



BID PACKET

ARMSTRONG FARMS RANCH HOME

ONLINE AUCTION

**3940 HAY MARKET DRIVE
JEFFERSONVILLE, IN 47130**

ONLINE BIDDING ENDS

WEDNESDAY, APRIL 1 @ 2PM

BID ONLINE AT HARRITGROUP.COM

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985



HARRITT GROUP INC.

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
3940 HAY MARKET DRIVE, JEFFERSONVILLE, IN 47130
Bidding Ends Wednesday, April 1, 2026

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, May 11, 2026**. 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.

HOMEOWNERS ASSOCIATION (HOA) FEES

The new owner will become a member of “ The Village At Armstrong Farms Homeowners Association, Inc.” and pay HOA fees due each month. Fees will be prorated to the day of closing based on the current monthly assessment of \$75.00. See attachment HOA ByLaws.

PROTECTIVE COVENANTS & RESTRICTION

Property is being sold with protective covenants and restrictions. See attachment Covenants, Conditions and Restrictions.

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 *Wednesday, March 11 through Wednesday, April 1, 2026*.

AGENCY

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

SELLER

Jennifer L. Balmer Estate

PERSONAL REPRESENTATIVE

Terry Balmer

Client Detail

3940 Hay Market Drive, Jeffersonville, IN 47130

\$0

Listing #: **202606658** Total Finished Sqft: **1,192** Above Grade Finished SqFt: **1,192** **Active (03/14/26)**



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	Yes	School Dst:	Greater Clark
Subdiv Nm:	Village of Armstrong Farms	Parcel#:	21001670231
Beds:	3	Lot Sz:	0.1074 / 4,678
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,192	Lot Dim:	45 x 104
Tot Fin SF:	1,192	Year Built:	2005
New Const:	No	Annual Tax:	1,832
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	1
Land Assess:	38,700	HOA \$:	75.00 / Monthly
Improvements:	141,100		
Total Assess:	179,800		
Directions:	Off Armstrong Road at the intersection of Veterans Pkwy., Charlestown-Jeffersonville Pike & Holmans Lane. THE VILLAGE AT ARMSTRONG FARMS SECTION 1 LOT 87		
Legal:			
Tot Deductions:	\$102,200	Deduction Type	<u>Comment</u>
		Supplemental Homestd	54,200

Remarks

ARMSTRONG FARMS RANCH HOME ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, APRIL 1 @ 2PM - Selling online at auction, a one-level 1192 sq. ft. 3BR - 2BA ranch w/attached rear-entry garage with alley access. Split bedroom plan, vaulted ceiling in great room, gas fireplace, walk-in closet, equipped laundry & covered front porch. Offers great opportunity for buyers looking to update and personalize a home in a well-located Jeffersonville neighborhood. HOA \$75 monthly fee provides lawn care & snow removal. The Village of Armstrong Farms with sidewalks, front porches, and rear alley garages, offers the charm of a traditional neighborhood design that creates a small-town streetscape feel. Just minutes from shopping, dining, & services along Veterans Parkway and 10th Street. 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 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 buyer's expense. Possession at closing. Broker participation welcomed - client registration required prior to auction end date. See details in bid packet.

Amenities

Type:	1 Story	Foundation:	Slab
Zoning:	Residential	Basement:	No
Construction:	Existing	Basement Type:	
Outbuildings:		Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Closet
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Microwave, Range / Oven, Refrigerator		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Patio, Public Sidewalk, Solid Surface Drive, Thermopane windows		
Interior Feat:	1st Floor Main, 1st Floor Utility, Bath Main, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Open Floor Plan, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,192.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,192
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **20 x 19** Garage Type: **Attached** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	16.5 x 13.7	1st Floor	Carpet	Vaulted Ceiling Gas Fireplace
Dining Area	11.8 x 11.1	1st Floor	Carpet	Vaulted Ceiling
Kitchen	9.7 x 10.11	1st Floor	Vinyl	Vaulted Ceiling
MainBedroom	13.3 x 12.4	1st Floor	Carpet	Walk-In Closet
Bathroom Full	7.10 x 4.11	1st Floor	Vinyl	MBR Suite
Bedroom	10.3 x 10.1	1st Floor	Carpet	
Bedroom	10.2 x 10.2	1st Floor	Carpet	
Bathroom Full	7.01 x 4.11	1st Floor	Vinyl	

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

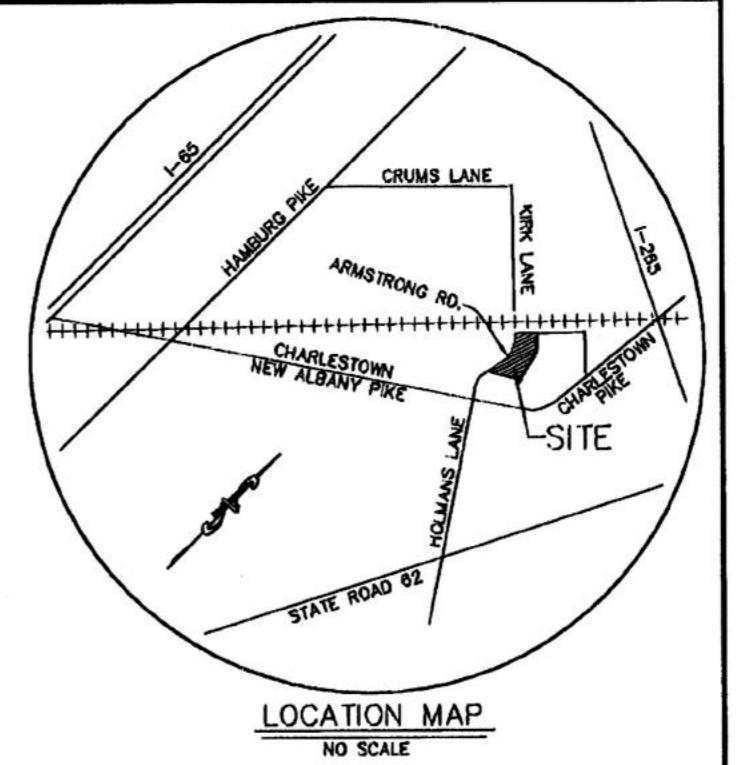
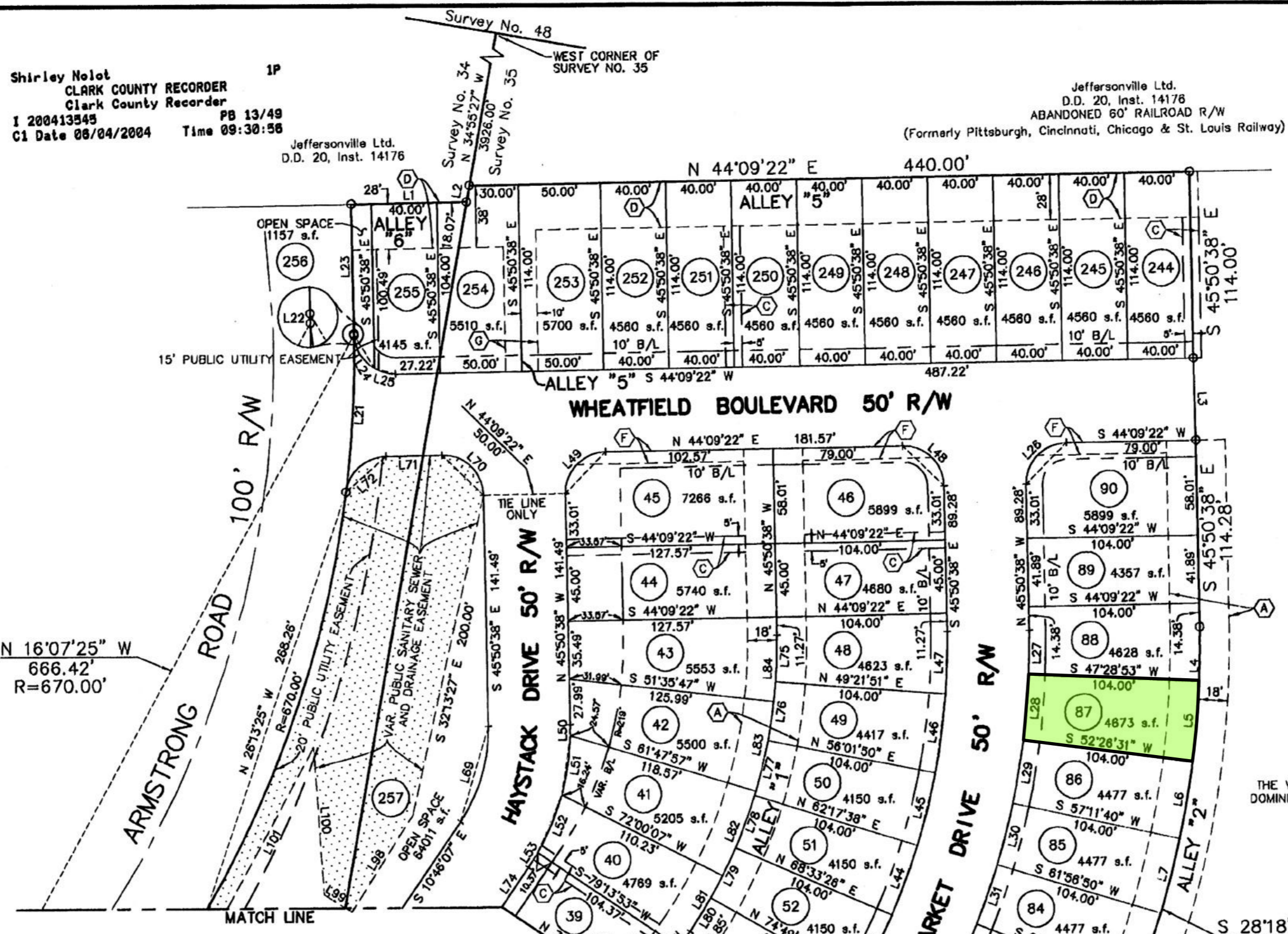
Possession: **At Closing**
Flood: **No**
Seller Will Lease:

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

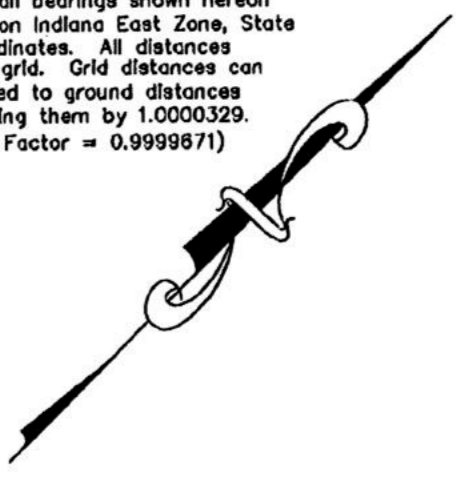
All information deemed reliable but not guaranteed.

BEARING AND DISTANCES
BEARINGS AND DISTANCES SHOWN FOR CURVES ARE FOR CHORDS.

L1	N 44°09'22" E	70.44'
L2	N 34°55'27" W	10.18'
L3	S 46°29'31" E	50.00'
L4	S 44°10'52" E	33.13'
L5	S 40°02'18" E	49.42'
L6	S 35°10'54" E	47.35'
L7	S 30°25'45" E	47.35'
L8	S 25°40'35" E	47.35'
L9	S 20°55'25" E	47.35'
L10	S 15°55'29" E	52.25'
L11	S 12°02'07" E	25.25'
L12	S 10°48'07" E	14.78'
L21	N 41°51'34" W	95.52'
L22	N 45°56'50" W	1.16'
L23	N 45°56'50" W	79.05'
L24	N 75°31'42" W	24.68'
L25	S 59°31'25" W	13.25'
L26	N 00°50'38" W	35.36'
L27	N 44°10'52" W	27.10'
L28	N 40°02'18" W	40.42'
L29	N 35°10'54" W	38.73'
L30	N 30°25'45" W	38.73'
L31	N 25°40'35" W	38.73'
L32	N 20°55'25" W	38.73'
L33	N 16°12'25" W	38.14'
L34	N 12°19'04" W	25.25'
L42	S 12°58'27" E	32.10'
L43	S 18°18'41" E	45.56'
L44	S 24°34'28" E	45.56'
L45	S 30°50'16" E	45.56'
L46	S 37°18'09" E	48.49'
L47	S 43°14'23" E	37.89'
L48	N 89°09'22" E	35.36'
L49	N 00°50'38" W	35.36'
L50	N 44°33'35" W	6.72'
L51	N 38°19'46" W	36.28'
L52	N 22°05'08" W	38.11'
L53	N 12°46'40" W	10.52'
L59	S 28°18'22" E	60.27'
L70	N 89°09'22" E	35.36'
L71	N 44°09'22" E	34.11'
L72	N 03°11'32" E	32.78'
L73	N 10°48'07" W	14.78'
L74	N 10°48'07" W	29.49'
L75	N 43°14'23" W	28.44'
L76	N 37°18'09" W	36.40'
L77	N 30°50'16" W	34.20'
L78	N 24°34'28" W	34.20'
L79	N 18°18'41" W	34.20'
L80	N 12°58'27" W	24.09'
L81	S 14°23'00" E	39.47'
L82	S 23°05'58" E	55.66'
L83	S 33°18'08" E	55.66'
L84	S 42°07'25" E	40.82'
L98	S 12°38'28" E	70.00'
L99	S 77°21'32" W	20.00'
L100	N 48°47'45" W	90.02'
L101	S 16°30'00" E	120.00'



North and all bearings shown hereon are based on Indiana East Zone, State Plane Coordinates. All distances shown are grid. Grid distances can be converted to ground distances by multiplying them by 1.0000329. (Combined Factor = 0.9999671)



LEGEND
R/W RIGHT-OF-WAY
B/L BUILDING LIMIT
P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING

EASEMENT LABELS
A 36' PRIVATE ACCESS ROAD, AND PUBLIC SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
B 10' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT
C 10' PUBLIC UTILITY EASEMENTS
D 28' PRIVATE ACCESS ROAD, AND PUBLIC SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
E 7.5' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT
F 20' PRIVATE ACCESS ROAD, AND PUBLIC SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
VAR. PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT

FUTURE SECTION THE VILLAGE AT ARMSTRONG FARM DOMINION HOMES OF KENTUCKY, LTD INST. 200403557 INST. 200403559

DEED OF DEDICATION

WE, THE UNDERSIGNED, DOMINION HOMES OF KENTUCKY, LTD OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE VILLAGE AT ARMSTRONG FARM, ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

THERE ARE STRIPS OF GROUND VARIOUS FEET IN WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF DRAINAGE AND PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT BUILDINGS OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BY OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

THERE ARE PROTECTIVE COVENANTS, OF RECORD IN INSTRUMENT _____ IN THE CLARK COUNTY RECORDER'S OFFICE.

Pat Brink 5/21/04
REPRESENTATIVE OF DOMINION HOMES OF KENTUCKY, LTD. DATE

ACKNOWLEDGMENT

STATE OF Kentucky
COUNTY OF Jefferson

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE PERSONALLY APPEARED PAT BRINK AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS 21 DAY OF May 2004

Kathryn Ditchman
COUNTY OF RESIDENCE: JEFFERSON
MY COMMISSION EXPIRES: 3/1/07

APPROVED BY RESOLUTION OF THE PLAN COMMISSION

Sharon A. King May 25, 2004
PREMIARY DATE
ATTEST: SECRETARY

SURVEYOR'S CERTIFICATE

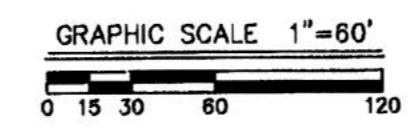
I STEPHEN L. MARSHALL, HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A BOUNDARY SURVEY PERFORMED BY THIS COMPANY AND THERE ARE NO CHANGES IN THE MATTER OF SAID SURVEY RECORDED IN INSTRUMENT 200402232, IN ACCORDANCE WITH TITLE 885 I.A.C. 1.1-12 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Stephen L. Marshall 5-20-04
REGISTERED LAND SURVEYOR NO. 20000204 DATE



NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE C WHICH IS AN "AREA OF MINIMAL FLOODING" AS DEPICTED ON FLOOD INSURANCE RATE MAP (BY FEMA) COMMUNITY PANEL 180428 0175 C, EFFECTIVE DATED FEBRUARY 18, 1983.
2. LOT CORNERS CREATED BY THIS PLAT ARE MONUMENTED WITH A SET 5/8-INCH STEEL PIN WITH CAP OR MAG NAIL WITH BRASS TAG (IN ALLEYS). ALL FRONT LOT CORNERS ARE WITNESSED BY A SAW CUT IN THE CURB ON THE SIDELINE EXTENDED. CORNER MONUMENTS ALONG THE PERIMETER OF THE TRACT SHOWN HEREON ARE REFERENCED ON THE BOUNDARY SURVEY DATED JANUARY 28, 2004 AND OF RECORD IN INSTRUMENT 200402232 IN THE CLARK COUNTY, INDIANA RECORDER'S OFFICE.
3. TITLE EXAMINATION MAY REVEAL OTHER EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR RIGHT-OF-WAYS NOT SHOWN OR ADDRESSED HEREON.
4. THE SIDERYARD SETBACKS FOR THE SUBDIVISION ARE 5'.



THE VILLAGE AT ARMSTRONG FARM

SUBDIVISION SECTION 1 FINAL PLAT SHEET 1 OF 2

OWNERS
DOMINION HOMES OF KENTUCKY, LTD.
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KENTUCKY 40223
INST. 200403557 and INST. 200403559
MAY, 2004 SCALE: 1"=60'

DEVELOPER
DOMINION HOMES OF KENTUCKY, LTD.
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KENTUCKY 40223
(502)426-4663

ENGINEERING & PLAT PREPARATION BY:
MINDEL * SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
P.O. BOX 7246 LOUISVILLE, KY. 40257-0246 (502)485-1508

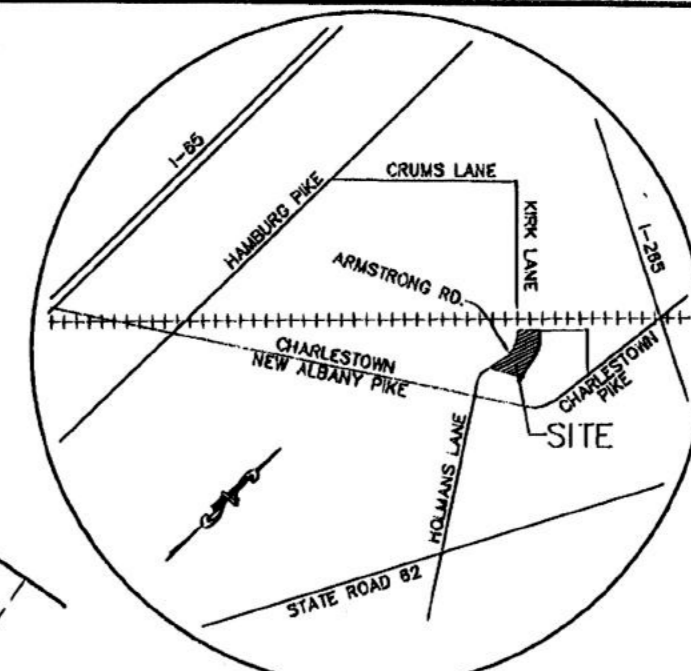
SURVEYING BY:
JOHN G. BRINKWORTH, INC. CONSULTING ENGINEERS
5150 CHARLESTOWN ROAD, SUITE 4
NEW ALBANY, INDIANA 47150 (812)944-6731

13x49

JUN 04 2004

North and all bearings shown hereon are based on Indiana East Zone, State Plane Coordinates. All distances shown are grid. Grid distances can be converted to ground distances by multiplying them by 1.000329. (Combined Factor = 0.999671)

Shirley Nolet
CLARK COUNTY RECORDER
Clark County Recorder
I 200413545 PB 13/49
C1 Date 06/04/2004 Time 09:30:58



LOCATION MAP

NO SCALE
BEARING AND DISTANCES
BEARINGS AND DISTANCES SHOWN FOR CURVES ARE FOR CHORDS.

L13	S 13°16'18" E	14.93'	R = 171.00'
L14	S 22°00'32" E	37.14'	R = 171.00'
L15	N 59°58'57" E	10.18'	
L16	S 30°01'03" E	50.00'	
L17	N 30°01'03" W	50.00'	
L18	N 09°34'18" E	59.03'	R = 410.00'
L19	N 13°42'00" E	20.18'	
L20	N 10°24'17" E	77.02'	R = 670.00'
L35	N 13°16'16" W	24.02'	R = 275.00'
L36	N 19°24'57" W	34.94'	R = 275.00'
L37	N 71°32'16" W	37.44'	R = 25.00'
L38	S 17°27'54" W	33.79'	R = 25.00'
L39	S 22°41'10" E	26.84'	R = 325.00'
L40	S 18°58'28" E	38.50'	R = 325.00'
L41	S 12°08'56" E	15.66'	R = 325.00'
L54	N 07°55'12" W	20.77'	R = 209.00'
L55	N 00°31'44" E	40.79'	R = 209.00'
L56	N 12°05'24" E	43.41'	R = 209.00'
L57	N 19°08'54" E	8.01'	R = 209.00'
L58	N 20°14'45" E	17.92'	R = 209.00'
L59	N 08°07'23" W	22.21'	R = 25.00'
L60	N 42°40'05" W	8.83'	R = 25.00'
L61	N 43°35'34" W	56.27'	R = 175.00'
L62	N 32°10'48" W	13.20'	R = 175.00'
L63	N 75°01'03" W	35.36'	R = 25.00'
L64	S 14°58'57" W	35.36'	R = 25.00'
L65	N 58°29'18" E	33.98'	R = 25.00'
L66	N 36°48'23" W	34.68'	R = 25.00'
L67	S 59°45'42" W	31.81'	R = 25.00'
L68	S 20°14'45" W	13.66'	R = 25.00'
L65	S 12°08'56" E	20.67'	R = 429.00'
L66	N 18°55'28" W	50.81'	R = 429.00'
L67	N 24°48'55" W	67.25'	R = 429.00'
L68	S 25°39'02" E	54.77'	R = 429.00'
L89	S 19°39'16" E	34.97'	R = 429.00'
L90	S 15°25'26" E	28.37'	R = 429.00'
L91	S 73°57'17" W	43.20'	R = 429.00'
L92	N 41°46'53" W	60.00'	R = 429.00'
L93	N 55°10'19" W	57.00'	R = 429.00'
L94	N 21°30'31" E	65.16'	R = 429.00'
L95	S 21°30'31" W	59.96'	R = 429.00'
L96	N 89°17'57" W	58.00'	R = 429.00'
L97	N 09°19'07" W	45.98'	R = 429.00'
L102	S 00°57'24" W	64.15'	R = 429.00'

LEGEND
R/W RIGHT-OF-WAY
B/L BUILDING LIMIT
P.O.C. POINT OF COMMENCEMENT
T.P.O.B. TRUE POINT OF BEGINNING

EASEMENT LABELS
A 36' PRIVATE ACCESS ROAD AND PUBLIC SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
B 10' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT
C 10' PUBLIC UTILITY EASEMENTS
E 12' PUBLIC UTILITY EASEMENTS
F 7.5' PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT
VAR. PUBLIC SANITARY SEWER AND DRAINAGE EASEMENT

THE VILLAGE AT ARMSTRONG FARM

SUBDIVISION SECTION 1

FINAL PLAT SHEET 2 OF 2

OWNERS
DOMINION HOMES OF KENTUCKY, LTD.
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KENTUCKY 40223
INST. 200403557 and INST. 200403559
MAY, 2004 SCALE: 1"=60'

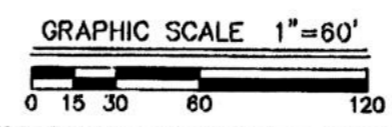
DEVELOPER
DOMINION HOMES OF KENTUCKY, LTD.
10035 FOREST GREEN BOULEVARD
LOUISVILLE, KENTUCKY 40223
(502)426-4663

ENGINEERING & PLAT PREPARATION BY:
MINDEL * SCOTT & ASSOCIATES, INC.
PLANNING * ENGINEERING * SURVEYING
LANDSCAPE ARCHITECTURE
P.O. BOX 7246 LOUISVILLE, KY. 40257-0246 (502)485-1508

SURVEYING BY:
JOHN G. BRINKWORTH, INC. CONSULTING ENGINEERS
5150 CHARLESTOWN ROAD, SUITE 4
NEW ALBANY, INDIANA 47150 (812)944-6731

NOTES

1. THE SUBJECT PROPERTY IS LOCATED IN ZONE C WHICH IS AN "AREA OF MINIMAL FLOODING" AS DEPICTED ON FLOOD INSURANCE RATE MAP (BY FEMA) COMMUNITY PANEL 180426 0175 C, EFFECTIVE DATED FEBRUARY 18, 1983.
2. LOT CORNERS CREATED BY THIS PLAT ARE MONUMENTED WITH A SET 5/8-INCH STEEL PIN WITH CAP OR MAG NAIL WITH BRASS TAG (IN ALLEYS). ALL FRONT LOT CORNERS ARE WITNESSED BY A SAW CUT IN THE CURB ON THE SIDELINE EXTENDED. CORNER MONUMENTS ALONG THE PERIMETER OF THE TRACT SHOWN HEREON ARE REFERENCED ON THE BOUNDARY SURVEY DATED JANUARY 28, 2004 AND OF RECORD IN INSTRUMENT 200402232 IN THE CLARK COUNTY, INDIANA RECORDER'S OFFICE.
3. TITLE EXAMINATION MAY REVEAL OTHER EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR RIGHT-OF-WAYS NOT SHOWN OR ADDRESSED HEREON.
4. THE SIDEYARD SETBACKS FOR THE SUBDIVISION ARE 5'.



13X49

METES AND BOUNDS DESCRIPTION

Being a part of Survey No. 34, and Survey No. 35 of the Illinois Grant to Clark County, Indiana, Jeffersonville Township, and being more particularly Described as follows:

Commencing at steel pin at the south corner of said Survey No. 35; thence along the dividing line between Survey No. 34 and Survey No. 35, North 34°55'27" West (Grid North), 428.00 feet to the True Place of Beginning of the herein described tract;

Thence South 59°58'57" West, 516.28 feet to a point; thence North 30°01'03" West, 50.00 feet to a point on the northeasterly right-of-way of Armstrong Road; Thence along said right-of-way the following four (4) courses:

- (1) 59.08 feet along the arc of a curve to the right, having a radius of 410.00 feet, and a chord which bears North 09°34'18" East, 59.03 feet to a steel pin; thence
- (2) North 13°42'00" East, 266.72 feet to a steel pin; thence
- (3) 897.49 feet along the arc of a curve to the left, having a radius of 670.00 feet; and a chord which bears North 16°07'25" West, 666.42 feet to a steel pin; thence
- (4) North 45°56'50" West, 80.20 feet to a steel pin;

thence North 44°09'22" East, 70.44 feet to a steel pin on the line dividing said Survey No. 34 and Survey No. 35; thence along said dividing line, North 34°55'27" West, 10.18 feet to a pipe; thence North 44°09'22" East, 440.00 feet to a point; thence South 45°50'38" East, 114.00 feet to a point; thence South 46°29'31" East, 50.00 feet to a point; thence South 45°50'38" East, 114.28 feet to a point; thence 349.55 feet along the arc of a curve to the right, having a radius of 571.00 feet, and a chord which bears South 28°18'22" East, 344.12 feet to a point; thence South 10°46'07" East, 475.82 feet to a point; thence 52.18 feet along the arc of a curve to the left, having a radius of 171.00 feet, and a chord which bears South 19°30'23" East, 51.95 feet to a point; thence North 59°58'57" East, 10.18 feet to a point; thence South 30°01'03" East, 50.00 feet to a point; thence South 59°58'57" West, 243.94 feet to the True Place of Beginning.

Containing 14.5838 acres and being subject to all easements and right-of-ways of record.

JUN 04 2004

FUTURE SECTION
THE VILLAGE AT ARMSTRONG FARM
DOMINION HOMES OF KENTUCKY, LTD
INST. 200403557
INST. 200403559

FUTURE SECTION
THE VILLAGE AT ARMSTRONG FARM
DOMINION HOMES OF KENTUCKY, LTD
INST. 200403557
INST. 200403559

P.O.C.
SOUTH CORNER OF
SURVEY NO. 35

Survey No. 34
Survey No. 35

Survey No. 22

10-21-03-501-006.000-009

BALMER JENNIFER L

3940 HAY MARKET DR

510, 1 Family Dwell - Platted Lot

09 ARMSTRONG VILLAGE/ 1/2

General Information

Parcel Number 10-21-03-501-006.000-009
Local Parcel Number 21-00167-023-1
Tax ID:

Ownership

Balmer Jennifer L
3940 Hay Market Dr
Jeffersonville, IN 47130

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/15/2009 to 03/02/2004 and owners like Balmer Jennifer L, WELL FARGO BANK, etc.

Notes

8/15/2023 GENERAL : REASSESSMENT, CHANGED GRADE ON HOME. FK/EW
11/8/2018 GENERAL : REASSESSMENT -- LG/KS -- CHANGED HOME MASON
4/11/2017 GENERAL : 17-18 annex from 04-125-0231
11/18/2014 GENERAL : REASSESSMENT NO CHANGE. BL. KH
4/1/2010 : PER REASSESSMENT CHANGED GRADE FROM C+2 TO C ADDED MORE FOOTAGE TO HOME
11/12/2007 : F-11 (2007-2008) ADDED DWELLING AT 100% COMPLETE. HD 11-12-07
6/5/2006 : (06-07) ADDED ASSESSMENT FOR NEW RESIDENTIAL DWELLING @70% COMPLETE AND FULL LAND VALUE **DID NOT CERTIFY DUE TO ANNUAL TRENDING**
3/1/2006 : 06-07- HOUSE WILL BE ASSESSED AT 70 % COMPLETE.
8/31/2005 : (05-06) SPLIT FROM 04-26-140 TO CREATE VILLAGE AT ARMSTRONG FARMS

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Legal

THE VILLAGE AT ARMSTRONG FARMS SECTION 1 LOT 87



Res

Year: 2025

Location Information

County Clark
Township JEFFERSONVILLE TOWNSHIP
District 009 (Local 019) JEFFERSONVILLE CITY-OFW
School Corp 1010 GREATER CLARK COUNTY
Neighborhood 10045233 09 ARMSTRONG VILLAGE
Section/Plat
Location Address (1) 3940 HAY MARKET DR JEFFERSONVILLE, IN 47130

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes values for Land Res, Land Non Res, and Improvement.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 40' X 105', CI 0' X 0')

Table with columns: 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. Row 1: F, F, 0, 45x104, 1.01, \$850, \$859, \$38,655, 0%, 1.0000, 100.00, 0.00, 0.00, \$38,660

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Water, Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, April 26, 2025

Review Group 2

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$38,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$38,700)

General Information

Occupancy Single-Family
Description Single-Family Residen
Story Height 1
Style N/A
Finished Area 1192 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	56	\$4,300
Patio, Concrete	54	\$400

Plumbing

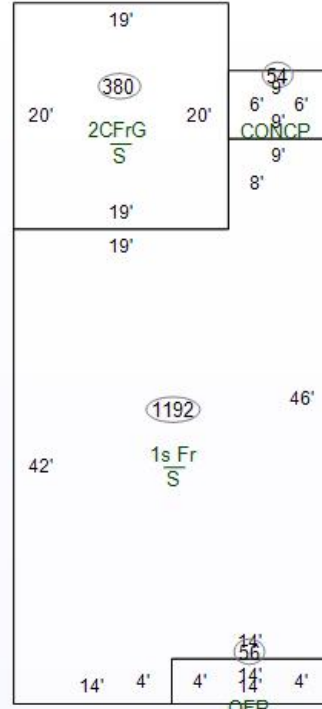
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1192	1192	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1572	0	\$0	
			Total Base	\$117,700

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1192	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$129,000

Sub-Total, 1 Units

Exterior Features (+)	\$4,700	\$133,700
Garages (+) 380 sqft	\$17,600	\$151,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.87
Replacement Cost		\$138,213

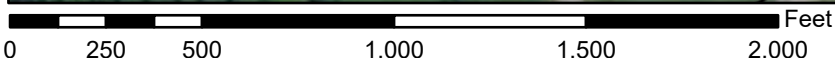
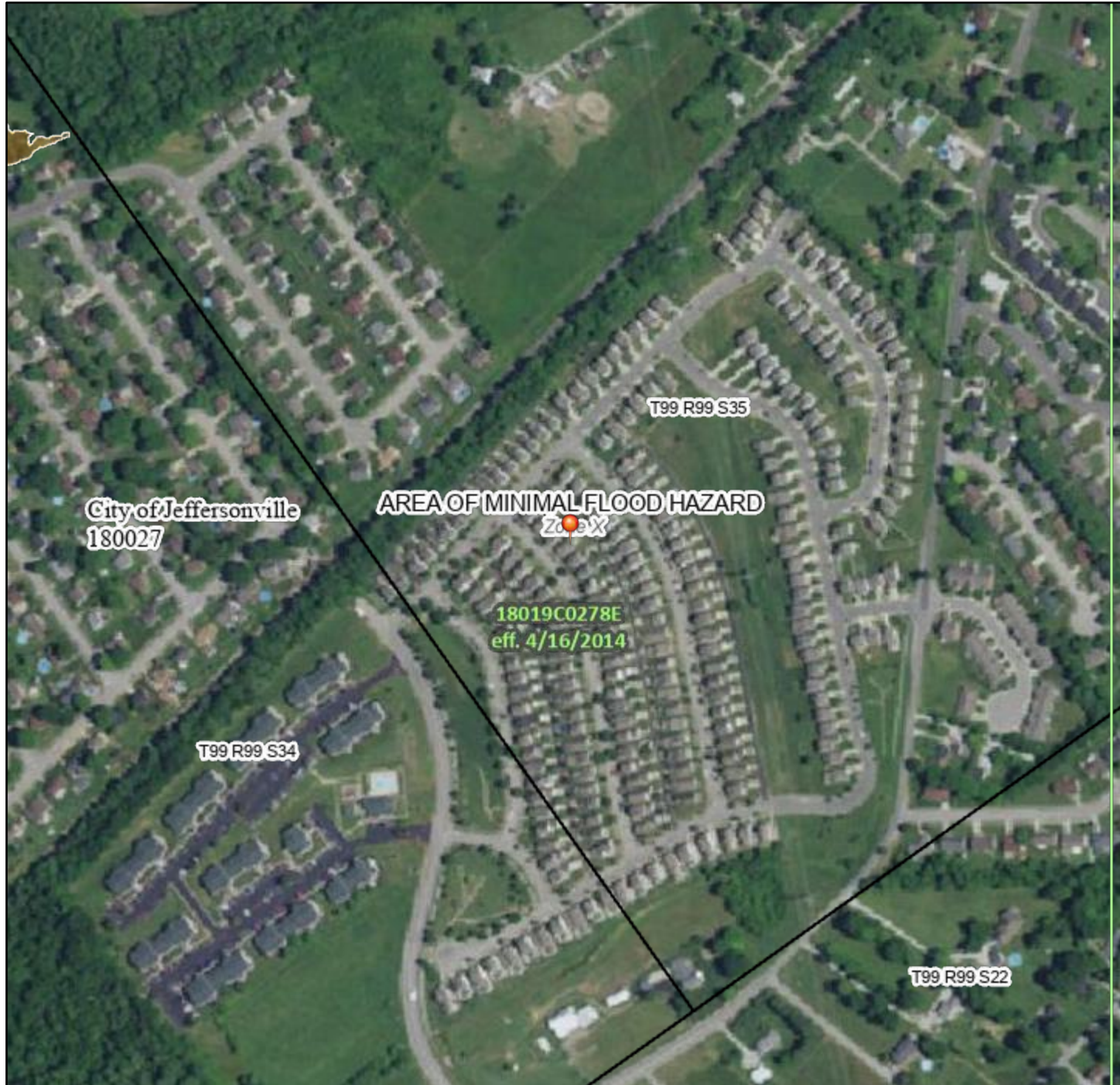
Summary of Improvements

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 Residence1	1	Wood Fr	C+1	2005	2005	20 A		0.87		1,192 sqft	\$138,213	20%	\$110,570	0%	100%	1.3100	1.000	100.00	0.00	0.00	\$144,800

National Flood Hazard Layer FIRMMette



85°43'44"W 38°20'36"N



1:6,000

85°43'17"W 38°20'8"N

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

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

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