



BID PACKET

EDWARDSVILLE HOME & GARAGE ON 1-ACRE ABSOLUTE ONLINE AUCTION

**505 STONEVIEW DRIVE
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

THURSDAY, SEPTEMBER 18 @ 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

505 STONEVIEW DRIVE, NEW ALBANY, IN 47150

Bidding Ends Thursday, September 18, 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, November 3, 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

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

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

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

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

MALFUNCTION AND LOSS OF SERVICE

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

SOLD WITH SELLER'S RESERVE

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

BROKER PARTICIPATION

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

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Thursday, August 28 through Thursday, September 18, 2025*.

AGENCY

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

SELLER

James H. Sarles Testamentary Trust

ATTORNEY

Stephen Naville, Trustee
Mattox & Wilson, LLP

Client Detail

505 Stoneview Drive, New Albany, IN 47150

\$0

Listing #: **2025010580**

Total Finished Sqft: **1,486**

Above Grade Finished SqFt: **1,486**

Active (08/26/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Stoneview	Parcel#:	0020790020
Beds:	3	Lot Sz:	1.02 / 44,431
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,486	Lot Dim:	208 x 238 x 220 x 185
Tot Fin SF:	1,486	Year Built:	1988
New Const:	No	Annual Tax:	1,328
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	41,400	HOA \$:	/
Improvements:	141,100		
Total Assess:	182,500		
Directions:	I-64 to Georgetown Exit 118 to West on IN-62. 2/10 mile to left on Corydon Pike to left on Quarry Road. 3/10 mile to left on Stoneview Drive. Continue left to 1st home on right.		

Legal: **P. 892 L. 20**
Tot Deductions: **\$95,025** Deduction Type Comment
Supplemental Homestd 50,025

Remarks

EDWARDSVILLE HOME & GARAGE ON 1-ACRE | ABSOLUTE ONLINE AUCTION - BIDDING ENDS: THURSDAY, SEPTEMBER 18 @ 2PM. Opportunity is knocking! Selling at absolute auction to the highest bidder, a one-owner 1,486 square foot 3 bedroom-2 bath brick ranch with first floor laundry and full basement, built in 1988 in a 24-lot suburban neighborhood in Edwarsville. Situated on a 1-acre lot with mature trees, this property includes an attached carport with storage closet, an oversized two-car 30' x 26' detached garage with an attached carport and 3 paved driveways. Conveniently located just off Quarry Road, only minutes from expressway, shopping and schools. Ready for your personal touch! 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 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Unfinished
Outbuildings:	Garage	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Laundry Closet
Roof Type:	Shingle	Road Frontage:	208
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Range / Oven, Refrigerator		
Lot Description:	Wooded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Porch, Deck, Landscaped, Paved Driveway		
Interior Feat:	1st Floor Master, Bath Master, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Natural Wood Trim, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,486.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,486
Below Grade Unfinish:	1,486.0		

Room Sizes & Levels

Total Rooms: **5** Garage: **Y** Garage Size: **30 x 26** Garage Type: **Carport, Detached, Front Entry** Garage Spaces: **4**

Type	Dimension	Level	Flooring	Description
Living Room	17 x 12.6	1st Floor	Carpet	Bay Window
Kitchen	21 x 12	1st Floor	Vinyl	Breakfast Bar
Main Bedroom	15.6 x 12	1st Floor	Carpet	
Bathroom Full	7 x 4	1st Floor	Vinyl	Main Bedroom Bath
Bedroom	12 x 10.9	1st Floor	Carpet	

Bedroom	12 x 10.9	1st Floor	Carpet
Bathroom Full	7.6 x 5	1st Floor	Vinyl

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Electric
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	Yes
Flood:	No	Sign:	Yes

All information deemed reliable but not guaranteed.

22-02-03-600-358.000-002

General Information

Parcel Number
22-02-03-600-358.000-002

Local Parcel Number
0020790020

Tax ID:

Routing Number
02-03-600-035

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Floyd

Township
GEORGETOWN TOWNSHIP

District 002 (Local 002)
GEORGETOWN TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 2036004-002
Stoneview

Section/Plat

Location Address (1)
505 STONEVIEW DR
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
2036004-002 - Residential

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 13, 2024

Review Group 2023

Sarles, James F. - Special Needs

Ownership

Sarles, James F. - Special Needs Trust
Trustee
Lorch & Naville, LLC
NEW ALBANY, IN 47150

Legal

P. 892 L. 20

505 STONEVIEW DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2007	Sarles, James F. - Spe	200714417	PR	/		I
11/25/1986	SARLES, JAMES H. &	0	WD	/		I
01/01/1900		0	WD	/		I
01/01/1900	1986: SARLES, JAME		WD	/		I

510, 1 Family Dwell - Platted Lot

Stoneview /203 1/2

Notes

8/1/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION
9/21/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION.
8/19/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF



Res

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
03/08/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$41,400	Land	\$41,400	\$41,400	\$41,400	\$41,400	\$41,400
\$41,000	Land Res (1)	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000
\$400	Land Non Res (2)	\$400	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$400	\$400	\$400	\$400
\$141,100	Improvement	\$141,100	\$148,200	\$149,800	\$136,100	\$136,300
\$140,400	Imp Res (1)	\$140,400	\$129,900	\$131,400	\$119,600	\$119,600
\$700	Imp Non Res (2)	\$700	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$18,300	\$18,400	\$16,500	\$16,700
\$182,500	Total	\$182,500	\$189,600	\$191,200	\$177,500	\$177,700
\$181,400	Total Res (1)	\$181,400	\$170,900	\$172,400	\$160,600	\$160,600
\$1,100	Total Non Res (2)	\$1,100	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$18,700	\$18,800	\$16,900	\$17,100

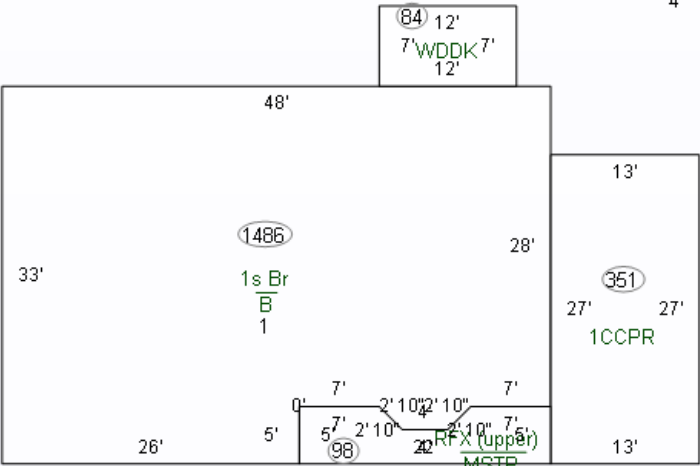
Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	1.0000	1.00	\$41,000	\$41,000	\$41,000	0%	1.0000	100.00	0.00	0.00	\$41,000
91	A		0	0.0200	3.00	\$6,200	\$18,600	\$372	0%	1.0000	0.00	100.00	0.00	\$370

Land Computations

Calculated Acreage	1.02
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.02
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.02
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	\$41,000
91/92 Value	\$400
Supp. Page Land Value	
CAP 1 Value	\$41,000
CAP 2 Value	\$400
CAP 3 Value	\$0
Total Value	\$41,400

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Single-Family R 01		Full Bath	1	3
Story Height	1		Half Bath	1	2
Style	11 Story Conventional		Kitchen Sinks	1	1
Finished Area	1486 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	4	7
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		Accommodations		
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		Bedrooms	3	
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished		Living Rooms	0	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Dining Rooms	1	
<input type="checkbox"/> Parquet			Family Rooms	0	
Wall Finish			Total Rooms	4	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished		Heat Type		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		Heat Pump		
<input type="checkbox"/> Fiberboard					
Roofing					
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other				
Exterior Features					
Description			Area	Value	
Wood Deck			84	\$1,800	
Stoop, Masonry			98	\$2,500	
Canopy, Roof Extension			98	\$1,200	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1486	1486	\$111,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1486	0	\$33,900	
Crawl					
Slab					
		Total Base			\$145,100
Adjustments		1 Row Type Adj. x 1.00			\$145,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1486	\$3,600
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$150,300
Sub-Total, 1 Units					
Exterior Features (+)				\$5,500	\$155,800
Garages (+) 351 sqft				\$5,400	\$161,200
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.88
Replacement Cost					\$156,042

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	Brick	C+2	1988	1988	36 A		0.88		2,972 sqft	\$156,042	28%	\$112,350	0%	100%	1.000	1.100	100.00	0.00	0.00	\$123,600	
2: Car Shed R 01	1		C	1988	1988	36 A	\$10.10	0.88	\$8.89	12'x30'	\$3,200	55%	\$1,440	0%	100%	1.000	1.100	100.00	0.00	0.00	\$1,600	
3: Detached Garage R 01	1	Wood Fr	C	1988	1988	36 A	\$27.92	0.88	\$24.57	30'x26'	\$19,164	28%	\$13,800	0%	100%	1.000	1.100	100.00	0.00	0.00	\$15,200	
4: Utility Shed R 01	1		C	1988	1988	36 A	\$26.02	0.88	\$22.90	6'x13'	\$1,786	65%	\$630	0%	100%	1.000	1.100	0.00	100.00	0.00	\$700	

LEGAL DESCRIPTION

APPROVED BY

FLOYD COUNTY PLAN COMMISSION

Edward Kongman
10900 Woodway Crescent
Patask, Thailand
ATTN: PATRICK KONGMAN EX.
DATE: Sept. 17th, 1977

APPROVED BY

ADIVY ENTERED FOR FLOYD COUNTY COMMISSIONERS

Stanford Lib
 THE HON. BENMOND LIBS MEMBER
 THE HON. GARY J. GORDON MEMBER
 Vincent H. Freilinger
 THE HON. VINCENT FREILINGER PRES
 Betty Hammond
 LATEST THE HON. BETTY HAMMOND, FLOREN

DATE: 17 Nov. 1979

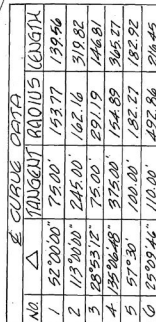
SURVEYORS CERTIFICATION

STATEMENT THAT THIS PLAN OF TUNNEL RIDGE AND
I SHOWN HEREON WERE MADE UNDER MY
AND THAT THE ANGULAR AND LINEAR MEAS-
UREMENTS SHOWN HEREON ARE TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas J. Boogter
THOMAS J. BOOGTER

DRAWN AND CALCULATED BY:
DAVID J. RUCKMAN

892



DRAINAGE NOTES

PROTECTIVE COVENANTS
SUBJECT TO THE PROTECTIVE COVEN
RECORDED IN WISC. DRAWER 7
1253, OFFICE OF THE RECORDER,
INDIANA.

T. J. Boelter Associates
CIVIL ENGINEERS AND LAND SURVEYORS
207 West Spruce Street
New Albany, Indiana 46050

ENTERED FOR TAXATION

THIS 23 DAY OF July, 1948
Betty J. Hammond
 THE HON. BETTY J. HAMMOND,
 AUDITOR FLOYD COUNTY, IN

FILED AND RECORDED

THIS DAY OF July 1980
9:15 O'CLOCK A.M. C.D.T.

Joseph G. Friedberg
THE HON. JOSEPH FRIEDBERG

NOTE: MAIN WATER LINES TO BE 6" P.V.C. WITH
FIRE HYDRANTS AT 1000' INTERVALS.

ACKNOWLEDGEMENTS

STATE OF INDIANA 55 BEFORE ME A NOTARY PUBLIC IN AND FOR THE
STATE OF INDIANA; COUNTY OF FLOYD, PERSONALLY APPEARED THE
LUREN HUNTER AND ACKNOWLEDGED THE EXECUTION OF THIS
WRITNESS MY HAND AND SEAL THIS 29 DAY OF SEPT., 1979

OWNER'S DEDICATION

WE THE UNDERSIGNED, AS OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY ACKNOWLEDGE THIS TO BE THE PLAT OF TUNNEL RIDGE, PLAT 892, DO HEREBY DEDICATE TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

NOTE:
LOTS 1-A, 2-A, & 19-A
ARE HEREBY DESIGNATED AS
OAP R/W DRAINAGE AND
MAINTENANCE CASEMENTS

Thomas J. Butler

DATE: OCT. 20, 1979

