



BID PACKET

FIXER UPPER SPLIT LEVEL HOME ONLINE AUCTION

213 SHERI DRIVE
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

TUESDAY, DECEMBER 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
213 Sheri Drive, Georgetown, IN 47122

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.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

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 January 17, 2022. 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. *Our 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

Buyer to assume taxes due and payable Spring 2022 and all taxes thereafter. All taxes that have accrued prior to 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. 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 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, November 30 through Tuesday, December 7.*

AGENCY

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

SELLER

William Houghton Estate

PERSONAL REPRESENTATIVE

Cynthia Messmer

ESTATE ATTORNEY

Justin Endres

Client Detail

213 Sheri Drive, Georgetown, IN 47122

Listing #: **2021012346**

Total Finished Sqft: **1,792**

Above Grade Finished Sqft: **1,792**

\$0
Active (11/19/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Sandi Acres	Parcel#:	220200200022000002
Beds:	4	Lot Sz:	1 / 43,560
Baths:	3 (3 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,792	Lot Dim:	
Tot Fin SF:	1,792	Year Built:	1971
New Const:	No	Annual Tax:	1,019
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	27,100	DOM:	0
Improvements:	122,900	HOA \$:	/
Total Assess:	150,000		

Directions: **I-64 to Edwardsville Georgetown Exit #118. West 1.3 miles on St. Rd. 62 to right on Yenowine Lane. 3/10 mile to left on Judy Lane to left on Sheri Drive.**

Legal: **P. 789 L. 7**

Tot Deductions:	\$84,575	<u>Deduction Type</u>	<u>Comment</u>
		Mortgage	\$3,000
		Homestead Standard	\$45,000

ECS

Remarks

FIXER UPPER SPLIT LEVEL HOME ONLINE AUCTION - BIDDING ENDS TUESDAY, DECEMBER 7 @ 2PM. Spacious 1792 square foot 4 bedroom 3 bath home with 2-car garage and basement on a one acre lot off Yenowine Lane just 2 miles West of I-64. Living, dining and kitchen with adjacent laundry room on the main level. Just a half flight of stairs away, the upper level has four bedrooms and two baths with the main bedroom suite having a walk-in closet and sliding glass doors. The lower level includes a family room with a fireplace and a full bath. An additional 576 square foot basement with access off the two-car garage is unfinished and would make a great hobby room or workshop. Great home to renovate and make it your own! 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 for clear title. Buyer to assume taxes payable Spring 2022 . Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN INSPECTION Tuesday, November 30, 4PM-6PM & Tuesday, December 7, 11AM-1PM.

Amenities

Type:	Tri Level	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Laundry:	Yes
Outbuildings:		Laundry Type:	Laundry Room
# Fireplaces:	1	Road Frontage:	100'
Roof Type:	Shingle		
Exterior Type:	Brick Over Frame, Vinyl Siding		
Exterior Feat:	Covered Porch, Patio, Solid Surface Drive		
Interior Feat:	Bath Master, Eat-in Kitchen, Family Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,792.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,792
Below Grade Unfinish:	576.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **24 x 24** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	19.9 x 13.2	1st Floor		
Kitchen	17.3 x 10.8	1st Floor		
MainBedroom	15.4 x 11.3	2nd Floor		
Bathroom Full	8 x 5	2nd Floor		
Bedroom	11.9 x 10.5	2nd Floor		
Bedroom	10.10 x 11.9	2nd Floor		
Bedroom	11.6 x 9.7	2nd Floor		
Bathroom Full	8 x 7	2nd Floor		
Family Room	19.8 x 11.3	LL/Basement		
Bathroom Full	4 x 8	LL/Basement		
Other	11.9 x 5.6	1st Floor		Laundry

Utilities

Water Heater: **Electric**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Septic Onsite**

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

General Information

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

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

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.

LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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PROPERTY ADDRESS: 213 Sheri Dr, 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.)  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.)

213 Sheri Dr, Georgetown, IN 47122

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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47 **CERTIFICATION OF ACCURACY**

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

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

56
57 Cynthia Messmer 11-18-2021
58 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

59 Cynthia Messmer
60 PRINTED PRINTED

61
62
63
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

65
66
67 PRINTED PRINTED

68 [Signature] 11-18-2021
69 LISTING BROKER DATE SELLING BROKER DATE

70



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213 Sheri Dr, Georgetown, IN 47122
(Property Address)

22-02-00-200-022.000-002
General Information
 Parcel Number
 22-02-00-200-022.000-002
 Local Parcel Number
 0020350007

Tax ID:

Routing Number
 02-00-200-016

Property Class 510
 1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
 Floyd
 Township
 GEORGETOWN TOWNSHIP
 District 002 (Local 002)
 GEORGETOWN TOWNSHIP

School Corp 2400
 NEW ALBANY-FLOYD COUNTY C

Neighborhood 2002004-002

Sandri Acres

Section/Plat

Location Address (1)

213 SHERI DR
 GEORGETOWN, IN 47122

Zoning

Subdivision

Lot

Market Model
 2002004-002 - Residential

Characteristics

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

Static
 Printed
 Tuesday, September 14, 2021
 Review Group 2019

Houghton, William T. & Sally
Ownership
 Houghton, William T. & Sally
 213 Sheri Dr
 Georgetown, IN 47122

Legal

P. 789 L. 7

213 SHERI DR
Transfer of Ownership
 Date
 09/22/1971
 01/01/1900
 Owner
 Houghton, William T. &
 SUMMERS, HOMER

510, 1 Family Dwell - Platted Lot
Doc ID Code Book/Page Adj Sale Price VII
 0 WD 202/605
 WD /

Sandri Acres /200 1/8
Notes
 5/29/2018 22q1: 2018 BF FIELD REVIEW AND DATA COLLECTION.
 8/13/2013 06TR: 2006 TRENDING CHANGE REMOVED 10X10 SHED THAT STORM TOOK OUT IN 2004.
 PBB 2/18/07.

1/4/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF-UNABLE TO INSPECT BACK DUE TO DOG



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	2021	2020	2019	2018
2021	WIP	01/20/2021	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$27,100	\$27,100	\$27,100	Misc
						\$27,100	\$27,100	\$27,100	Misc
						\$0	\$0	\$0	02/15/2019
						\$0	\$0	\$0	Indiana Cost Mod
						\$122,900	\$122,900	\$113,100	1.0000
						\$122,400	\$122,400	\$112,600	1.0000
						\$500	\$500	\$500	1.0000
						\$150,000	\$150,000	\$140,200	1.0000
						\$149,500	\$149,500	\$139,700	1.0000
						\$500	\$500	\$500	1.0000
						\$27,100	\$27,100	\$27,100	1.0000
						\$27,100	\$27,100	\$27,100	1.0000
						\$0	\$0	\$0	1.0000
						\$0	\$0	\$0	1.0000
						\$122,900	\$122,900	\$113,100	1.0000
						\$122,400	\$122,400	\$112,600	1.0000
						\$500	\$500	\$500	1.0000
						\$150,000	\$150,000	\$140,200	1.0000
						\$149,500	\$149,500	\$139,700	1.0000
						\$500	\$500	\$500	1.0000

Land Pricing Soil Act Front. 100 173x251 1.13 \$175 \$198 \$34,254 -21% 100% 1.0000 \$27,060

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market Elig %	Market Factor	Value
F	F		100	173x251	1.13	\$175	\$198	\$34,254	-21%	100%	1.0000	\$27,060

Base Lot: Res 150', Cl 150' Base Lot: Res 100' X 162', Cl 100' X 162'

Land Computations

Calculated Acreage	1.00
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.99
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	0.99
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	\$27,100
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,100

Data Source External Only Collector 06/12/2018 BF Appraiser 06/12/2018 BF

213 Sheri Drive, Georgetown, Indiana 47122

