



BID PACKET

EASTRIDGE 1.5 STORY CAPE COD ONLINE AUCTION

**1120 EASTRIDGE DRIVE
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

TUESDAY, APRIL 29 @ 6PM

**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

1120 EASTRIDGE DRIVE, NEW ALBANY, IN 47150

BIDDING ENDS TUESDAY, APRIL 29, 2025

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Tuesday, June 10, 2025**. 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.*

POSSESSION

The 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

Broker participation is welcomed to a licensed Indiana Broker who registers and represents the successful buyer. Buyer Registration is required a minimum of 24 hours prior to the auction. See website for Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, April 8 through Tuesday, April 29, 2025*.

AGENCY

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

SELLER

Mary H. Ryan

POWER OF ATTORNEY

Michael P. Ryan

Client Detail

1120 Eastridge Drive, New Albany, IN 47150

Listing #: **202506905**

Total Finished Sqft: **2,390**

Above Grade Finished SqFt: **2,372**

\$0
Active (04/02/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Eastridge	Parcel#:	0085380031
Beds:	3	Lot Sz:	0.252 / 10,977
Baths:	3 (2 1)	Lot Size Src:	Assessor
Abv Grd SF:	2,372	Lot Dim:	90 x 119 x 90 x 125
Tot Fin SF:	2,390	Year Built:	1984
New Const:	No	Annual Tax:	2,953

Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	26,800	HOA \$:	/
Improvements:	250,800		
Total Assess:	277,600		
Directions:	I-265 to Charlestown Road Exit #4. South 7/10 mile to right on Mt. Tabor Road. West 1/2 mile to right on Klerner Lane to left on Eastridge Drive. Or Grantline Road near IUS to Klerner Lane to Eastridge Drive.		
Legal:	EAST RIDGE, PLAT 916, LOT 31, 0.2528 Acre		
Tot Deductions:	\$134,100	Deduction Type	<u>Comment</u>
		Supplemental Homestd	86,100

Remarks

EASTRIDGE 1.5 STORY CAPE COD ONLINE AUCTION - BIDDING ENDS TUESDAY, APRIL 29 @ 6PM. Selling online in the quaint Eastridge neighborhood, a classic 1.5-story brick home - family owned since 1986, with a full unfinished basement and two car attached garage. Three bedrooms - one with an additional bonus room ideal for dressing room, office or playroom and 2 1/2 baths. Built-in hall tree, built-in bookshelf, equipped kitchen, equipped laundry, french doors to patio, freestanding 20' x 25' concrete pad and more. Located just off Klerner Lane near Mt. Tabor Road, with easy access to expressway & local amenities. Square footage up is estimated. Buyers can make their own precise measurements, if needed. **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 (Final Bid + Buyer's Premium), 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. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

Amenities

Type:	1.5 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement: Yes	Basement Type: Full, Unfinished
Construction:	Existing	Laundry: Yes	Laundry Location: First Level
Outbuildings:		Laundry Type:	Laundry Closet
# Fireplaces:	1 Fireplace: Gas Burning	Road Frontage:	90
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Freezer, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator, Water Softener		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Patio, Public Sidewalk, Solid Surface Drive, Vinyl Siding		
Interior Feat:	Bath Master, Built-in Bookcase, Eat-in Kitchen, Family Room, Formal Dining Rm, Foyer, Pantry, Sump Pump, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,372.0	Nonconform Finished:	18.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,390
Below Grade Unfinish:	1,186.0		

Room Sizes & Levels

Total Rooms: 8	Garage: Y	Garage Size: 22 x 22	Garage Type: Attached, Front Entry	Garage Spaces: 2
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Type	Dimension	Level	Flooring	Description
Living Room	15.3 x 12.8	1st Floor	Carpet	
Dining Room	13.2 x 12.9	1st Floor	Carpet	
Kitchen	15 x 12.9	1st Floor	Tile	
Family Room	17 x 13	1st Floor	Carpet	
Bathroom Half	9.6 x 4.6	1st Floor	Tile	
Main Bedroom	14.11 x 12.9	2nd Floor	Carpet	Walk-In Closet
Bathroom Full	6.9 x 5	2nd Floor	Tile	Main Bedroom Suite
Bedroom	11 x 10.3	2nd Floor	Carpet	

Bedroom	15 x 11.4	2nd Floor	Carpet	
Other	10.5 x 8.11	2nd Floor	Carpet	Bonus Room - 7' Sloped Ceiling
Bathroom Full	7 x 7	2nd Floor	Tile	

Utilities

Water Heater:	Natural Gas	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Sewer		

General Information

Possession:	At Closing	Covenants & Restr:	Yes
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No

All information deemed reliable but not guaranteed.

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)

Date (month, day, year)

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)

1120 Eastridge Drive, New Albany, IN 47150

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			X		Septic Field/Bed	X				
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer			X		Sump Pump			X		
Gas Grill	X		X		Irrigation Systems	X				
Hood			X		Water Heater/Electric	X				
Microwave Oven			X		Water Heater/Gas			X		
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			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)	X				
					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?					
					Are the improvements connected to a private/community sewer system?					
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)	X				Hot Water Heat	X		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 Gas			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		X		Propane Tank	X				
Generator	X				Other Heating Source	X				

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.

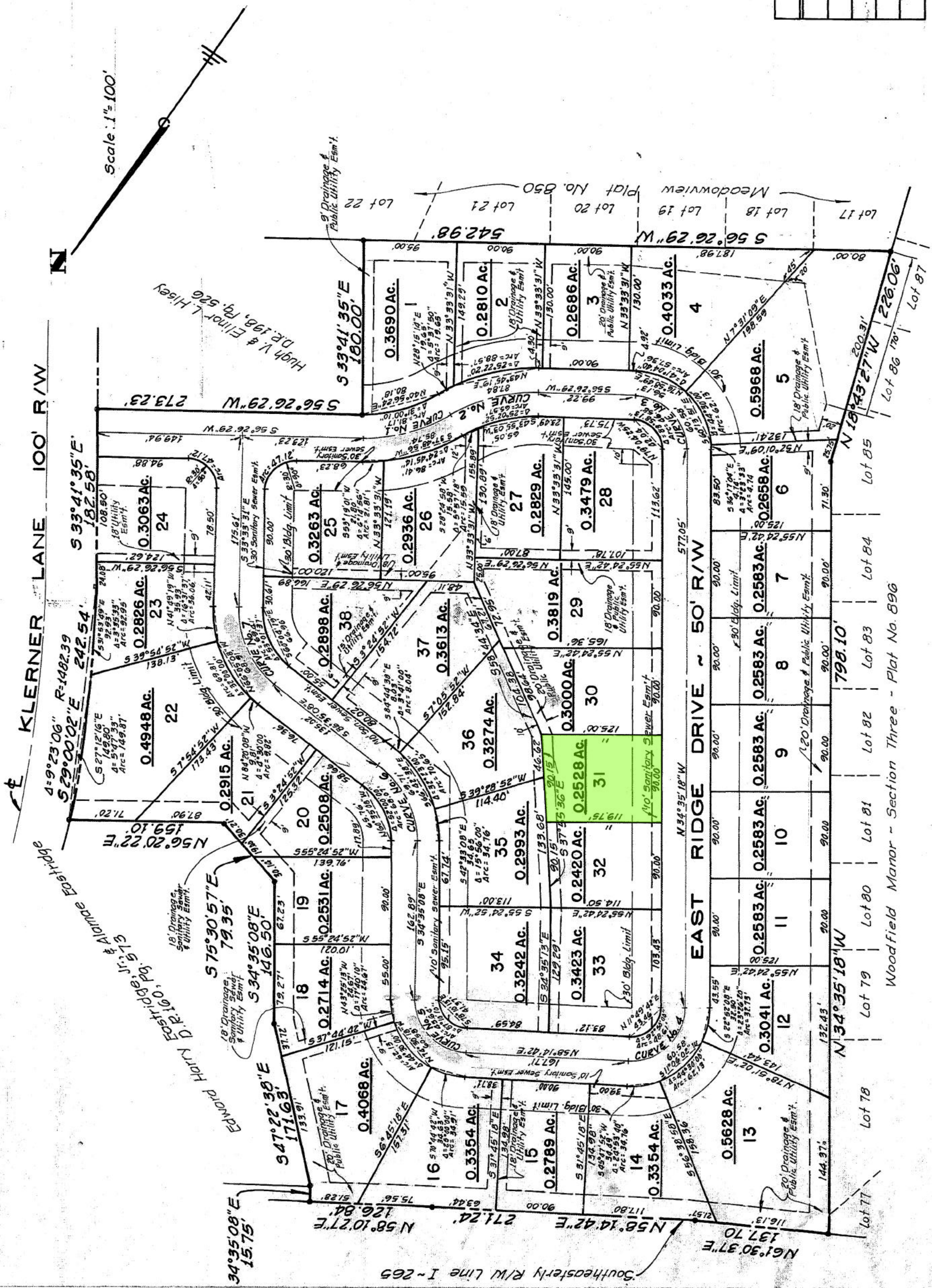
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	03/24/25		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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)											
1120 Eastridge Drive, New Albany, IN 47150											
2. ROOF			YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES			YES	NO	DO NOT KNOW
Age, if known <u>10</u> Years.			<input checked="" type="checkbox"/>			Do structures have aluminum wiring?					<input checked="" type="checkbox"/>
Does the roof leak?				<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?				<input checked="" type="checkbox"/>	
Is there present damage to the roof?				<input checked="" type="checkbox"/>		Are there any encroachments?				<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?				<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?				<input checked="" type="checkbox"/>	
If yes, how many layers?						Is the present use of non-conforming use? Explain:					
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)											
<p style="font-size: 1.2em; font-family: cursive;">Selling as is at auction by Power of Attorney</p>											
<p>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.</p>											
Signature of Seller <u>[Signature]</u>			Date (mm/dd/yy) <u>07/24/2025</u>			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)		





DESCRIPTION

Being a 14.7518 acre part of Survey No. 62 of the Illinois Grant, situated in New Albany Township, Floyd County, Indiana and being more fully described as follows, to-wit:

Beginning at the N.W. corner of Lot No. 17 of Meadowview Subdivision, Plat No. 850 of the Floyd County, Indiana Section No. 3, Plat No. 896 of said Floyd County Record of Plats, 226.06; thence N 34°35'18" W along said N.E. line, 198.10; thence along the S.E. R/W line of 1-265 the following courses and distances: N 61°30'37" E, 157.70; N 58°14'42" E, 271.24; N 58°10'27" E, 126.84; thence leaving said S.E. R/W line, S 34°35'03" E, 157.75; thence S 47°22'38" E, 171.63; thence S 34°35'08" E, 146.50; thence S 75°30'57" E, 79.35; thence N 56°20'22" E, 159.10; to the westerly R/W line of Klerner Lane (100 foot R/W); thence along said westerly R/W line on a curve to the left, said curve having a central angle of 9°23'06", a radius of 1482.99' and a chord which bears S 29°00'02" E, 242.54; thence S 33°41'35" E, 180.00' along westerly R/W line, 182.58; thence S 56°26'29" W, 275.23; thence S 33°41'35" E, 180.00' to an iron pin on the N.W. line of said Meadowview Subdivision, Plat No. 850; thence S 56°26'29" W along said N.W. line, 542.98 to the place of beginning and containing 14.7518 acres of land.

SURVEYOR'S CERTIFICATE

I hereby certify that this plat of EAST RIDGE, and the survey shown hereon were made under my direct supervision and that the angular and linear measurements shown hereon are true and correct to the best of my knowledge and belief.

John G. Brinkworth
John G. Brinkworth P.L.S. No. 11253



RECEIVED
FOR RECORD
DATE March 21, 1983
FILED IN 1739
INSTR. NO. 1739
Frederick L. Hiltner
RECORDS OF FLOYD COUNTY

CENTERLINE CURVE DATA					
CURVE NO. 1	CURVE NO. 2	CURVE NO. 3	CURVE NO. 4	CURVE NO. 5	CURVE NO. 6
31°00'10"	31°00'10"	88°58'13"	92°50'00"	87°10'10"	92°00'00"
48.54'	48.54'	54.02'	57.79'	52.35'	48.77'
175.00'	175.00'	55.00'	55.00'	100.00'	100.00'
94.69'	94.69'	85.41'	89.11'	83.68'	92.55'
TANGENT					
RADIUS					
LENGTH					

APPROVED BY
BOARD OF PUBLIC WORKS & SAFETY
OF THE CITY OF NEW ALBANY

Carl E. Peary
Carl E. Peary

William Chanley
William Chanley

Linda B. Lorch
Linda B. Lorch

ENTERED FOR TAXATION
This 28 day of March, 1983.

Betty J. Hammond
Betty J. Hammond
Floyd County Auditor

FILED & RECORDED
This 28 day of March, 1983
10:15 o'clock A.M. E.S.T.

Frederick L. Hiltner
Frederick L. Hiltner
Floyd County Recorder

NOTE:

Iron pins set on all back lot corners.

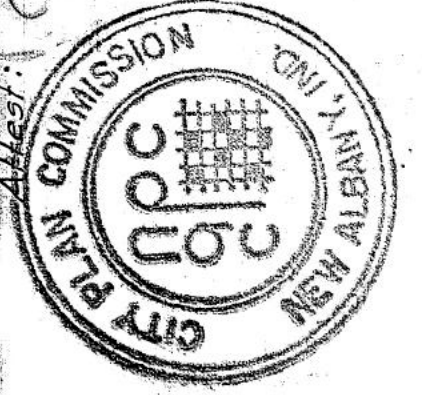
DULY ENTERED FOR
TAXATION

MAR 28 1983

APPROVED BY
NEW ALBANY PLAN COMMISSION

Carl E. Peary
President

Carl E. Peary
Attest:



DEDICATION BY OWNER

We, the undersigned, R & S Developers, Inc., owners of the property herein described, do hereby acknowledge the foregoing to be the plat of EAST RIDGE, and do hereby dedicate to public use all the drainage, sewer and public utility easements and roadways, all as shown or described hereon.

R & S DEVELOPERS, INC.

George W. Rosenberger
George W. Rosenberger
President

Tony Schuler
Tony Schuler
Secretary

ACKNOWLEDGEMENT

State of Indiana } s.s.
County of Floyd }

Before me, a notary public, in and for said State and County, personally appeared George W. Rosenberger and Tony Schuler, President and Secretary, respectively, of R & S Developers, Inc., and as officers of and for said Corporation did this 22nd day of February, 1983 acknowledge the execution of this plat.

Witness my hand and seal this 23rd day of February, 1983.

Melissa Louise Snyder
Melissa Louise Snyder
Notary Public

My commission expires: October 12, 1985
Notary resides in Floyd County.

PLAT NO. 916
EAST RIDGE
CITY OF NEW ALBANY
FLOYD COUNTY, INDIANA
A Part of Survey No. 62
of the Illinois Grant



22-05-06-201-073.000-008

General Information

Parcel Number
22-05-06-201-073.000-008
Local Parcel Number
0085380031

Tax ID:

Routing Number
05-06-210-235

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Floyd
Township
NEW ALBANY TOWNSHIP
District 008 (Local 008)
NEW ALBANY CITY
School Corp 2400
NEW ALBANY-FLOYD COUNTY C
Neighborhood 5062101-008
Meadowview; Pine Creek Estates;

Section/Plat

Location Address (1)
1120 EASTRIDGE DR
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model

5062101-008 - Residential

Characteristics

Topography
Level ☐
Public Utilities
All ☐ ERA
Streets or Roads
Paved, Sidewalk ☐ TIF
Neighborhood Life Cycle Stage
Improving ☐

Review Group 2025
Monday, May 13, 2024
Printed

Ryan, Mary Hickcox

Ownership

Ryan, Mary Hickcox
1120 Eastridge Dr
New Albany, IN 47150

Legal

EAST RIDGE PLAT 916 LOT 31 .2528 A.

1120 EASTRIDGE DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Vl
03/01/1999	Ryan, Mary Hickcox	0	QC	26/3212		I
01/01/1900	RYAN, LAWRENCE J	0	WD	/		I
01/01/1900	ORTHOBER, DONAL	0	WD	/		I
01/01/1900	WD D11-3615	0	WD	/		I
01/01/1900	TRAN 87: FROM AND	WD	/			I

510, 1 Family Dwell - Platted Lot

Meadowview; Pine Creek E

Notes

8/26/2020 2203: BF FIELD REVIEW & DATA COLLECTION.
11/15/2016 1803: CHNGD GRD FRM B TO B-1, MINOR SKTCH CHNGS MK



Res

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

Assessment Year	2024	2024	2024	2023	2022	2021	2020
Reason For Change	WIP	AA	AA	AA	AA	AA	AA
As Of Date	03/08/2024	01/01/2024	01/01/2023	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	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	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800
Land Res (1)	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$250,800	\$250,800	\$239,900	\$239,900	\$212,100	\$187,000	\$175,800
Imp Res (1)	\$250,800	\$250,800	\$237,200	\$237,200	\$209,700	\$184,800	\$173,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$2,700	\$2,700	\$2,400	\$2,200	\$2,100
Total	\$277,600	\$277,600	\$266,700	\$266,700	\$238,900	\$213,800	\$202,600
Total Res (1)	\$277,600	\$277,600	\$264,000	\$264,000	\$236,500	\$211,600	\$200,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$2,700	\$2,700	\$2,400	\$2,200	\$2,100
Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 100' X 120', Cl 100' X 120')							

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
F	F		90	90x122	1.01	\$295	\$298	\$26,820	0%	1.0000	100.00	0.00	0.00	\$26,820

Land Computations	
Calculated Acreage	0.25
Actual Frontage	90
Developer Discount	<input type="checkbox"/>

Parcel Acreage	0.25
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	0.25
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	
CAP 1 Value	\$26,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,800

Appraiser 09/11/2020 BF

Collector 09/11/2020 BF

Data Source External Only

National Flood Hazard Layer FIRMette



85°49'4"W 38°20'27"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

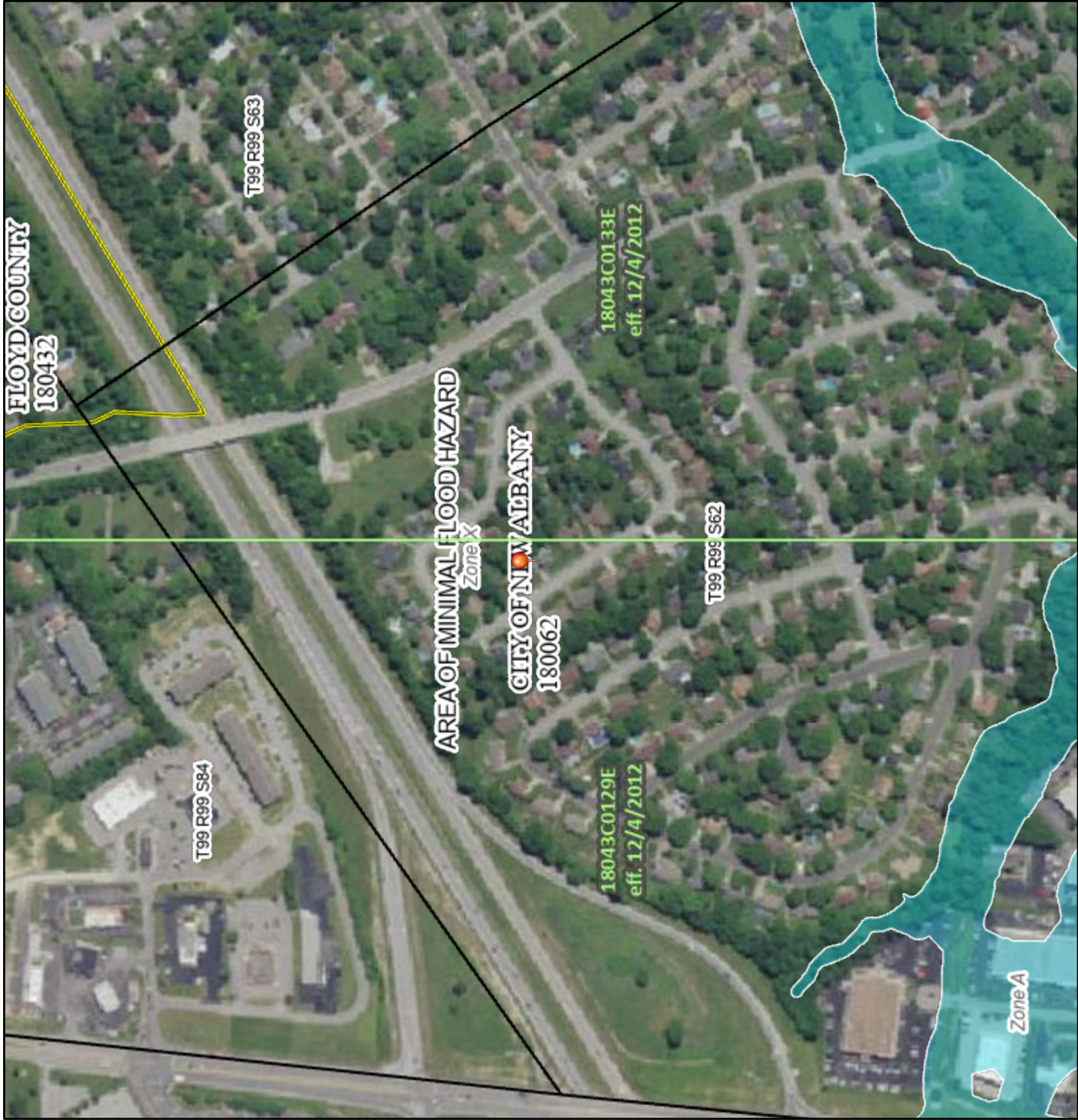
MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/21/2025 at 3:58 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



85°48'27"W 38°19'58"N

0 250 500 1,000 1,500 2,000 1:6,000 Feet