



BID PACKET

**4.41 ACRES - 2 TRACTS**  
**CLARK CO. RESIDENTIAL HOME & COMMERCIAL LAND MULTIPAR**  
**ONLINE AUCTION**

**1564 W. WATER STREET (IN HWY 60)**  
**BORDEN, IN 47106**

— ONLINE BIDDING ENDS —

**WEDNESDAY, SEPTEMBER 17 @ 2PM**

**HARRITT**  
**GROUP INC.**  
**MULTIPAR AUCTIONS**

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - [INFO@HARRITGROUP.COM](mailto:INFO@HARRITGROUP.COM)



**REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**1564 W. WATER STREET, BORDEN, IN 47106**

**BIDDING ENDS: WEDNESDAY, SEPTEMBER 17, 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.**

**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).

**MULTIPAR AUCTION METHOD**

The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid.

**COMBINATION BIDDING**

Combination bidding begins on Wednesday, September 10, 2025.

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, please call our office for assistance @ 812-944-0217.

**NO MAX BID FEATURE**

There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

**EXTENDED BIDDING**

Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder 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.

## **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, October 27, 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 in the rear of Tract 2 is located in the AE Floodway 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.*

## **GAS & OIL LEASES**

Subject to (if) any and all non-productive gas and oil leases.

## **SURVEY**

Property is being sold per current survey dated 7/1/2025, provided by the seller and prepared by David J. Ruckman, P.L.S.



## **DRIVEWAY EASEMENT**

Property is sold subject to any and all easements of record including a 25' x 170' concrete driveway jointly shared access easement with 1566 W. Water Street, Borden, IN 47106.

## **REAL ESTATE TAXES AND ASSESSMENTS**

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller. If property sells in individual tracts, the buyer will assume Spring 2026 taxes due and payable Spring 2027. *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 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.

## **MALFUNCTION AND LOSS OF SERVICE**

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

## **SOLD WITH SELLER'S RESERVE**

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

## **BROKER PARTICIPATION**

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

**PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of Wednesday, September 3, 2025 through Wednesday, September 17, 2025.

**AGENCY**

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

**SELLER**

David & Rebecca Mefford

# MULTIPAR AUCTION METHOD

The Multipar Auction Method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

\* EXAMPLE 1 – Single Lot Bids

TRACT	ACRES	BID	BIDDER
1	8.90	\$50,000	5
2	8.79	\$50,000	20
3	5.00	\$150,000	9
TOTAL		\$250,000	

\* EXAMPLE 2 – Combination Bid + Single Lot Bid

TRACT	ACRES	BID	BIDDER
1 & 2	17.69	\$101,000	13
3	5	\$150,000	9
TOTAL		\$251,000	

## RULES

- 1 SINGLE TRACT BIDDING BEGINS WEDNESDAY, SEPT. 3 @ 2PM**
- 2 COMBINATION BIDDING BEGINS WEDNESDAY, SEPT. 10 @ 2PM**
- 3 FOR A NEW BID ON A SINGLE LOT OR COMBINATION, THE OVERALL TOTAL MUST INCREASE BY A MINIMUM OF \$1,000**

## EXTENDED BIDDING

- If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes.
- If any further bidding occurs, the extension timer will reset to 10 minutes.
- If no further bidding occurs, the lots close when the timer runs out.

## HELPFUL TIPS

- Don't wait until the end; prices will not go down.
- Bid only on the lots that you want to own.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Before you bid, determine your auction strategy – what you want to buy and how much you can bid.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.

## Client Detail

**1564 W Water Street, Borden, IN 47106**

Listing #: **2025010512**

Total Finished Sqft: **1,863**

Above Grade Finished SqFt: **1,242**

**\$0**  
**Active (08/21/25)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Wood</b>
Subdivision:	<b>No</b>	School Dst:	<b>Borden/Henryville</b>
Subdiv Nm:		Parcel#:	<b>101603300014000036</b>
Beds:	<b>2</b>	Lot Sz:	<b>4.41 / 192,100</b>
Baths:	<b>2 (2 0)</b>	Lot Size Src:	<b>Survey</b>
Abv Grd SF:	<b>1,242</b>	Lot Dim:	
Tot Fin SF:	<b>1,863</b>	Year Built:	<b>1926</b>
New Const:	<b>No</b>	Annual Tax:	<b>2,532</b>
Est Completion:		Tax Year:	<b>2024/2025</b>
Home Warranty:		DOM:	<b>0</b>
Land Assess:	<b>50,400</b>	HOA \$:	<b>/</b>
Improvements:	<b>180,300</b>		
Total Assess:	<b>230,700</b>		
Directions:	<b>I-265 Grant Line Road North 6.1 miles. Turn left onto IN-60 West, through Bennettsville and into Borden for approx. 10 miles. Property on left. From I-65: Take Exit 7 (Hamburg/IN-60). Go west on IN-60 for approx. 15 miles. Property in on the left.</b>		

Legal: **Part of the Southwest Quarter of Section 33, Township 1 North, Range 5 East, Wood Township, Clark County, Indiana - 4.41 Acres per Survey.**

Tot Deductions:	<b>\$99,040</b>	<u>Deduction Type</u>	<u>Comment</u>	
		Veterans	14000	<b>E</b>
		Homestead Standard	48000	<b>S</b>

### Remarks

**4.41 ACRES - 2 TRACTS | CLARK CO. RESIDENTIAL HOME & COMMERCIAL LAND MULTIPAR ONLINE AUCTION - ENDS WEDNESDAY, SEPTEMBER 17 @ 2PM.** Spacious 1.5 story vinyl bungalow, in move-in condition, w/detached 32' x 22' garage on 4.41 acres offered at multipar auction in two tracts - with the ability to buy one or all! Situated on open and level lot with a beautiful creek in rear, along a high-visibility corridor running parallel to the Monon Trail. Just minutes from Star Valley Way and downtown Borden, 15 miles west of I-65 Hamburg exit. Zoned Residential R-2 & Highway Business District B-3. Shared concrete driveway. Survey dated 7/1/25. Tract 1 Home on 0.34 Acres. Tract 2 4.07 Acres. AE Floodway along creek in rear of Tract 2. FEMA map of larger parcel. Deductions, taxes and assessments on larger parcel w/2 homes. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine 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 due within 24 hours following auction, balance 40 days. Buyer to receive clear title. Buyer assumes Spring 2026 taxes, payable Spring 2027. 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 buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to.

### Amenities

Type:	<b>1.5 Story</b>	Foundation:	<b>Concrete Block, Crawl Space</b>
Zoning:	<b>Residential, Central Business District</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Laundry:	<b>Yes</b>
Outbuildings:	<b>Garage</b>	Laundry Type:	<b>Other</b>
# Fireplaces:	<b>1</b> Fireplace: <b>Woodburning</b>	Road Frontage:	<b>435</b>
Roof Type:	<b>Shingle</b>		
Appliances:	<b>Dishwasher, Oven Self Clean, Range / Oven, Refrigerator</b>		
Lot Description:	<b>Creek</b>		
Exterior Type:	<b>Vinyl Siding</b>		
Exterior Feat:	<b>Covered Porch, Deck, Solid Surface Drive</b>		
Interior Feat:	<b>1st Floor Master, 1st Floor Utility, Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Formal Dining Rm, Natural Wood Trim</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,242.0</b>	Nonconform Finished:	<b>621.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,863</b>
Below Grade Unfinish:	<b>250.0</b>		

### Room Sizes & Levels

Total Rooms:	<b>8</b>	Garage:	<b>Y</b>	Garage Size:	<b>32 x 22</b>	Garage Type:	<b>Detached, Side Entry</b>	Garage Spaces:	<b>2</b>
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Type	Dimension	Level	Flooring	Description
Kitchen	12 x 12.4	1st Floor	Linoleum	Knotty Pine Cabinets

Dining Room	12.7 x 12.4	1st Floor	Wood	
Living Room	25.3 x 14.10	1st Floor	Wood	Fireplace, Door to Deck
Bedroom	12.4 x 10.2	1st Floor	Wood	
Bedroom	10.6 x 12.5	1st Floor	Vinyl	
Bathroom Full	8.1 x 5.9	1st Floor	Vinyl	
Office	9.6 x 12	2nd Floor	Wood	
Bedroom	15 x 9.2	2nd Floor	Wood	Non-Conforming BR
Bedroom	10.8 x 11	2nd Floor	Wood	Non-Conforming BR
Bathroom Full	5.6 x 7.11	2nd Floor	Vinyl	

Utilities

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Water Heater:	<b>Electric</b>	Heat Type:	<b>Baseboard, Forced Air</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:	<b>Creek</b>	Fuel Type:	<b>Electric</b>
Sewer Type:	<b>Sewer</b>		

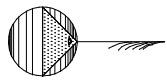
General Information

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Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Unknown</b>
Flood:	<b>Yes</b>	Sign:	<b>Yes</b>

All information deemed reliable but not guaranteed.



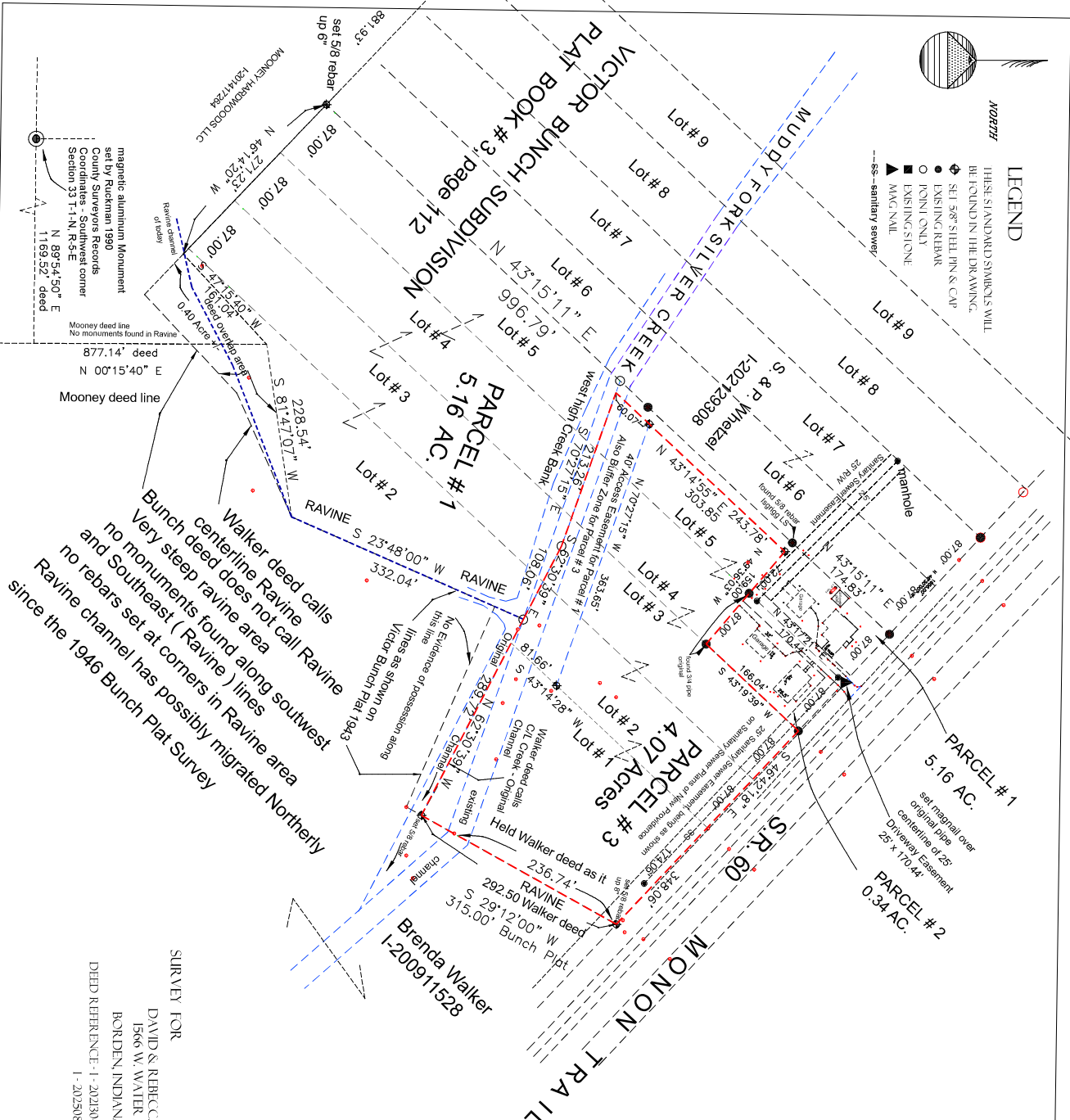


NORTH

### LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- SET 3/8" STEEL PIN & CAP
- EXISTING REBAR
- POINT ONLY
- EXISTING STONE
- MAC NAIL
- sanitary sewer



SURVEY FOR  
DAVID & REBECCA MEEFORD  
1566 W. WATER ST.  
BORDEN, INDIANA 47106  
DEED REFERENCE: 1 - 20230446 &  
1 - 202308274

### SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- The relative positional accuracy of the measurements.

This is a Retracement and Original survey subdividing the property described in 1-202130446 and 202308274, David and Rebecca Megford of the Floyd County, Indiana records. The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE over multiple days.

The lines and corners shown hereon were established with the aid of the following:

- Victor Bunch Subdivision PLAT Book 3 page 112 and survey by Isgrigg
- deeds per said county records, and old Plats of town of New Providence
- found corner monuments, 3/4 pipes at front corners of Lots 3, 4, 5, 6 and 7 established the Bunch Plat.

Monuments were found at possession corners on Lots 3-7 as shown. Found 6 pins.

Could not set the Northeast corner of Lot # 1 as it fell in a deep ravine drain. Ravine matched dead bearings to Creek, but channel has moved easterly over the past 75 years, so the SE corner of Subject tract fell west of existing channel as shown. Southwest line generally follows the Hollow Ravine to match into the Mooney Deed calls, no pins found in ravine. Mooney deed overlapped the Meford deed in this hollow Ravine Area. Meford Family agreed to hold the Mooney calls so as to avoid any conflict.

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: up to 80' +/- due to Ravine and Creek channel movements.

Due to occupation or possession lines: NONE - NO FENCELINES

Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: 80' Due to Mooney deed referencing, the existing ravine as the Southwest corner of Lot 2 of the Bunch Plat, but 75 years ago ravine was farther south. Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a RURAL Survey (0.26 feet plus 100 parts per million).

There may be additional unwritten rights associated with the above uncertainties.



8.5 X 14" DWG

SCALE	DATE	DRAWN	REV
1"=200'	07/01/2025		

### MEEFORD MAP

PART OF SECTION 33 T4N-R5E

WOOD TWP, CLARK COUNTY, INDIANA

### RUCKMAN LAND SURVEYORS

TITLE BOUNDARY LAND SURVEYORS

LICENSED TO PRACTICE IN INDIANA

DAVID J. RUCKMAN, P.L.S.

1001 STARWOOD VALLEY

BORDEN, INDIANA 47106

812.670.8385 DAVIDJRUCKMAN@TOL.COM

DAVID J. RUCKMAN, JR. #0040393



MEEFORD RUCKMAN, INC.

General Information

**Parcel Number**  
10-16-03-300-014.000-036

**Local Parcel Number**  
16-00011-001-0

**Tax ID:**

**Routing Number**  
001.000

**Property Class 511**  
1 Family Dwell - Unplatted (0 to 9.9

**Year: 2025**

Location Information

**County**  
Clark

**Township**  
WOOD TOWNSHIP

**District 036 (Local 016)**  
NEW PROVIDENCE TOWN

**School Corp 0935**  
HENRYVILLE-BORDEN SCHOOLS

**Neighborhood 10125003**  
new prov. town base res - 036

Section/Plat

**Location Address (1)**  
WEST WATER STREET  
BORDEN, IN 47106

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

**Topography**  
Level

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Static  
Printed Sunday, April 27, 2025

**Review Group** 4

Ownership

**Mefford David & Rebecca**  
1566 W.Water St  
Borden, IN 47106

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/02/2021	Mefford David & Rebe	202130446	WR	/		1
06/05/1998	F & F ENTERPRISES		WD	/		1

Legal

Victor Burch Sec 33-11n-5e P1 4 & 5 0.667 AC  
Remains



Res

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

2025	2025	2024	2023	2022	2021
W/P	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2025	As Of Date	04/17/2025	04/18/2024	04/06/2023	04/14/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Land	\$41,100	\$41,100	\$32,000	\$22,800
	Land Res (1)	\$41,100	\$41,100	\$0	\$0
	Land Non Res (2)	\$0	\$0	\$32,000	\$22,800
	Land Non Res (3)	\$0	\$0	\$0	\$0
	Improvement	\$189,900	\$180,300	\$166,300	\$157,100
	Imp Res (1)	\$99,500	\$92,500	\$0	\$0
	Imp Non Res (2)	\$90,200	\$87,600	\$80,000	\$73,800
	Imp Non Res (3)	\$200	\$200	\$86,300	\$83,300
	Total	\$231,000	\$221,400	\$198,300	\$179,900
	Total Res (1)	\$140,600	\$133,600	\$0	\$0
	Total Non Res (2)	\$90,200	\$87,600	\$112,000	\$96,600
	Total Non Res (3)	\$200	\$200	\$86,300	\$83,300

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
A	0	0.667	1.37	\$45,000	\$61,650	\$41,121	0%	1.0000	100.00	0.00	0.00	\$41,121

Notes

1/10/2022 GENERAL : 22-23 split to 16-11-0120

9/28/2021 GENERAL : REASSESSMENT -- LGKS - NO CHANGE

9/27/2017 GENERAL : REASSESSMENT -- (LG) ADDED AC TO BOTH HOMES, CHANGED GRADE ON DEGAR

12/17/2012 GENERAL : f-134 (12-13) ADJUSTED 7.42 AC TO WOODLAND PRICING.

3/2/2012 GENERAL : moved 1 improvement value to 2%-put moved a small portion based on sq footage to the land to 2%

2/9/2012 GENERAL : REASSESSMENT ADDED LEAN TO CHANGED ATTIC AREA ON LARGER DWELLING, ADDED WDDK AND SIZE OF OFF ON 1/5 SFR DWELLING BL KH

5/31/2005 : 04 removed various out buildings and gave part destroyed on gen office and two houses for tornado damage nl

5/23/2005 : FY BLDGS NOT BROUGHT OVER FOR 02-03, SO CORR DONE FOR 03-04

5/23/2005 : 03-04/04-05 F133 REMOVED SEVERAL BLDGS & HOMESITE, SEE F133.

1/14/2005 : 03-04TT VACATED 16-11-023/6/8/9 TO THIS PARCEL

8/21/2003 : GWS 08-21-03/02-03 TT PER OFFICE FROM REP FROM F&F ENTERPRISED LLC (VIRGINIA L. FRISBER) ALL OUTBUILDINGS BELONG ON THIS PARCEL. PREVIOUSLY THEY

Land Computations

Calculated Acreage	0.67
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.67
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.67
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeste(s) Value	\$41,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$41,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$41,100

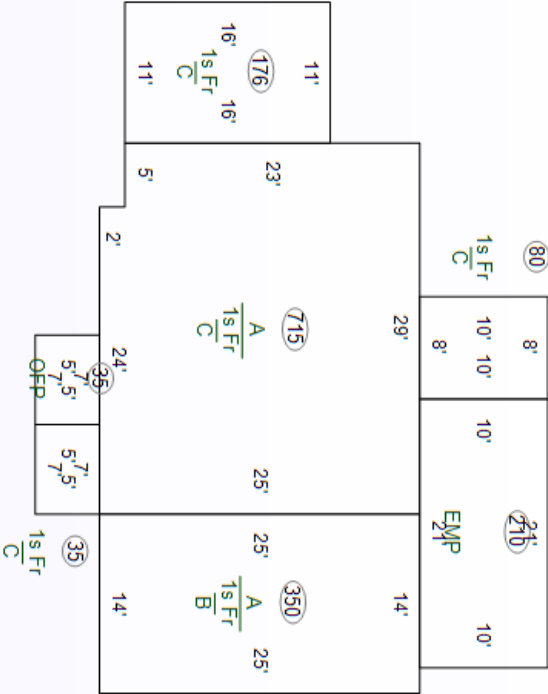
Data Source N/A

Collector

Appraiser



General Information			Plumbing		
Occupancy	Single-Family			#	TF
Description	SINGLE-FAMILY RES		Full Bath	1	3
Story Height	1		Half Bath	0	0
Style	N/A		Kitchen Sinks	1	1
Finished Area	2421 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	3	5
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile				
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet				
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished				
<input type="checkbox"/> Wood	<input type="checkbox"/> Other				
<input type="checkbox"/> Parquet					
Wall Finish			Bedrooms	3	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished				
<input type="checkbox"/> Paneling	<input checked="" type="checkbox"/> Other				
<input type="checkbox"/> Fiberboard					
			Living Rooms		
			Dining Rooms		
			Family Rooms		
			Total Rooms	5	
			Heat Type		
			Central Warm Air		
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			
Porch, Open Frame	35	\$3,400			
Porch, Enclosed Masonry	210	\$15,000			



Description	Count	Value
Specialty Plumbing		

Cost Ladder					Totals
Floor Constr	Base	Finish	Value		
1 1Fr	1356	1356	\$126,700		
2					
3					
4					
1/4					
1/2					
3/4					
Attic	1065	1065	\$23,200		
Bsmt	350	0	\$20,700		
Crawl	1006	0	\$7,600		
Slab					
Adjustments			Total Base	\$178,200	
Unfin Int (-)	1 Row Type Adj. x 1.00			\$178,200	
Ex Liv Units (+)				\$0	
Rec Room (+)				\$0	
Loft (+)				\$0	
Fireplace (+)		MS:1 MO:1		\$4,500	
No Heating (-)				\$0	
A/C (+)		1:1356		\$4,600	
No Elec (-)				\$0	
Plumbing (+ / -)		5 - 5 = 0 x \$0		\$0	
Spec Plumb (+)				\$0	
Elevator (+)				\$0	
Sub-Total, One Unit				\$187,300	
Sub-Total, 1 Units					
Exterior Features (+)		\$18,400		\$205,700	
Garages (+) 0 sqft		\$0		\$205,700	
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.87	
Replacement Cost				\$161,063	

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	Nbrhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: SINGLE-FAMILY RESIDE	1	Wood Fr	D+2	1950	1950	75 A		0.87		2,771 sqft	\$161,063	50%	\$80,530	0%	100%	1.1200	1.000	0.00	100.00	0.00	\$90,200

10-16-03-300-117.000-036

General Information

Parcel Number  
10-16-03-300-117.000-036  
Local Parcel Number  
16-00011-012-0

Tax ID:

Routing Number

Property Class 100  
Vacant Land

Year: 2025

Location Information

County  
Clark  
Township  
WOOD TOWNSHIP  
District 036 (Local 016)  
NEW PROVIDENCE TOWN  
School Corp 0935  
HENRYVILLE-BORDEN SCHOOLS  
Neighborhood 10125003  
new prov. town base res - 036

Section/Plat

Location Address (1)  
WEST WATER STREET  
BORDEN, IN 47106

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography  
Flood Hazard  
Level

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage

Static  
Printed  
Sunday, April 27, 2025

Review Group 4

Mefford David and Rebecca

Ownership

Mefford David and Rebecca  
1566 W.Water St  
Borden, IN 47106

Legal

Victor Burch Sec 33-1n-5e Lots 1 & 2 & 3 - Pt 4 & 5  
8.563 Ac Calculated

WEST WATER STREET

100, Vacant Land

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
12/02/2021	Mefford David and Reb	202130466	WR	/		\$199,900	1
06/05/1998	F & F Investments LLC		WD	/			1

Agricultural

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

2025	2025	2024	2023	2022
W/P	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2025	As Of Date	04/17/2025	04/18/2024	04/06/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\$9,700	Land	\$9,700	\$9,300	\$7,700	\$6,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0
\$9,700	Land Non Res (2)	\$9,700	\$9,300	\$7,700	\$6,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0
\$9,700	Total	\$9,700	\$9,300	\$7,700	\$6,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0
\$9,700	Total Non Res (2)	\$9,700	\$9,300	\$7,700	\$6,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	0	3.00	\$2,390	\$2,390	\$7,170	0%	1.0000	0.00	100.00	0.00	\$7,170
6	A	0	5.356	\$2,390	\$2,390	\$12,801	-80%	1.0000	0.00	100.00	0.00	\$2,560

new prov. town base res -

Notes

3/7/2024 GENERAL : HOME ON PARCEL 10-16-03-300-014-000-036.  
1/13/2022 GENERAL : SOLD FOR 199,900 ON 12/1/2021 VALID SALE (KM)  
1/10/2022 GENERAL : 22-23 split from parcel 16-11-0010

Land Computations

Calculated Acreage	8.36
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	8.36
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homeseite	0.00
91/92 Acres	0.00
Total Acres Farmland	8.36
Farmland Value	\$9,730
Measured Acreage	8.36
Avg Farmland Value/Acre	1164
Value of Farmland	\$9,730
Classified Total	\$0
Farm / Classified Value	\$9,700
Homeseite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$9,700
CAP 3 Value	\$0
Total Value	\$9,700

Data Source N/A

Collector

Appraiser

**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)

1564 West Water Street, Borden, IN 47106

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	✓				Cistern	✓			
Clothes Dryer	✓				Septic Field/Bed	✓			
Clothes Washer	✓				Hot Tub	✓			
Dishwasher			✓		Plumbing			✓	
Disposal	✓				Aerator System	✓			
Freezer	✓				Sump Pump			✓	
Gas Grill	✓				Irrigation Systems	✓			
Hood	✓				Water Heater/Electric			✓	
Microwave Oven	✓				Water Heater/Gas	✓			
Oven			✓		Water Heater/Solar	✓			
Range			✓		Water Purifier	✓			
Refrigerator			✓		Water Softener	✓			
Room Air Conditioner(s)	✓				Well	✓			
Trash Compactor	✓				Septic and Holding Tank/Septic Mound	✓			
TV Antenna/Dish	✓				Geothermal and Heat Pump	✓			
Other:					Other Sewer System (Explain)			✓	
					City				
					Swimming Pool & Pool Equipment	✓			
								Yes	No
									Do Not Know
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	Are the structures connected to a public water system?			✓	
Air Purifier	✓				Are the structures connected to a public sewer system?			✓	
Burglar Alarm	✓				Are there any additions that may require improvements to the sewage disposal system?			✓	
Ceiling Fan(s)			✓		If yes, have the improvements been completed on the sewage disposal system?				
Garage Door Opener / Controls	✓				Are the improvements connected to a private/community water system?			✓	
Inside Telephone Wiring and Blocks/Jacks	✓				Are the improvements connected to a private/community sewer system?			✓	
Intercom	✓				D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Light Fixtures			✓		Attic Fan	✓			
Sauna	✓				Central Air Conditioning	1st Floor		✓	
Smoke/Fire Alarm(s)			✓		Hot Water Heat	✓		✓	
Switches and Outlets			✓		Furnace Heat/Gas	✓			
Vent Fan(s)	✓				Furnace Heat/Electric			✓	
60/100/200 Amp Service (Circle one)			✓		Solar House-Heating	✓			
Generator	✓				Woodburning Stove	✓			
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.					Fireplace				✓
One light switch inop but all lights work					Fireplace Insert	✓			
					Air Cleaner	✓			
					Humidifier	✓			
					Propane Tank	✓			
					Other Heating Source	Up		✓	

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)
David I. McPherson	11 June 25		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Shelton M. Jones	6-26-25		
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)									
1564 West Water Street, Borden, IN 47106									
<b>2. ROOF</b>		YES	NO	DO NOT KNOW	<b>4. OTHER DISCLOSURES</b>		YES	NO	DO NOT KNOW
Age, if known <u>2</u> Years.					Do structures have aluminum wiring?			✓	
Does the roof leak?			✓		Are there any foundation problems with the structures?		✓		
Is there present damage to the roof?			✓		Are there any encroachments?		✓		
Is there more than one layer of shingles on the house?			✓		Are there any violations of zoning, building codes, or restrictive covenants?				✓
If yes, how many layers?					Is the present use of non-conforming use? Explain:			✓	
<b>3. HAZARDOUS CONDITIONS</b>		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?				✓	Is the access to your property via a private road?			✓	
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?			✓		Is the access to your property via a public road?		✓		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓		Is the access to your property via an easement?			✓	
Explain:					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			✓	
					Are there any structural problems with the building?				✓
					Have any substantial additions or alterations been made without a required building permit?				✓
					Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓		
					Is there any damage due to wind, flood, termites, or rodents?		✓		
					Have any structures been treated for wood destroying insects?			✓	
					Are the furnace <del>wood stove</del> /chimney/flue all in working order?		✓		✓
					Is the property in a flood plain? <u>House No</u>		✓	✓	
					Do you currently pay for flood insurance?			✓	
					Does the property contain underground storage tank(s)?				✓
					Is the homeowner a licensed real estate salesperson or broker?			✓	
					Is there any threatened or existing litigation regarding the property?			✓	
					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			✓	
					Is the property located within one (1) mile of an airport?			✓	
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)									
Drive Way Shared access with 1566 West Water ST  See Addendum									
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)	
David E. McFarland				12 June 25					
Signature of Seller				Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	
Teresa Thompson				6-26-25					
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)	



1. Kitchen Porch Block Appear to be Rotting away & one or two Blocks are loose on Front Porch.
2. Leaks in Basement - Yes but Not normally, Bad Rains we had this Year  $1\frac{1}{2}$  to 2 inches of water In Basement but the electric was off so the Sump Pump Was not working.
3. Garage has evidence of Termites I believe they are gone. (should be checked by a Pro)
4. Fire Place was used last Winter (Fire Place & Flu should be Check by a Pro)



