



BID PACKET

# UPTOWN BUNGALOW & GARAGE ONLINE AUCTION

**1916 CENTER STREET  
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

**MONDAY, JUNE 9 @ 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

1916 Center Street, New Albany, IN 47150

Bidding Ends: Monday, June 9, 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 Monday, July 21, 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. Reduced Risk Due to Levee 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**

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 2 PM receives a bid at 1:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 2:09 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 20, 2025 through Monday, June 9, 2025*.

**AGENCY**

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

**SELLER**

Ronald D. Shewmaker Estate

**PERSONAL REPRESENTATIVE**

Connie M. Swango

## Client Detail

**1916 Center Street, New Albany, IN 47150**

Listing #: **202508319**

Total Finished Sqft: **768**

Above Grade Finished SqFt: **768**

**\$0**  
**Active (05/28/25)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>0087290073</b>
Beds:	<b>1</b>	Lot Sz:	<b>0.09 / 3,920</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>768</b>	Lot Dim:	<b>32 x 136</b>
Tot Fin SF:	<b>768</b>	Year Built:	<b>1929</b>
New Const:	<b>No</b>	Annual Tax:	<b>655</b>
Est Completion:		Tax Year:	<b>2024/2025</b>
Home Warranty:		DOM:	<b>0</b>
Land Assess:	<b>8,300</b>	HOA \$:	<b>/</b>
Improvements:	<b>99,200</b>		
Total Assess:	<b>107,500</b>		
Directions:	<b>Spring Street - east of Vincennes Street, to right on Jay Street to right on Center Street. Auction on the left.</b>		
Legal:	<b>P 258 E 32' L 29</b>		
Tot Deductions:	<b>\$82,792</b>	<u>Deduction Type</u>	<u>Comment</u>
		Disabled	12,480
		Homestead Standard	48,000

### Remarks

**UPTOWN BUNGALOW & GARAGE ONLINE AUCTION - BIDDING ENDS: MONDAY, JUNE 9 @ 2PM.** Family owned for nearly 60 years, a 1920's one-story vinyl sided bungalow with covered porch, basement and detached two-car garage with alley access in the upper east side of New Albany. Partially fenced back yard. Furnace replaced 2021, central air unit replaced 2024 & replacement windows. Convenient location with easy access to downtown, tri-city area & Greenway Riverwalk - near a variety of shopping, dining and entertainment options. Located in reduced risk due to levee floodplain. **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:	<b>1 Story</b>	Foundation:	<b>Concrete Block</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Crawl Space, Outside Entrance, Partial, Unfinished, Walkup</b>
Outbuildings:	<b>Garage</b>	Laundry:	<b>Yes</b>
# Fireplaces:	Fireplace:	Laundry Type:	<b>Laundry Room</b>
Roof Type:	<b>Shingle</b>	Road Frontage:	<b>32</b>
Appliances:	<b>Range / Oven, Refrigerator</b>		
Exterior Type:	<b>Vinyl Siding</b>		
Exterior Feat:	<b>Covered Porch, Landscaped, Public Sidewalk, Solid Surface Drive, Thermopane windows</b>		
Interior Feat:	<b>Ceiling Fan(s), Eat-in Kitchen, Formal Dining Rm, Pantry, Utility/Mud Room</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>768.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>768</b>
Below Grade Unfinish:	<b>384.0</b>		

### Room Sizes & Levels

Total Rooms: **5**    Garage: **Y**    Garage Size: **28 x 24**    Garage Type: **Detached, Rear Entry**    Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	11.8 x 11.8	1st Floor	Wood	
Dining Room	12 x 13.7	1st Floor	Wood	Double Door Closet
Kitchen	11 x 13.7	1st Floor	Vinyl	
Bedroom	13 x 11	1st Floor	Carpet	10' Ceiling
Bathroom Full	6 x 7.8	1st Floor	Vinyl	10' Ceiling
Other	3.8 x 11	1st Floor	Vinyl	Laundry Room - 10' Ceiling

### Utilities

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

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

General Information

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

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

All information deemed reliable but not guaranteed.

Subdivision of out lots No. 1, 2, 4, 5, 7 and 8 of Plat No. 47, of the City of New Albany, Floyd Co., Ind. Witness my hand and seal this 27th day of August 1868

Joseph Coowaloder {seal}

State of Indiana }

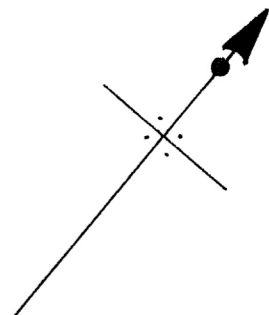
Joseph Coowaloder acknowledged the execution of this plat Witness my hand and official seal this 29th day of August 1868

{ L. S. }

Josiah Gwin Recorder Floyd Co.

Filed August 29th 1868 at 1 o'clock P.M. & Recorded in Plat Book "A" page 264

Josiah Gwin Recorder



REAR MARKET STREET

36	50	50	50	50	50
136 1/4	18	17	16	15	14
136 1/4					136 1/4

W.M. Mohan

36	50	50	50	50	50
136 1/4	54	53	52	51	50
136 1/4					136 1/4

THOMAS STREET

36					
136 1/4	19	20	21	22	23
136 1/4					136 1/4

60 538°45 E.

--	--	--	--	--	--

MARKET STREET

50	50	50	50	50	50	50	50	50	50	50	50
136 1/4	12	11	10	9	8	7	6	5	4	3	2
136 1/4											136 1/4

CENTER STREET 40 S. 51° 10' W.

50	50	50	50	50	50	50	50	50	50	50	50
136 1/4	48	47	46	45	44	43	42	41	40	39	38
136 1/4											136 1/4

DIVISION STREET 40


JAY ST.

9 8 7 6 5 4 3 2 1

Scale. Geo. M. Smith Sur.



General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 Story Conventional

Finished Area

768 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

Accommodations

Bedrooms

1

Living Rooms

0

Dining Rooms

1

Family Rooms

0

Total Rooms

5

Wall Finish

☒ Plaster/Drywall

☐ Paneling

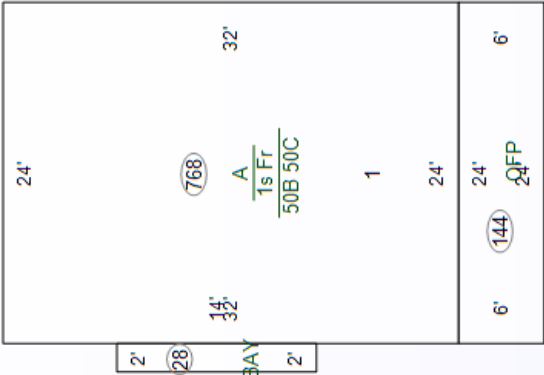
☐ Fiberboard

☒ Unfinished

☐ Other

Heat Type

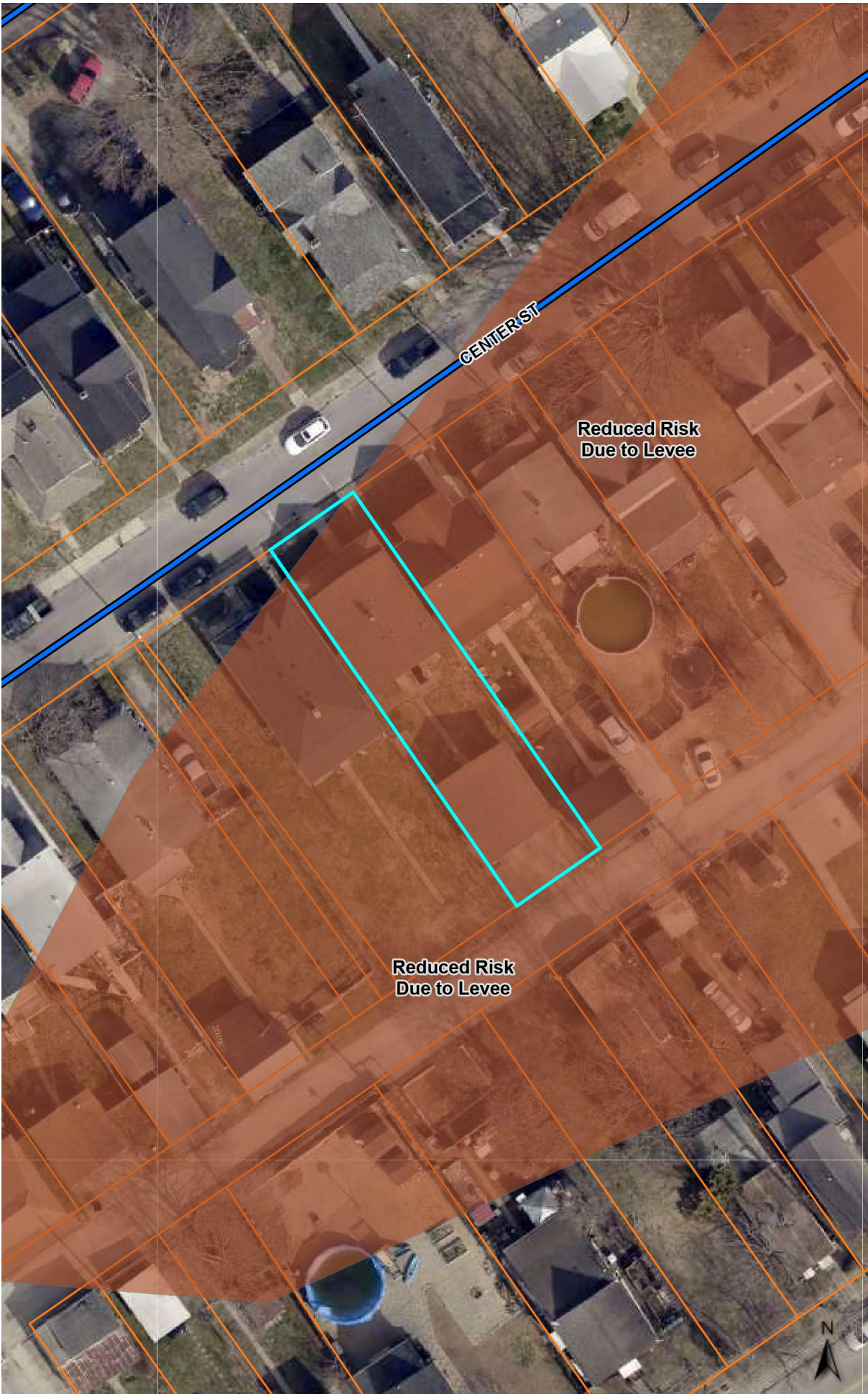
Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder	
Floor Constr	Base Finish Value
1 1Fr	768 768 \$66,600
2	
3	
4	
1/4	
1/2	
3/4	
Attic	768 0 \$5,700
Bsmt	384 0 \$16,500
Crawl	384 0 \$3,900
Slab	
Total Base \$92,700	
Adjustments	1 Row Type Adj. x 1.00 \$92,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:768 \$3,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit \$96,600	
Sub-Total, 1 Units	
Exterior Features (+)	\$8,800 \$105,400
Garages (+) 0 sqft	\$0 \$105,400
Quality and Design Factor (Grade) 0.80	
Location Multiplier 0.88	
Replacement Cost \$74,202	

Summary of Improvements																				
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	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	D	1929	1929	95 A		0.88		1,920 sqft	\$74,202	50%	\$37,100	0%	100%	1,960	100.00	0.00	0.00	\$72,700
2: Detached Garage R 01	1	Wood Fr	C	1990	1990	34 A	\$30.86	0.88	\$27.16	24'x28'	\$18,249	26%	\$13,500	0%	100%	1,960	100.00	0.00	0.00	\$26,500



- Parcels
- Floodplains (DFIRM)
- A
  - AE Fringe
  - AE Floodway
  - AO,
  - 0.2% Annual Chance Flood Hazard
  - Reduced Risk Due to Levee



**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®

1 **PROPERTY ADDRESS:** 1916 Center Street, New Albany, IN 47150

2  
3 **LEAD WARNING STATEMENT**

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that  
5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead  
6 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,  
7 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to  
8 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information  
9 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any  
10 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended  
11 prior to purchase.

12  
13  
14 **SELLER'S DISCLOSURE**

15 (a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

- 16  
17 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_  
18  
19  
20 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21  
22  
23 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- 24 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*  
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and  
26 attach documents below): \_\_\_\_\_  
27  
28  
29 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30  
31 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 32 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.  
33 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.  
34 (e.) \_\_\_\_\_ Buyer has *(check (i) or (ii) below)*:  
35 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for  
36 the presence of lead-based paint and/or lead-based paint hazards;  
37 **OR**  
38 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

- 41 (f.) ☒ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act  
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word  
43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)  
44  
45

1916 Center Street, New Albany, IN 47150

(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 \_\_\_\_\_ SELLER'S SIGNATURE Connie M. Swango 3/25/25 DATE \_\_\_\_\_

58  
59  
60 PRINTED \_\_\_\_\_ Connie Swango Personal Representative  
61 PRINTED \_\_\_\_\_

62  
63 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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

67  
68  
69 SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_ LISTING BROKER Douglas Harritt 3-25-25 DATE \_\_\_\_\_

Douglas Harritt, Harritt Group, Inc.

\*Only required if the Buyer's Broker receives compensation from the Seller.



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(Property Address)

1916 Center Street, New Albany, IN 47150  
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