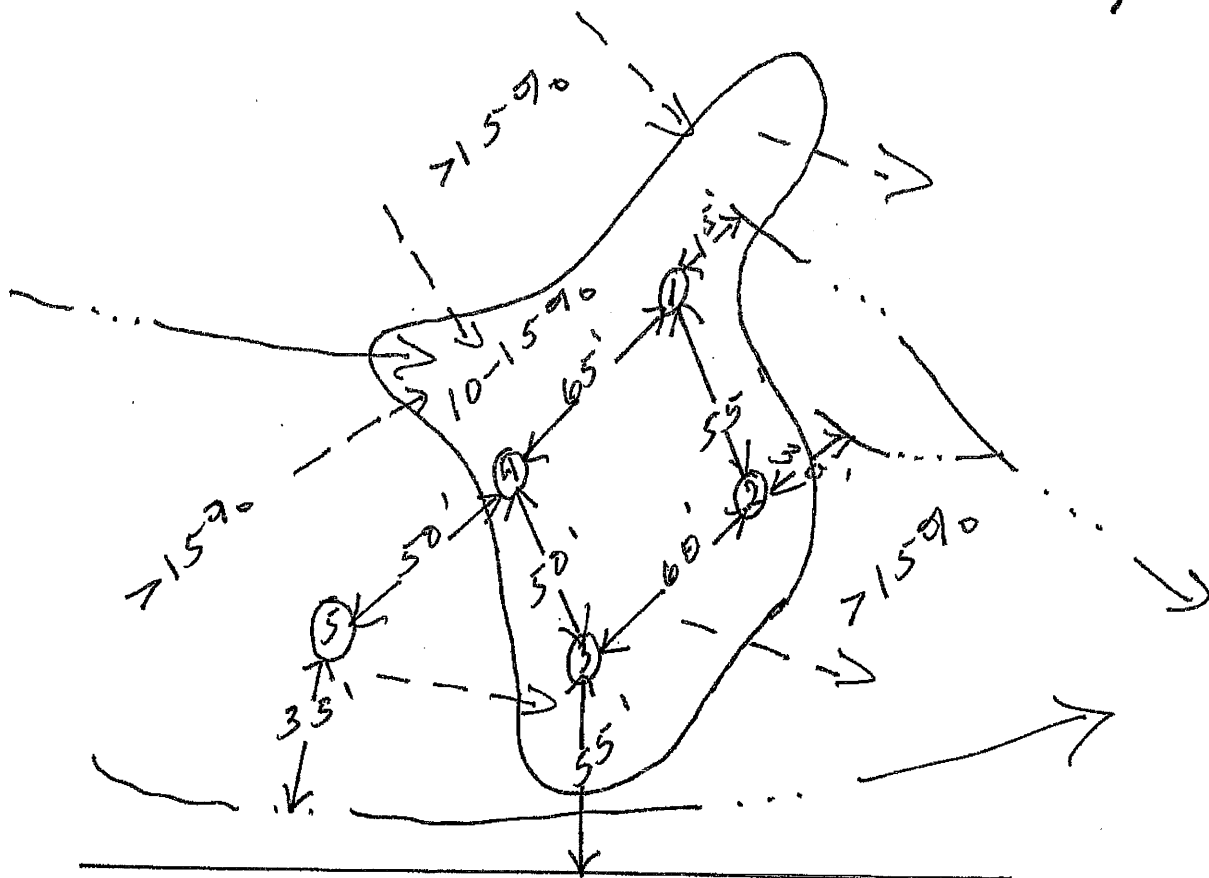
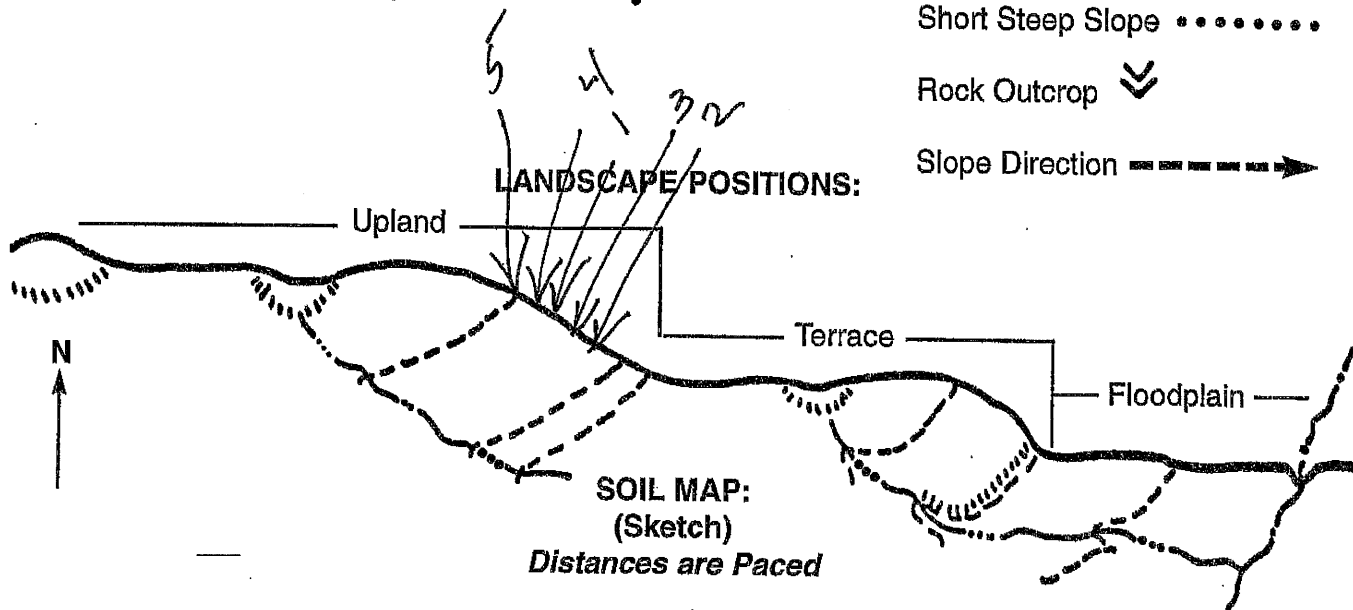
Soil Symbol I-A

Bedrock Escarpment

Short Steep Slope

Rock Outcrop

Slope Direction



GENERAL SITE INFORMATION

Soil Services, Hagerstown

Soil Symbol on Sketch -	①
Present Land Use -	Woodland
Present Vegetation -	Trees
Proposed Use -	SFS
Water Ponding -	None
Water Table -	None
Flood Frequency -	None
Flood Duration -	None
Limiting Layer -	40" Limestone Bedrock

SOIL PROPERTIES

Depth (Inches)	Soil Horizon	USDA Texture	Color			Structure			Consistency	pH or Effervescence	Course Fragments		Compaction	Estimated Permeability	Parent Material
			Mottles	Coatings	Grade	Size	Shape	2-75mm			3 inches				
0-4	A	S: L			Mod	Med	Gr	Fri							Loess
4-8	E	S: L				Fi	SBK								
8-30	Bt1	S: CL				Med									
30-40	Bt2	C				Fi		Firm			0-5	0-5			Residual
40	R	Limestone													

Remarks: Sites 2, 3 & 4 are similar to 1, except that they

have bedrock at 4, 46, 45, & 43" respectively. Site 5 has bedrock at 18".

ABBREVIATIONS: SIL - Silt Loam
 SC - Silty Clay Loam
 LS - Loamy Sand
 CL - Clay Loam
 C - Clay
 L - Loam
 SL - Sandy Loam
 SIC - Silty Clay
 Fri - Friable
 SBK - Sub Angular Blocky
 ABK - Angular Blocky
 Pts - Prismatic



FLOYD COUNTY HEALTH DEPARTMENT

1917 BONO ROAD • NEW ALBANY, INDIANA 47150

PHONE (812) 948-4726 • FAX (812) 948-2208

WEBSITE: WWW.FLOYDCOUNTYHEALTH.ORG

Office Hours: Monday - Friday, 8:00 AM - 4:00 PM

APPLICATION FOR NEW CONSTRUCTION ON-SITE SEWAGE SYSTEM

SITE SURVEY # 126508 PERMIT # _____ DATE FAXED TO PLAN COMM. _____

DATE: 2-13-15 PROPOSED INSTALLER: Jerry Teeter

APPLICANT: Ronnie Wolfe PHONE #: 812-989-3532

OWNER: Ronnie Wolfe HOME PHONE: 812-989-3532

MAILING ADDRESS: 6104 Pebble Creek Ct ALT. PHONE: _____

CITY/TOWN: Floyds Knobs STATE: _____ ZIP: _____

PROPOSED PROPERTY LOCATION AND DESCRIPTION:

(CHECK ONE) RESIDENTIAL DUPLEX COMMERCIAL

ADDRESS: Hwy 11 CITY: Lanesville ZIP: 47136

SUBDIVISION: _____ LOT#: _____ ACREAGE: 3 ACRES

WATER SOURCE: Public # OF BEDROOMS: 3

OF JETTED BATH TUBS (125 GAL. & OVER) 0 WATER SOFTENER: YES or NO

ARE WELLS OR CISTERNS LOCATED ON PROPERTY? YES or NO

PROPOSED GRINDER PUMP? YES or NO

PROPOSED GEOTHERMAL WELL(S)? YES or NO Maybe

PLUMBING OUTLET LOCATION: MAIN FLOOR / BASEMENT

The undersigned applicant acknowledges and understands that the Floyd County Health Department may, at my request, propose a design for a septic system and set-aside area based upon state and local statutes, ordinances, rules and regulations; this applicant acknowledges that, due to the variations in soil types, terrain, and other factors, it is not possible for the Department to propose a design for a system that will be "failure proof"; that the action by the Department in proposing a design at my request is not, and shall not be considered by the undersigned, as a guarantee that the system so designed and installed will perform as required by applicable state and local statute, rules, and regulations; that the undersigned accepts the responsibility and liability for the failure of the system installed pursuant to this permit and will indemnify and hold harmless the Department for any such failure; and, the applicant understands that due to conditions known or believed to pertain to the site of installation of the septic system, the Department may decline to propose a system design and require that the proposed system be designed by a Registered Professional Engineer*. The undersigned further acknowledges an understanding of all requirements and procedures for obtaining this permit as defined and set forth in the (FCHD form) Requirements and Procedures; does covenant and agree to conform to and abide by the same; and, does hereby expressly release the Department from any liability, cost, expense, charge, or damage to person or property, resulting from the failure of the septic system installed pursuant to this permit.

Signature: Ronnie Wolfe Date: 2-13-15

* Certified Soil Scientist and Registered Professional Engineers are NOT employees of the Floyd County Health Department and are NOT septic installers. These professionals are privately employed by the Homeowner/Builder at their own cost.

Site survey application fee: \$50.00. This fee is to cover administrative cost and is not refundable.