



BID PACKET

# CHEROKEE TERRACE BRICK RANCH ONLINE AUCTION

**113 CHEROKEE DRIVE  
JEFFERSONVILLE, IN 47130**

ONLINE BIDDING ENDS

**WEDNESDAY, MAY 29 @ 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

113 Cherokee Drive, Jeffersonville, IN 47130

Bidding Ends Wednesday, May 29, 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 Monday, July 8, 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.

## **HOMEOWNERS ASSOCIATION (HOA) FEES**

An unofficial homeowners association with a fee due annually of \$10.00.

## **POSSESSION**

Seller will give possession of Real Estate *30 days from the day of closing.*

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

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

**AUCTION END TIME**

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

**MAXIMUM BID**

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

**MALFUNCTION AND LOSS OF SERVICE**

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

**SOLD WITH SELLER'S RESERVE**

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

**BROKER PARTICIPATION**

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

**PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, May 15 through Wednesday, May 29, 2024*.

**AGENCY**

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

**SELLER**

Sheiler H. Stokes

## Client Detail

### 113 Cherokee Drive, Jeffersonville, IN 47130

**\$0**

Listing #: **202407838**

Total Finished Sqft: **2,561**

Above Grade Finished SqFt: **1,850**

Active (05/13/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	Yes	School Dst:	Greater Clark
Subdiv Nm:	Cherokee Terrace	Parcel#:	20001170201
Beds:	4	Lot Sz:	0.3214 / 14,000
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,850	Lot Dim:	100 x 140
Tot Fin SF:	2,561	Year Built:	1964
New Const:	No	Annual Tax:	2,447
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	1
Land Assess:	51,500	HOA \$:	\$10.00 / Yearly
Improvements:	189,300		
Total Assess:	240,800		
Directions:	I-265 to Jeffersonville 10th Street Exit. West on 10th Street - IN-62 to left on Allison Lane. Continue south to right on Utica Pike to right on Pawnee Dr to left on Cherokee Drive to home on right.		

Legal: **CHEROKEE TERRACE LOT 20**  
 Tot Deductions: **\$125,000** [Deduction Type](#) [Comment](#)  
 Supplemental Homestd 77,000

#### Remarks

**CHEROKEE TERRACE BRICK RANCH ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, MAY 29 @ 2PM.** Spacious updated 1960's brick ranch with unique floor plan, a partially finished basement and attached two-car garage on 1/3 acre lot in the quaint established neighborhood of Cherokee Terrace located just off Utica Pike near Duffy's Landing - minutes to downtown Jeffersonville and I-265 Tenth Street Shopping Corridor. Custom equipped eat-in kitchen with island breakfast bar, granite countertops and appliances - including a Samsung Smart refrigerator, full bath off hall with soaking tub, equipped laundry with LG front load washer and steam dryer, 4th bedroom in basement with egress window with ladder plus 12' x 10' Storage Shed. Several updates in the past 10 years. Chandelier in living dining room not included. **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 30 days from closing. See full details in the Auction Bid Packet.

#### Amenities

Type:	1 Story	Foundation:	Crawl Space, Poured Concrete, Slab
Zoning:	Residential	Basement:	Yes Basement Type: Daylight, Partial, Partially Finished
Construction:	Existing	Laundry:	Yes Laundry Location: Basement
Outbuildings:	Shed	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	100
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Deck, Landscaped, Solid Surface Drive, Thermopane windows		
Interior Feat:	1st Floor Master, Bath Master, Breakfast Bar, Ceiling Fan(s), Ceramic Bath, Den/Office, Eat-in Kitchen, Family Room, Foyer, Kitchen Island, Sump Pump, Walk-in Closet(s)		
Road Type:	Paved		

#### Measurements

Above Grade Finished:	1,850.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	711.0	TFLS:	2,561
Below Grade Unfinish:	297.0		

#### Room Sizes & Levels

Total Rooms: **12**    Garage: **Y**    Garage Size: **22 x 22**    Garage Type: **Attached, Front**    Garage Spaces: **2**    Entry

Type	Dimension	Level	Flooring	Description
Living Room	15.2 x 14.6	1st Floor	Carpet	
Dining Area	11.5 x 14.6	1st Floor	Carpet	Chandelier Not Included
Kitchen	21.10 x 11.3	1st Floor	Luxury Vinyl Plank	Eat-In Area w/Hardwood Floors
Family Room	15.11 x 12.11	1st Floor	Carpet	
Main Bedroom	13.6 x 14.6	1st Floor	Carpet	

Bathroom Full	8.4 x 3.10	1st Floor	Tile	Off Main Bedroom
Bedroom	12.3 x 13.2	1st Floor	Carpet	
Bedroom	10.6 x 11.6	1st Floor	Wood	
Bathroom Full	8 x 8.5	1st Floor	Tile	
Family Room	35.10 x 13	LL/Basement	Carpet	Family Rec Room
Office	13.6 x 12.5	LL/Basement	Vinyl	French Doors
Bedroom	10.1 x 9.9	LL/Basement	Carpet	Egress Window w/Ladder
Other	12.10 x 17.7	LL/Basement	Other	Laundry Utility Room Unfinished
Other	12.7 x 11.4	LL/Basement	Other	Storage Room Unfinished

### Utilities

Water Heater:	<b>Electric</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

### General Information

Possession:	<b>30 Days</b>	Covenants & Restr:	<b>Yes</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>

All information deemed reliable but not guaranteed.

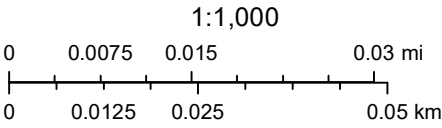


**DNR Floodplains**

**Flood Zone and Subtype**

- AE Fringe
- AE Floodway
- 0.2% Annual Chance Flood Hazard
- A, APPROXIMATE FLOODWAY

Reduced Risk Due to Levee









# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

4/11/2024

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **113 Cherokee Drive, Jeffersonville, IN 47130**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer 2019			X		Septic Field/Bed	X				
Clothes Washer 2019			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal	X				Aerator System	X				
Freezer 2022			X		Sump Pump 2024			X		
Gas Grill	X				Irrigation Systems	X				
Hood	X				Water Heater/Electric			X		
Microwave Oven			X		Water Heater/Gas	X				
Oven 2019			X		Water Heater/Solar	X				
Range 2019			X		Water Purifier	X				
Refrigerator 2022			X		Water Softener	X				
Room Air Conditioner(s)	X				Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)					
					City					
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			X		
					Are the structures connected to a public sewer system?			X		
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?			X		
					Are the improvements connected to a private/community sewer system?			X		
<b>B. Electrical System</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat	X				
Garage Door Opener / Controls			X		Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks			X		Furnace Heat/Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke/Fire Alarm(s)			X		Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)			X		Humidifier	X				
60/100/200 Amp Service (Circle one)			X		Propane Tank	X				
Generator	X				Other Heating Source					

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Chadler Stode</i>	Date (mm/dd/yy) 4/11/2024	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>8</u> Years.	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:**  
(Use additional pages, if necessary)

*Dining Room Chandelier does not stay*  
*Basement waterproofed - 2019*  
*New Furnace - 2017*  
*Air Duct Cleaning - 2023*  
*Breaker Box - 2018*

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>		
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Sheila Stokes</i>	Date (mm/dd/yy) <i>4/11/2024</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



FORM #03.





**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: 113 Cherokee Drive, Jeffersonville, IN 47130

**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.)  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.)

113 Cherokee Drive, Jeffersonville, IN 47130  
 (Property Address)

46 **CERTIFICATION OF ACCURACY**

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

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

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

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

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

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

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

*Sheiler Stokes* 4/11/2024  
\_\_\_\_\_  
SELLER'S SIGNATURE DATE

**Sheiler H. Stokes**  
\_\_\_\_\_  
PRINTED

\_\_\_\_\_  
SELLER'S SIGNATURE DATE

\_\_\_\_\_  
PRINTED

*Douglas Harritt* 4-11-2024  
\_\_\_\_\_  
LISTING BROKER DATE  
**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**



113 Cherokee Drive, Jeffersonville, IN 47130

(Property Address)

**General Information**  
**Parcel Number**  
 10-20-00-400-242.000-009  
**Local Parcel Number**  
 20-00117-020-1

**Ownership**  
 Stokes Sheiler H  
 113 Cherokee Drive  
 Jeffersonville, IN 47130

**Date**  
 08/19/2014  
 04/05/2013  
 01/01/1900

**Owner**  
 Stokes Sheiler H  
 HLJ Winter Trust  
 JONES ROBERT EUG

**Doc ID Code Book/Page**  
 201413954  
 201306973  
 WD

**Adj Sale Price**  
 \$0  
 \$0  
 \$0

**Notes**  
 9/10/2019 GENERAL : REASSESSMENT - (LG-MS) - ADDED USHD WITH SV  
 9/25/2015 GENERAL : no chg/reassmt. ML c  
 8/21/2014 : SOLD FOR \$139,000 ON 8.14.2014 VALID DG

**Tax ID:**  
 CHEROKEE TERRACE LOT 20

**Routing Number**

**Property Class 510**  
 1 Family Dwell - Platted Lot



**Res**

**Year: 2023**

**Location Information**  
**County**  
 Clark

**Assessment Year**  
 2023  
**Reason For Change**  
 WIP  
**As Of Date**  
 03/07/2023  
**Valuation Method**  
 Indiana Cost Mod  
**Equalization Factor**  
 1.0000

**Assessment Year**  
 2020  
**Annual-Adj**  
 03/18/2020  
**Annual-Adj**  
 03/31/2019  
**Indiana Cost Mod**  
 Indiana Cost Mod  
**Equalization Factor**  
 1.0000

**District 009 (Local 019)**  
 JEFFERSONVILLE CITY-OFW  
**School Corp 1010**  
 GREATER CLARK COUNTY  
**Neighborhood 10045205**  
 09 ANNEX 05 RES AREA 3

2023	2022	2021	2020	2019
\$51,500	\$51,500	\$51,500	\$41,200	\$41,200
\$51,500	\$51,500	\$51,500	\$41,200	\$41,200
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$189,300	\$156,500	\$143,400	\$135,400	\$120,100
\$189,000	\$156,200	\$143,100	\$135,100	\$120,100
\$0	\$0	\$0	\$0	\$0
\$300	\$300	\$300	\$300	\$0
\$240,800	\$208,000	\$194,900	\$176,600	\$161,300
\$240,500	\$207,700	\$194,600	\$176,300	\$161,300
\$0	\$0	\$0	\$0	\$0
\$300	\$300	\$300	\$300	\$0

**Location Address (1)**  
 113 CHEROKEE DRIVE  
 JEFFERSONVILLE, IN 47130

**Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 100' X 140', CI 0' X 0')**  
**Act Front.**  
 0  
**Size Factor**  
 1.03  
**Rate**  
 \$500  
**Adj. Rate**  
 \$515  
**Ext. Value**  
 \$51,500  
**Infl. %**  
 0%  
**Res Market Elig %**  
 100%  
**Factor**  
 1.0000

**Zoning**

**Land Pricing Soil Method ID**  
 F F

**Subdivision**

**Lot**

**Market Model**  
 N/A

**Characteristics**  
**Topography Level**  
  
**Flood Hazard Level**  
  
**Public Utilities**  
 All  
**Streets or Roads Paved**  
  
**Neighborhood Life Cycle Stage**  
 Static  
 Printed

**Review Group**  
 Saturday, April 22, 2023

**Data Source** N/A

**Collector**

**Appraiser**

**Land Computations**

Calculated Acreage	0.32
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$51,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$51,500</b>

**General Information**

Occupancy: Single-Family  
 Description: SINGLE-FAMILY RES  
 Story Height: 1  
 Style: N/A  
 Finished Area: 1850 sqft  
 Make:

**Floor Finish**

Earth  
 Tile  
 Slab  
 Carpet  
 Sub & Joist  
 Unfinished  
 Wood  
 Other  
 Parquet

**Wall Finish**

Plaster/Drywall  
 Unfinished  
 Paneling  
 Other  
 Fiberboard

**Roofing**

Built-Up  
 Metal  
 Asphalt  
 Slate  
 Tile  
 Wood Shingle  
 Other

**Exterior Features**

**Plumbing**

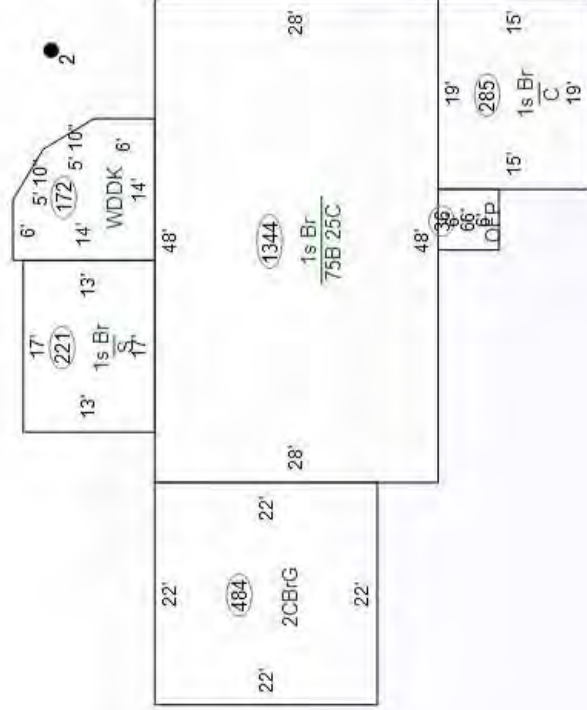
# TF  
 Full Bath 2 6  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 4 8

**Accommodations**

Bedrooms 3  
 Living Rooms 1  
 Dining Rooms 1  
 Family Rooms 1  
 Total Rooms 7

**Heat Type**

Central Warm Air



Floor	Constr	Base	Finish	Value	Totals
1	7	1850	1850	\$130,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt	1008	0	\$26,500		
Crawl	621	0	\$5,000		
Slab	221	0	\$0		
<b>Adjustments</b>				<b>Total Base</b>	\$162,200
<b>1 Row Type Adj. x 1.00</b>					\$162,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1850	\$4,300
No Elec (-)					\$0
Plumbing (+/-)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
<b>Sub-Total, One Unit</b>					\$168,900
<b>Sub-Total, 1 Units</b>					\$168,900
Exterior Features (+)				\$5,900	\$174,800
Garages (+) 484 sqft				\$15,700	\$190,500
Quality and Design Factor (Grade)				1.05	
Location Multiplier					0.90
<b>Replacement Cost</b>					\$180,023

Description	Count	Value
Specialty Plumbing		

Description	Area	Value
Wood Deck	172	\$3,200
Porch, Open Frame	36	\$2,700

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Eff Co	Age	Year	Year Built	Base Rate	LCM	Adj Rate	RCN	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: SINGLE-FAMILY RESI	100%	1	Brick	C+1	59	A	1964	1964	2,858 sqft	0.90	\$180,023	40%	10'x12'	\$180,023	40%	\$108,010	0%	100%	1.7500	\$189,000
2: Utility Shed	0%	1	SV	C	6	A	2017	2017	10'x12'	0.90		20%			20%		0%	100%	1.0000	\$300