



BID PACKET

FLOYD COUNTY RANCH HOME ONLINE AUCTION

7814 FRANK OTT ROAD
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

TUESDAY, MAY 21 @ 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

7814 Frank Ott Road, Georgetown, IN 47122

Bidding Ends Tuesday, May 21, 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 July 1, 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.

LP GAS TANK

Suburban LP gas tank is leased. Buyer to reimburse Seller at closing for any remaining fuel stored in tank at current market price. (Note: Seller said property previously had a buried LP tank that was shared by several homeowners. Unaware if it's still there or condition.)

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 *Tuesday, May 7 through Tuesday, May 21, 2024.*

AGENCY

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

SELLER

Delores J. Folks Estate

PERSONAL REPRESENTATIVE

Charles A. Folks

ATTORNEY

Jennifer Kraft Kuchle

Lorch Naville Ward LLC

Client Detail

7814 Frank Ott Road, Georgetown, IN 47122

Listing #: **202407577**

Total Finished Sqft: **1,248**

Above Grade Finished Sqft: **1,248**

\$0

Active (05/01/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Orchard View	Parcel#:	0060691016
Beds:	3	Lot Sz:	0.413 / 17,990
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,248	Lot Dim:	100 x 180
Tot Fin SF:	1,248	Year Built:	1972
New Const:	No	Annual Tax:	617
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	0
Land Assess:	22,000	HOA \$:	/
Improvements:	81,500		
Total Assess:	103,500		
Directions:	I-64 Edwardsville Exit #118. West 2.6 miles on St. Rd. 64 to right at light on Henriott Road. Continue 1/2 mile to right on Frank Ott Road to home on left.		
Legal:	P 807 L 16 .413AC ANNEXED FROM #002-0691-016		
Tot Deductions:	\$69,320	Deduction Type	Comment
		Supplemental Homestd	21,320

Remarks

FLOYD COUNTY RANCH HOME ONLINE AUCTION - BIDDING ENDS TUESDAY, MAY 21 @ 2PM. Great opportunity for the homeowner or the investor. Located just north of St. Rd. 64 off Henriott Road and 4 miles west of I-64 Edwardsville Exit. A one level 1248 square foot three bedroom home on a spacious 0.413 acre lot with covered patio, large fenced back yard with gate access to the adjoining Ashley Mariah Park with walking trail and a 16'x20 utility shed with (2) 8'x20' lean-to's. The home is ready for your renovations and updates. Recent improvements include Shed Roof 2023, House Roof Partial Replacement 2020, Furnace 2021. **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:	Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Shed	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	100
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Range / Oven, Refrigerator		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Patio, Fenced Yard		
Interior Feat:	1st Floor Utility, Eat-in Kitchen, Family Room, Wood Stove		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,248.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,248
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms:	7	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
Type	Dimension	Level	Flooring	Description					
Living Room	11.3 x 14.10	1st Floor	Carpet						
Kitchen	11.4 x 13.5	1st Floor	Vinyl						
Family Room	11.6 x 23.2	1st Floor	Carpet						
Bedroom	11.6 x 8.11	1st Floor	Carpet						
Bedroom	11.4 x 12.4	1st Floor	Carpet						
Bedroom	8.11 x 11.4	1st Floor	Carpet						
Bathroom Full	8 x 5	1st Floor	Vinyl						
Other	7.11 x 7.5	1st Floor	Vinyl	Laundry Room					

Utilities

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

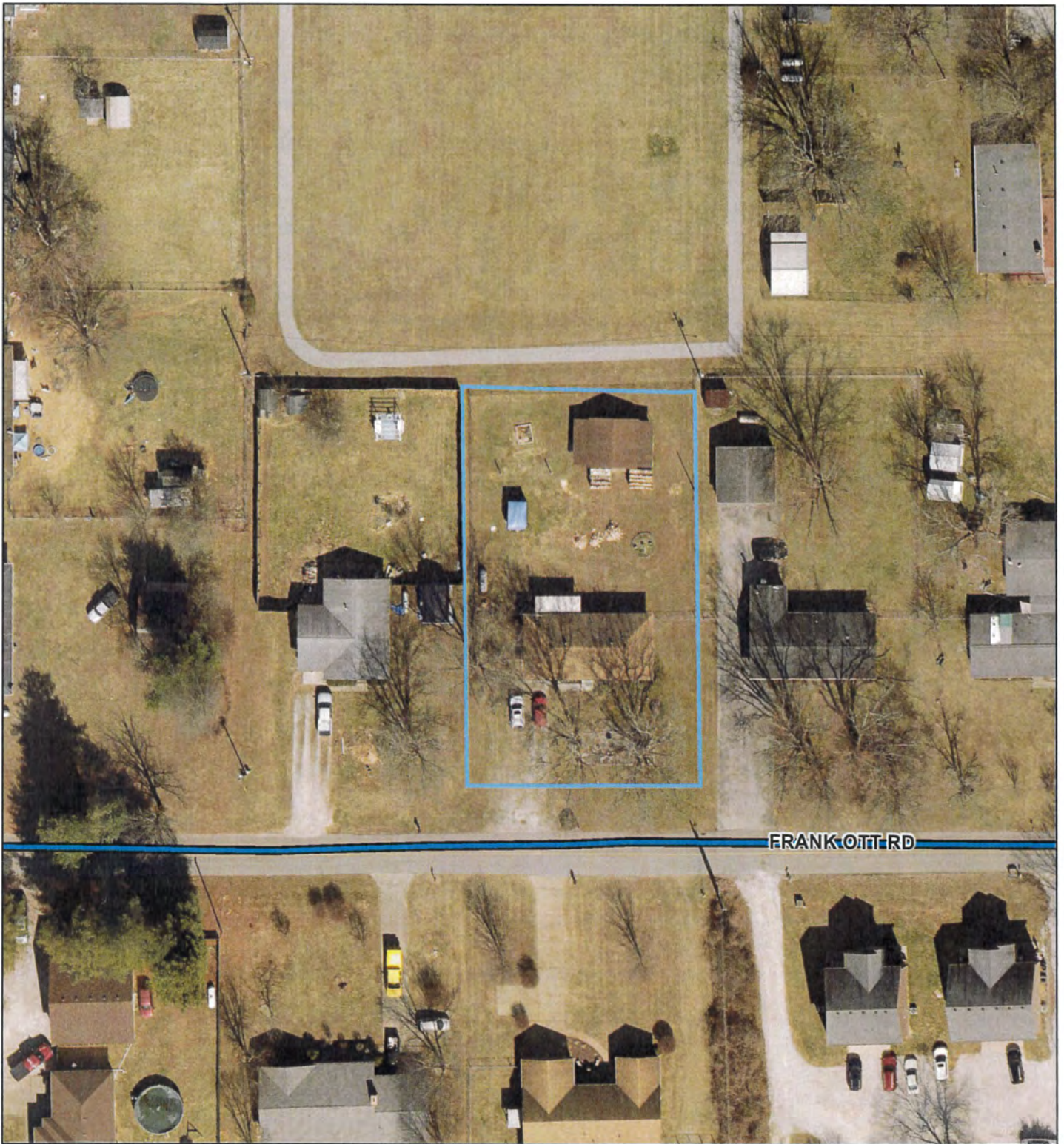
Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **LP Gas**

General Information

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

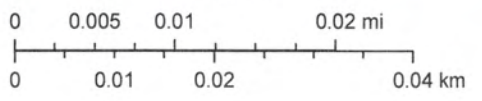
Covenants & Restr: **Unknown**
Sign: **Yes**

All information deemed reliable but not guaranteed.



FRANK OTT RD

1:750



General Information
Parcel Number
 22-02-02-700-240.000-003
Local Parcel Number
 0060691016
Tax ID:
Routing Number
 02-02-700-248

Ownership
 Folks, Delores J
 7814 Frank Ott Rd
 GEORGETOWN, IN 47122

Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
 202013991 Qu /
 200215546 WED /
 0 WD /
 0 WD /
 WD

Ownership
 Folks, Delores J
 7814 Frank Ott Rd
 GEORGETOWN, IN 47122

7814 FRANK OTT RD
510, 1 Family Dwell - Platted Lot

Owner
 Folks, Delores J
 Folks, Charles E. & De
 FOLKS, CHARLES E.
 6-4-75 D-2.2744

Date
 09/10/2020
 09/12/2002
 06/04/1975
 01/01/1900
 01/01/1900

Legal
 P.807 L.16 .413AC
 ANNEXED
 FROM #002-0691-016

Notes
 5/4/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION
 8/1/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION
 1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 AG

Property Class 510
 1 Family Dwell - Platted Lot

Assessment Year
 2024
 WIP
 03/08/2024

Reason For Change
 AA
 01/01/2023

As Of Date
 01/01/2023

Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Location Information
 County
 Floyd
 Township
 GEORGETOWN TOWNSHIP
 District 003 (Local 003)
 GEORGETOWN TOWN
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2023
 AA
 01/01/2023

Reason For Change
 AA
 01/01/2022

As Of Date
 01/01/2022

Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Location Information
 County
 Floyd
 Township
 GEORGETOWN TOWNSHIP
 District 003 (Local 003)
 GEORGETOWN TOWN
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2022
 AA
 01/01/2022

Reason For Change
 AA
 01/01/2021

As Of Date
 01/01/2021

Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Location Information
 County
 Floyd
 Township
 GEORGETOWN TOWNSHIP
 District 003 (Local 003)
 GEORGETOWN TOWN
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2021
 AA
 01/01/2021

Reason For Change
 AA
 01/01/2020

As Of Date
 01/01/2020

Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Location Information
 County
 Floyd
 Township
 GEORGETOWN TOWNSHIP
 District 003 (Local 003)
 GEORGETOWN TOWN
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2020
 AA
 01/01/2020

Reason For Change
 AA
 06/25/2019

As Of Date
 06/25/2019

Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Location Information
 County
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 Township
 GEORGETOWN TOWNSHIP
 District 003 (Local 003)
 GEORGETOWN TOWN
 School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Assessment Year
 2019
 AA
 06/25/2019

Reason For Change
 AA
 06/25/2019

As Of Date
 06/25/2019

Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

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Assessment Year
 2019
 AA
 06/25/2019

Reason For Change
 AA
 06/25/2019

As Of Date
 06/25/2019

Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land	Improvement	Total	Land Data (Standard Depth: Res 175', Cl 175'	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
2024	WIP	03/08/2024	Indiana Cost Mod	1.0000		\$22,000	\$83,600	\$105,600	Base Lot: Res 100' X 180', Cl 100' X 180'	100	100x180	1.00	\$220	\$220	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
2023	AA	01/01/2023	Indiana Cost Mod	1.0000		\$22,000	\$81,500	\$103,500		100	100x180	1.00	\$220	\$220	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
2022	AA	01/01/2022	Indiana Cost Mod	1.0000		\$22,000	\$89,200	\$111,200		100	100x180	1.00	\$220	\$220	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
2021	AA	01/01/2021	Indiana Cost Mod	1.0000		\$22,000	\$79,600	\$101,600		100	100x180	1.00	\$220	\$220	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
2020	AA	01/01/2020	Indiana Cost Mod	1.0000		\$22,000	\$79,600	\$101,600		100	100x180	1.00	\$220	\$220	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000
2019	AA	06/25/2019	Indiana Cost Mod	1.0000		\$22,000	\$71,100	\$93,100		100	100x180	1.00	\$220	\$220	\$22,000	0%	1.0000	100.00	0.00	0.00	\$22,000

Land Computations
 Calculated Acreage 0.41
 Actual Frontage 100
 Developer Discount
 Parcel Acreage 0.41
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 0.00
 91/92 Acres 0.00
 Total Acres Farmland 0.41
 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 \$0
 Supp. Page Land Value \$22,000
 CAP 1 Value \$0
 CAP 2 Value \$0
 CAP 3 Value \$0
Total Value \$22,000

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 CAP 3 Value \$0
Total Value \$22,000

Market Model
 2027002-003 - Residential

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

Data Source External Only
Collector 05/12/2022
Appraiser 05/12/2022 BF
Review Group 2023
 Printed Wednesday, April 10, 2024

General Information
 Occupancy Single-Family
 Description Single-Family R 01
 Story Height 1
 Style 11 Story Conventional
 Finished Area 1248 sqft
 Make

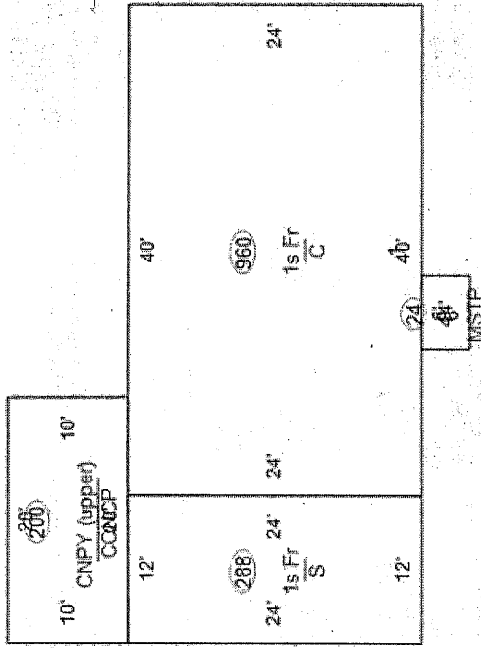
Plumbing
 # TF
 Full Bath 1 3
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 3 5

Floor Finish
 Earth
 Slab
 Sub & Joist
 Wood
 Parquet
 Tile
 Carpet
 Unfinished
 Other

Wall Finish
 Plaster/Drywall
 Paneling
 Fiberboard
 Unfinished
 Other

Roofing
 Built-Up
 Wood Shingle
 Asphalt
 Slate
 Tile
 Other

Exterior Features
 Description Area Value
 Stoop, Masonry 24 \$1,500
 Patio, Concrete 200 \$1,200
 Canopy, Shed Type 200 \$1,200



Specialty Plumbing Count Value

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1248	1248	\$92,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsm't	960	0	\$5,700	
Crawl	288	0	\$0	
Slab				

Adjustments
 Unfin Int (-) \$97,800
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1248 \$3,200
 No Elec (-) \$0
 Plumbing (+/-) \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Total Base \$97,800
1 Row Type Adj. x 1.00 \$97,800
Sub-Total, One Unit \$101,000
Sub-Total, 1 Units \$3,900
 Exterior Features (+) \$104,900
 Garages (+) 0 sqft \$0
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.88
Replacement Cost \$92,312

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C	1972	1972	52	A	\$3.80	0.88		\$92,312	40%	\$55,390	0%	100%	1,000	1,470	100.00	0.00	0.00	\$81,400
2: Lean-To R 01	1	Earth Flo	D	1974	1974	50	A	\$3.80	0.88		\$428	65%	\$150	0%	100%	1,000	1,470	0.00	0.00	100.00	\$200
3: Lean-To R 01	1	Earth Flo	D	1976	1976	48	A	\$3.80	0.88		\$428	65%	\$150	0%	100%	1,000	1,470	0.00	0.00	100.00	\$200
4: Utility Shed R 01	1		D	1974	1974	50	F	\$18.20	0.88	\$12.81	\$4,100	70%	\$1,230	0%	100%	1,000	1,470	100.00	0.00	0.00	\$1,800



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: 7814 Frank Ott Road, Georgetown, IN 47122

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.) [Signature] 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.)**

7814 Frank Ott Road, Georgetown, IN 47122
(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.

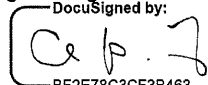
55 _____
56 BUYER'S SIGNATURE DATE

57 _____
58 PRINTED

59 _____
60 BUYER'S SIGNATURE DATE

61 _____
62 PRINTED

63 _____
64 SELLING BROKER DATE

DocuSigned by:

5/2/2024
BE2E78C3CF38463
SELLER'S SIGNATURE DATE

Charles A. Folks

PRINTED

SELLER'S SIGNATURE DATE

PRINTED


5-2-2024
LISTING BROKER DATE



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