



Broker Price Opinion

BPO Date: 9/16/2014 Loan #: _____

Broker Information:

Company: ReMax Ability Plus Agent: Mark Davis

Doing Business As: Indy REO, Inc.

Company Address: 8935 Technology Drive

City: Fishers State: IN ZIP Code: 46038

Phone: 317-609-0736 Fax: 317-860-3700 Email: markd@indyreo.com

Subject Property:

Name of Borrower(s): Stookie

Street Address: 1003 Clinton Avenue

City: Alexandria State: IN ZIP Code: 46001

Date Initial Property Inspection: 9/3/14

Is MLS Available in your Area? Yes No Will Property be listed in MLS? Yes No

Neighborhood Data:

Location: Urban Suburban Rural

Growth Rate: Rapid Stable Slow

Property Values: Increasing Stable Declining

Demand/Supply: Shortage Normal Oversupply

Market Time: Under 3m 3-6 mos Over 6mos

Price Range High \$: 24,000 Low\$: 4,800

Marketability:

Describe any neighborhood factors or market conditions that will affect the marketing of this property.

Within the past 24 months there have been only 5 sales of vacant land within an 8.5 mile radius of Alexandria Indiana, ranging in sale price from \$4,800 to \$24,000 per MLS records. However there are currently 33 vacant lots listed for sale ranging in list price from \$7,000 to \$24,900.

Average Sold Lot Size: 0.30 Acres – Average Listed Lot Size: 0.38 Acres – Average DOM 713 Days

Will this property become a problem for resale? If yes, explain

There is limited demand for such property as most vacant lots for sale are in new housing additions. The subject should be priced competitively and monitored monthly for necessary price reductions.

Is the Property Secure? Yes No

Broker Price Opinion

Marketing Strategy:

Condition and Repair Estimates:

General Condition: Good Average Fair Poor Vandalized Fire Damage

List Suggested Repairs

Agent Estimates

Exterior Paint:	_____	\$ _____
Interior Paint:	_____	\$ _____
Carpet:	_____	\$ _____
Other Flooring:	_____	\$ _____
Kitchen:	_____	\$ _____
Bathroom(s):	_____	\$ _____
Plumbing:	_____	\$ _____
Electrical:	_____	\$ _____
Roofing:	_____	\$ _____
Cleaning:	_____	\$ _____
Landscaping:	_____	\$ _____
Other:	_____	\$ _____
Total Estimate		\$ _____

Reports and Inspections:

Based on Broker's Initial Inspection of Accessible Areas, Additional Reports Are Recommended:

Winterize Termite Roof Well Septic Electrical
 Plumbing Heating/AC Mechanical Structural Geological Other

Pricing:

Pricing		Probable Buyer
90-120 Day As-Is Price:	\$3,800	The most likely buyer is a neighbor who wants to enhance their existing lot.
90-120 Day Repair Price:	\$3,800	
Recommended List Price:	\$4,900	
30day "Quick" sale as-is	\$2,800	
Monthly rent amount:	\$ land only	

DO YOU RECOMMEND SELLING AS/IS OR REPAIRED? As-Is

Broker Price Opinion

Please detail subject property's characteristics with respect to the following:

Location:

Within ½ mile there have been 6 SFR sales which have ranged in sale price from \$2,000 to \$39,900. The average lot size of these sales was 0.16 acres and the average GLA of these sales was 1904sf.

Condition of the Roof: **Repair** **Replace** **OK**

Not applicable.

Condition of the Interior: **Water Damage?** **Yes** **No**

Not applicable.

Condition of the Exterior:

Grass and weeds on the subject lot are approximately 4 feet tall.

Market Conditions:

Within the past 24 months there have been only 5 sales of vacant land in Alexandria Indiana, ranging in sale price from \$4,800 to \$24,000 per MLS records. However there are currently 33 vacant lots listed for sale ranging in list price from \$7,000 to \$24,900. Average Sold Lot Size: 0.30 Acres – Average Listed Lot Size: 0.38 Acres – Average DOM 713 Days

Unemployment Rate:

The income per capita in Alexandria is 15.5% less than the Indiana average and 28.9% less than the National average. The median household income in Alexandria is 20.3% less than the Indiana average and 31.1% less than the National average.

Comments:

Fair to average pride of ownership of surrounding homes.

Positive features:

Located within 1 Block from Beulah Park and in a residential area with no HOA.

Broker Price Opinion

Comp Sheet:

Subject Address	Sq. Ft.	Water	HOA	Acres	Condition	Zoning	DOM	Lot Size	Extras
1004 S Harrison St.	7,000	Municipal	No	0.14	Level	SFR		0.14	1 Block from Beulah Park

Comparable Listings:

Comparable Listing Address	Sq. Ft.	Water / Sewer	HOA	Acres	Condition	Zoning	DOM	List Date	Orig. List Price	Current List Price	Distance to subject
Lot 1 FAIRVIEW	20,909	Municipal	Yes	0.48	Level	SFR	234	11/1/13	\$18,900	\$18,900	1.4 mi
Lot 17 SUTTON ST	16,553	Municipal	Yes	0.38	Level	SFR	234	11/1/13	\$16,900	\$16,900	2.4 mi
Lot 18 SUTTON ST	16,117	Municipal	Yes	0.37	Level	SFR	234	11/1/13	\$16,900	\$16,900	2.4 mi

Comparable Sales:

Comparable Sales Address	Sq. Ft.	Water / Sewer	HOA	Acres	Condition	Zoning	DOM	List Date	Orig. List Price	Sold Price	Distance to subject
Lot 16 SUTTON ST	13,068	Municipal	Yes	0.30	Level	SFR	82	10/24/13	\$17,900	\$15,200	
709 LAFAYETTE	16,030	Municipal	Yes	0.36	Level	Manuf Homes	59	8/7/13	\$19,900	\$8,500	7.7 mi
Lot 27 SHERMAN ST	13,068	Municipal	No	0.30	Level	SFR	97	3/1/13	\$5,000	\$5,000	7.7 mi

Comparable listing Comments:

--

Comparable Sales Comments:

--



We pay your property taxes

Checklist of Damages

Is there any vandalism?: Yes No If yes, Where?

Is there any graffiti?: Yes No If yes, Where?

Is there any damage that appears to be caused by an act of nature?:

Yes No If yes, Where?

Are there any broken windows?: Yes No If yes, Where?

Are there any walls with holes larger than a quarter?:

Yes No If yes, Where?

Are there any broken doors?: Yes No If yes, Where?

Are there any tears or holes in carpet or vinyl, or missing flooring? :

Yes No If yes, Where?

Are there any signs of water damage or mold present?:

Yes No If yes, Where?

Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) :

Yes No If yes, Where?

1003 Clinton Ave, Alexandria, IN 46001-2702, Madison County



5	1,268	6,351	\$7,260
Beds	Bldg Sq Ft	Lot Sq Ft	CREV Sale Price
1	1950	SFR	01/14/2014
Baths	Yr Built	Type	CREV Sale Date

Bank Owned 

Owner Information

Owner Name:	Tax Ease Florida Reo LLC	Tax Billing Zip+4:	7021
Tax Billing Address:	14901 Quorum Dr #900	Carrier Route:	C020
Tax Billing City & State:	Dallas, TX	Owner Occupied Flag:	No
Tax Billing Zip:	75254		

Location Information

Township:	Monroe Twp	Property Carrier Route:	C004
Subdivision:	P L & G Co 1st	Census Tract:	106.00
Lot:	73	Neighborhood Code:	101902-
Property Zip:	46001	Topography:	Flat/Level
Property Zip+4:	2702		

Tax Information

New Parcel ID:	480619300177000021	Total Assessed Value:	\$46,700
Parcel ID:	1009371018	% Improved:	80%
Tax ID:	48-06-19-300-177.000-021	Exemption(s):	Misc
Assessment Year:	2013	Tax Year:	2013
Land Assessment:	\$9,300	Total Tax Amount:	\$667
Improved Assessment:	\$37,400	Tax Area:	021
Legal Description:	P L & G CO 1ST 0.0000ACRES STR: 00000 SECTION: PLAT: 00 IN: OUT:		

Characteristics

Lot Acres:	0.1458	Total Rooms:	10
Lot Sq Ft:	6,351	Bedrooms:	5
Lot Frontage:	50	Total Baths:	1
Lot Depth:	127	Full Baths:	1
Land Use - County:	One Family Dwell On Platted	Dining Rooms:	1
Land Use - CoreLogic:	SFR	Other Rooms:	Dining Room
Building Type:	Single Family	Heat Type:	Warm Air
Year Built:	1950	Construction:	Wood
Stories:	2	Roof Material:	Asphalt Shingle
Above Grade Sq Ft:	1,268	Garage Type:	Detached Garage
Finished Bldg Sq Ft:	1,268	Garage Sq Ft:	600
Total Building Sq Ft:	1,268	Patio Type:	Concrete/Masonry Patio
Total Adjusted Bldg Sq Ft:	1,268	Primary Patio/Deck Sq Ft:	154
First Floor Sq Ft:	792	Patio/Deck 2 Sq Ft:	48
Second Floor Sq Ft:	476	Water:	Type Unknown
Crawl Space Sq Ft:	792		

Features

Feature Type	Unit	Size/Qty	Year Built
Detached Garage	S	600	1950
Utility Shed			
Patio Concrete	S	154	

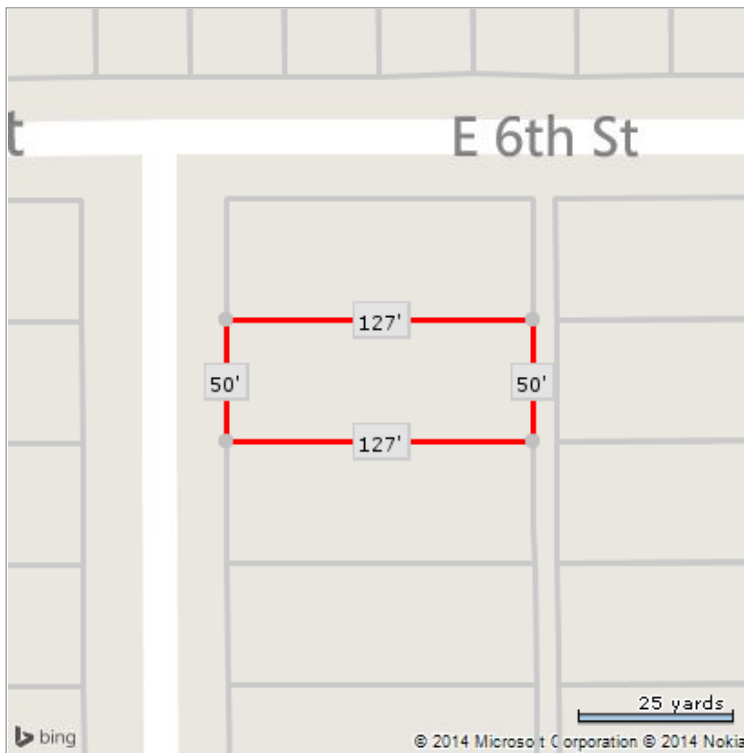
Last Market Sale & Sales History

Recording Date	01/15/2014
Sale Date	10/10/2012
Document Number	591
Document Type	Tax Deed
Buyer Name	Tax Ease Florida Reo LLC
Seller Name	Auditor Of Madison County

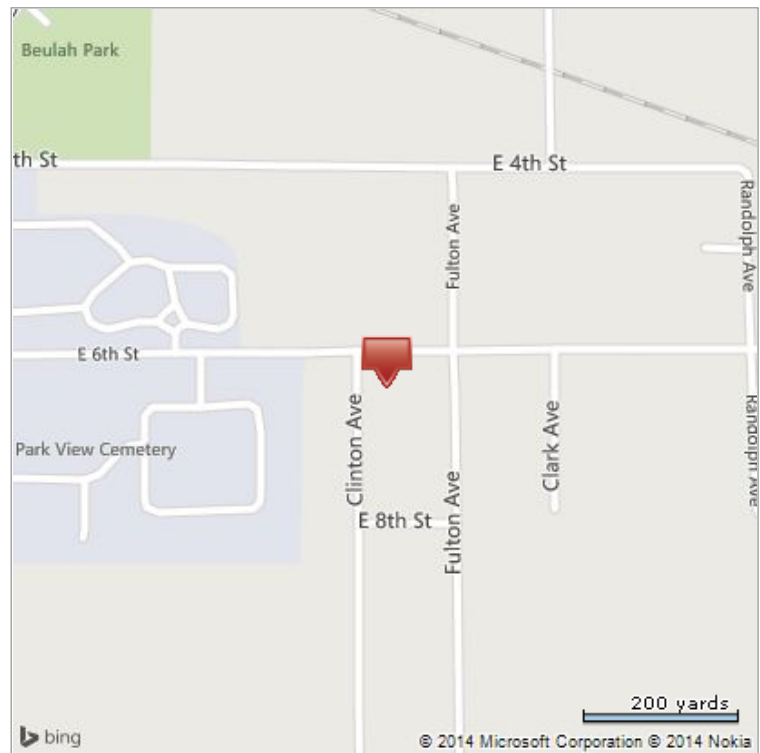
Certificates of Real Estate Value

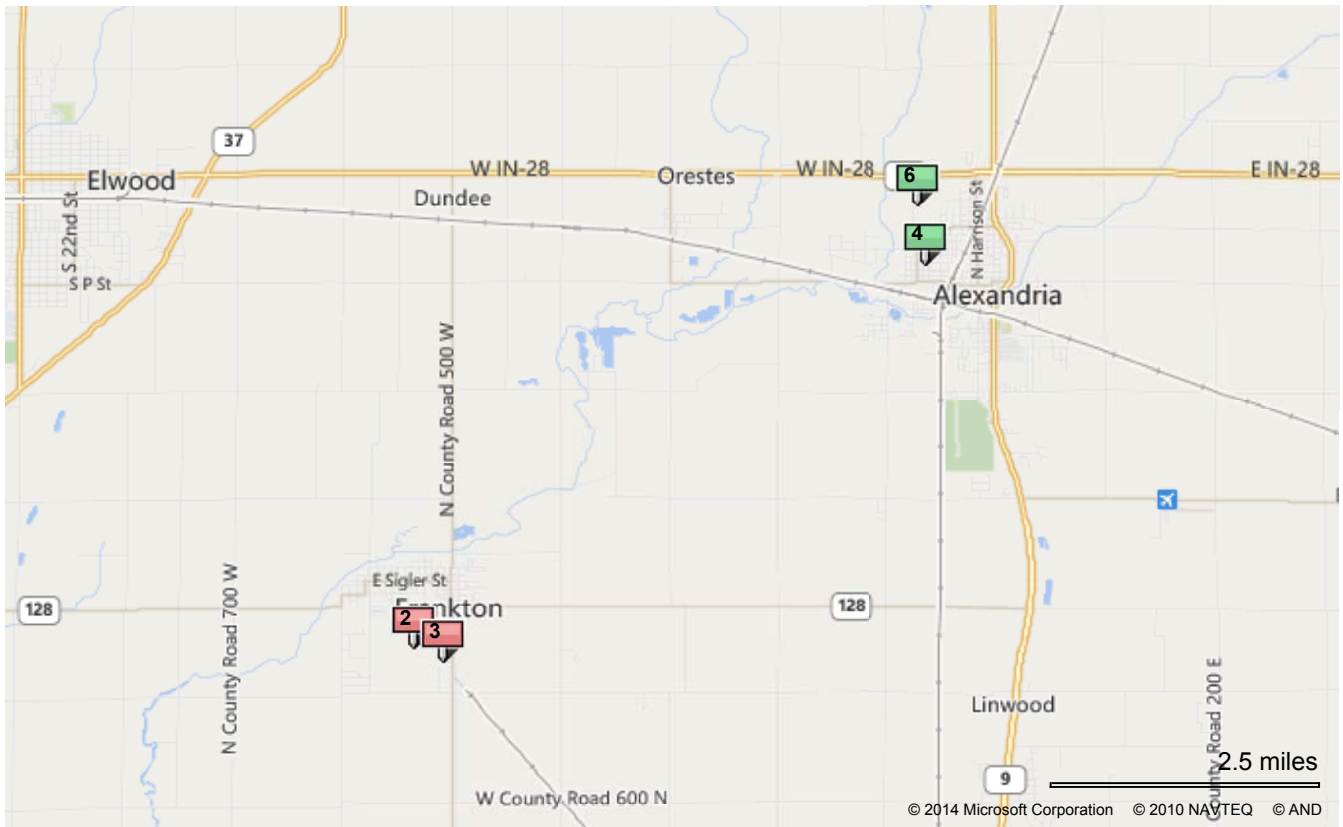
SDF Sale Date	SDF Sale Price	SDF Buyer Name	SDF Doc #
01/14/2014	\$7,260	Tax LLC	15010
SDF Sale Date	01/14/2014		
SDF Sale Price	\$7,260		
SDF Buyer Name	Tax LLC		
SDF Buyer Address	14901 Ouorum Dr Ste 900		
SDF Buyer City, State, Zip	Dallas, TX, 75254		
SDF Seller Name	Lyons Madison		

Property Map



*Lot Dimensions are Estimated





#	Listing #	Address	Status	List Price	Sold Price
1	21263396	0 SUTTON ST	SOLD	17,900	15,200
2	21249294	709 LAFAYETTE ST	SOLD	8,500	8,500
3	21218252	0 Sherman ST	SOLD	5,000	5,000
4	21303078	0 FAIRVIEW	ACT	18,900	
5	21303059	0 SUTTON ST	ACT	16,900	
6	21303067	0 SUTTON ST	ACT	16,900	

**Vacant Lots/Land**

Media: 1

CDOM 98 SP: \$15,200

BLC#: 21263396 Status Sold

Area 4805

DOM: 98 LP: \$17,900

County: Madison

Tax ID: 480513201021000022

Lt: 40.276 Ln: -85.684 Map: N-1100 W-200

Multiple Tax ID:

0 SUTTON ST

Zip: 46001

Legal: FAIRINGTON PLACE 0.0000Ac Sec:

Lot: 16 Sch: Alexandria Community

Town: ALEXANDRIA

Twp: Monroe

Type: Single Lot

\$/Acre: \$59,667

Semi-Tax: \$7

Solid Waste: Y

Tax Exemptions: None

Tax Yr Due: 2012

Description

Lot Size: .30

Appr Acr: 1/4-1/2 Acre

Total Acres: 0.30

Zoning: RES

Lots:

Min SF 1 Lvl:

Prsnt: Single Family

LotsSub:

Min SF 2 Lvl:

PotentZon: Not Applicable

Directions

SR 28 (west of SR9) south in Fairview, east on Fairington Way turn right on Sutton St to cul-de-sac

Property Description

Vacant lot in Fairington Place, great location. Homes built with pre-approved covenants.

Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**Miscellaneous Information**

Land Char: Cul-de-Sac

Soil Type:

Options: NotApplic

Improvements: PavedStr

Topography: Level

Buildings: NoBuilding

Dev Status: FinishedLot

Facilities On: Electric, Gas, Wtr&Sewer

Facilities Near: Electric, Gas, Wtr&Sewer

Documents: CvntRestr

Water: MunWtrSite

Sewer: MunSwrSite

Road Access: CityStreet

Rd Frontage: CityStreet

Road Surface: Asphalt

Financial Information

Mandatory Fee:

Fee Paid:

Tax info N/A Property Split:

Fee Includes:

Possible Financing:

Assessment: NotApplic

Office Information

TUCK27:F.C.Tucker Five Star Real Est.

OP: 765-289-2400

OF: 765-289-2425

Fdbk Email: themovingmachine@gmail.com

LAg: 13095: Brad Taflinger

Pref: 765-289-2400

PF:

Show: 765-289-2400

FdBk: 765-289-2400

Team Name:

Hm:

Ofc Ext: 0

Cell:

VM:

CoAgt/Asst:

Pref:

Type: Exclusive Right to Sell

Dir:

Toll:

Con1:

Poss: AtClosing

Var: Y

Pager:

Con2:

Auction Lic#:

LD: 10/24/2013

BAC: 3

Disc:

Direct Soliciting: N

XD: 04/24/2014

Change Date: 01/30/14

Disc Other: NONE

WD:

Entry Date: 11/01/2013

Pending/Sold Information

SA: 10757 Tamra Gooding

SO: DYER01 Dyer Real Estate

SD: 0

DP: 01/14/2014

Circumstances re Sale: Private buyer

Sold Terms: Cash

Est DC:02/01/14

CC/Buyer's Asst: \$0

DC: 01/30/2014

DOM:82

Requested by: MarkDavis

Information Deemed Reliable But Not Guaranteed. (c) MIBO2014

Tuesday, September 16, 2014

7:04 PM



Vacant Lots/Land

Media: 2

CDOM 59 SP: \$8,500

BLC#: 21249294 Status Sold

Area 4804

DOM: 59 LP: \$8,500

County: Madison

Tax ID: 48080610024800020

Lt: 40.216 Ln: -85.773 Map:

Multiple Tax ID:

709 LAFAYETTE ST

Zip: 46044

Legal: NE NW 0.3680Acres STR: 06

Sec:

Lot: 000 Sch: Frankton-Lapel Community

Town: FRANKTON

Twp: Pipe Creek

Type: Single Lot

\$/Acre: \$23,611

Semi-Tax: \$205

Solid Waste: N

Tax Exemptions: None

Tax Yr Due: 2012

Description

Lot Size: .36

Appr Acr: 1/4-1/2 Acre

Total Acres: 0.36

Zoning: RESIDENTIAL

Lots:

Min SF 1 Lvl:

Prsnt: Single Family

LotsSub:

Min SF 2 Lvl:

PotentZon: Manufactur

Directions

TAKE CROSS TO N COUNTY RD 500W TO W LAFAYETTE ST WHICH TURNS INTO LAFAYETTE ST, LOT IS ON THE LEFT

Property Description

RESIDENTIAL LOT IN FRANKTON NEAR ALL THE BALL DIAMONDS WILL ALLOW MANUFACTURED HOMES WITH RESTRICTIONS AND ZONING APPROVAL

Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information

Miscellaneous Information

Land Char: NotApplic

Soil Type:

Options: NotApplic

Improvements: NotApplic

Topography: Level

Buildings: Barns

Dev Status: FinishedLot

Facilities On: Electric, Gas, Water, Sewer

Facilities Near: NotApplic

Documents: NotApplic

Water: MunWtrSite

Sewer: MunSwrSite

Road Access: CityStreet

Rd Frontage: CityStreet

Road Surface: Asphalt

Financial Information

Mandatory Fee:

Fee Paid:

Tax info N/A Property Split:

Fee Includes:

Possible Financing:

Assessment: NotApplic

Office Information

ADRS01:American Dream Rlty Srvc, LLC

OP: 765-393-1694

OF: 866-521-7764

Fdbk Email: bonnieflint68@yahoo.com

LAgnt: 12400: Bonnie Flint

Pref: 765-278-6984

PF: 765-356-4369

Show: 7652786984

FdBk: EMAIL

Team Name:

Hm: 765-278-6984

Ofc Ext: 0

Cell: 765-278-6984

VM: 765-278-6984

CoAgt/Asst:

Pref:

Type: Exclusive Right to Sell

Dir:

Toll:

Con1:

Poss: AtClosing

Var: N

Pager:

Con2:

Auction Lic#:

LD: 08/07/2013

BAC: 500

Disc:

Direct Soliciting: N

XD: 08/07/2014

Change Date: 01/29/14

Disc Other: ASIS

WD:

Entry Date: 08/08/2013

Pending/Sold Information

SA: 32321 Reanna Southard
Circumstances re Sale: NONE

SO: CARP24 Carpenter, REALTORS

SD: 0

DP: 10/05/2013

Sold Terms: Cash

Est DC:01/30/14

CC/Buyer's Asst: \$0

DC: 01/28/2014

DOM:59

**Vacant Lots/Land**

Media: 1

CDOM 97 SP: \$5,000

BLC#: 21218252 Status Sold

Area 4807

DOM: 97 LP: \$5,000

County: Madison

Tax ID: 480806100295000020

Lt: 40.214 Ln: -85.767 Map: N-700 W-500

Multiple Tax ID:

0 Sherman ST

Zip: 46044

Legal: MCCORD RP 0.0000Acres STR Sec:

Lot: 27 Sch: Frankton-Lapel Community

Town: FRANKTON

Twp: Lafayette

Type: Single Lot

\$/Acre:

Semi-Tax: \$97

Solid Waste: N

Tax Exemptions: None

Tax Yr Due: 2011

Description

Lot Size: 96x139

Appr Acr: <1/4 Acre

Total Acres: 0.30

Zoning: Single Family

Lots: 1

Min SF 1 Lvl:

Prsnt: Single Family

LotsSub:

Min SF 2 Lvl:

PotentZon: Single Family

Directions

From SR 128 and 11th Street, south on 11th Street to Sherman. West on Sherman to the address.

Property Description

This is a nice building lot in Frankton with city utilities available. There is a shed on the property.

Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information

The seller is willing to do a contract.

Miscellaneous Information

Land Char: City

Soil Type:

Options: NotApplic

Improvements: PavedStr

Topography: Level

Buildings: Shed

Dev Status: FinishedLot

Facilities On: NotApplic

Facilities Near: Water, Telephone, Sewer

Documents: NotApplic

Water: MunWtrNear

Sewer: MunSwrNear

Road Access: CityStreet

Rd Frontage: CityStreet

Road Surface: Asphalt

Financial Information

Mandatory Fee:

Fee Paid:

Tax info N/A Property Split:

Fee Includes:

Possible Financing: Contract ,Conventnl

Assessment: NotApplic

Office Information

CARP24:Carpenter, REALTORS

OP: 765-643-3357

OF: 765-640-0922

Fdbk Email: tward@callcarpenter.com

LAg: 18031: Tracy Ward

Pref: 640-2080x235

PF:

Show: 317-955-5555

FdBk: 765-640-2080

Team Name:

Hm: 765-643-3357

Ofc Ext: 235

Cell:

VM: 765-640-2080

CoAgt/Asst:

Pref:

Type: Exclusive Right to Sell

Dir: 765-640-2080

Toll:

Con1:

Poss: AtClosing

Var: N

Pager:

Con2:

Auction Lic#:

LD: 03/01/2013

BAC: 300

Disc:

Direct Soliciting: N

XD: 09/01/2013

Change Date: 07/03/13

Disc Other: NONE

WD:

Entry Date: 03/01/2013

Pending/Sold Information

SA: 18031 Tracy Ward

SO: CARP24 Carpenter, REALTORS

SD: 0

DP: 06/06/2013

Circumstances re Sale: 0

Sold Terms: Cash

Est DC:07/15/13

CC/Buyer's Asst: \$0

DC: 07/02/2013

DOM:97

Requested by: MarkDavis

Information Deemed Reliable But Not Guaranteed. (c) MIBO2014

Tuesday, September 16, 2014

7:04 PM



Vacant Lots/Land

Media: 2

CDOM 248 SP:

BLC#: 21303078 Status Active

Area 4805

DOM: 66 LP: \$18,900

County: Madison

Tax ID: 480513201004000022

Lt: 40.268 Ln: -85.683 Map: N-1100 W-200

Multiple Tax ID:

0 FAIRVIEW

Zip: 46001

Legal: FAIRINGTON PLACE 0.0000Ac Sec:

Lot: 1 Sch: Alexandria Community

Town: ALEXANDRIA

Twp: Monroe

Type: Single Lot \$/Acre: \$39,375

Semi-Tax: \$13

Solid Waste: Y

Tax Exemptions: None

Tax Yr Due: 2012

Description

Lot Size: .48	Appr Acr: 1/4-1/2 Acre	Total Acres: 0.48
Zoning: Residential	# Lots:	Min SF 1 Lvl:
Prsnt: Single Family	# LotsSub:	Min SF 2 Lvl:
PotentZon: Not Applicable		

Directions

SR 28 (west of SR 9) South on Fairview to lot. Corner of SR 28 & Fairview

Property Description

Vacant lot available in Fairington Place, on the corner of SR 28 & Fairview. .48 acres. Great location, homes built with pre-approved covenants

Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information

Miscellaneous Information

Land Char: PlattedSub **Soil Type:**

Options: NotApplic

Improvements: PavedStr

Topography: Level

Buildings: NoBuilding

Dev Status: FinishedLot

Facilities On: Electric, Gas, Wtr&Sewer

Facilities Near: NotApplic

Documents: CvntRestr

Water: MunWtrSite

Sewer: MunSwrSite **Rd Frontage:** CityStreet

Road Access: CityStreet **Road Surface:** Asphalt

Financial Information

Mandatory Fee: **Fee Paid:** **Tax info N/A Property Split:**

Fee Includes:

Possible Financing:

Assessment: NotApplic

Office Information

TUCK27:F.C.Tucker Five Star Real Est.	OP: 765-289-2400	OF: 765-289-2425	Fdbk Email: themovingmachine@gmail.com
LAgnt: 13095: Brad Taflinger	Pref: 765-289-2400	PF:	Show: 765-289-2400 FdBk: 765-289-2400
Team Name:	Hm:	Ofc Ext: 0	Cell: VM:
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	Dir: Toll:
Con1:		Poss: AtClosing	Var: N Pager:
Con2:		Auction Lic#:	LD: 07/10/2014 BAC: 3
Disc:		Direct Soliciting: N	XD: Change Date: 09/02/14
Disc Other: NONE			WD: Entry Date: 07/10/2014



Vacant Lots/Land

Media: 2

CDOM 248 SP:

BLC#: 21303059 Status Active

Area 4805

DOM: 66 LP: \$16,900

County: Madison

Tax ID: 480513201022000022

Lt: 40.276 Ln: -85.684 Map: N-1100 W-200

Multiple Tax ID:

0 SUTTON ST

Zip: 46001

Legal: FAIRINGTON PLACE 0.0000Ac Sec:

Lot: 17 Sch: Alexandria Community

Town: ALEXANDRIA

Twp: Monroe

Type: Single Lot \$/Acre: \$44,474

Semi-Tax: \$10

Solid Waste: Y

Tax Exemptions: None

Tax Yr Due: 2012

Description

Lot Size: .38 AC

Appr Acr: 1/4-1/2 Acre

Total Acres: 0.38

Zoning: RES

Lots:

Min SF 1 Lvl:

Prsnt: Single Family

LotsSub:

Min SF 2 Lvl:

PotentZon: Not Applicable

Directions

SR 28 (west of SR 9) south on Fairview, turn east on Fairington Way, left on Sutton to cul-de-sac

Property Description

Vacant lot in Fairington Place, great location. Homes built with pre-approved covenants.

Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information

Miscellaneous Information

Land Char: Cul-de-Sac

Soil Type:

Options: NotApplic

Improvements: PavedStr

Topography: Level

Buildings: NoBuilding

Dev Status: FinishedLot

Facilities On: Electric, Gas, Wtr&Sewer

Facilities Near: Electric, Gas, Wtr&Sewer

Documents: CvntRestr

Water: MunWtrSite

Sewer: MunSwrSite

Road Access: CityStreet

Rd Frontage: CityStreet

Road Surface: Asphalt

Financial Information

Mandatory Fee:

Fee Paid:

Tax info N/A Property Split:

Fee Includes:

Possible Financing:

Assessment: NotApplic

Office Information

TUCK27:F.C.Tucker Five Star Real Est.

OP: 765-289-2400

OF: 765-289-2425

Fdbk Email: themovingmachine@gmail.com

LAgnt: 13095: Brad Taflinger

Pref: 765-289-2400

PF:

Show: 765-289-2400 FdBk: 765-289-2400

Team Name:

Hm:

Ofc Ext: 0

Cell:

VM:

CoAgt/Asst:

Pref:

Type: Exclusive Right to Sell

Dir:

Toll:

Con1:

Poss: AtClosing

Var: Y

Pager:

Con2:

Auction Lic#:

LD: 07/10/2014

BAC: 3

Disc:

Direct Soliciting: N

XD:

Change Date: 09/02/14

Disc Other: NONE

WD:

Entry Date: 07/10/2014

**Vacant Lots/Land****Media:** 2**CDOM:** 248 **SP:****BLC#:** 21303067 **Status:** Active**Area:** 4805**DOM:** 66 **LP:** \$16,900**County:** Madison**Tax ID:** 480513201023000022**Lt:** 40.276 **Ln:** -85.684 **Map:** N-1100 W-200**Multiple Tax ID:****0 SUTTON ST****Zip:** 46001**Legal:** FAIRINGTON PLACE 0.0000Ac **Sec:****Lot:** 18 **Sch:** Alexandria Community**Town:** ALEXANDRIA**Twp:** Monroe**Type:** Single Lot **\$/Acre:** \$45,676**Semi-Tax:** \$10**Solid Waste:** Y**Tax Exemptions:** None**Tax Yr Due:** 2012**Description**

Lot Size: .37	Appr Acr: 1/4-1/2 Acre	Total Acres: 0.37
Zoning: RES	# Lots:	Min SF 1 Lvl:
Prsnt: Single Family	# LotsSub:	Min SF 2 Lvl:
PotentZon: Not Applicable		

Directions

SR 28 (west of SR 9) south on Fairview, east on Fairington Way, left on Sutton to Cal-de-sac

Property Description

Vacant lot in Fairington Place, great location. Homes built with pre-approved covenants.

Agent to Agent Remarks: Exclusions & Commission Disclosure & Financial Information**Miscellaneous Information**

Land Char: Cul-de-Sac	Soil Type:
	Options: NotApplic
Improvements: PavedStr	
Topography: Level	
Buildings: NoBuilding	
Dev Status: FinishedLot	
Facilities On: Electric, Gas, Wtr&Sewer	
Facilities Near: Electric, Gas, Wtr&Sewer	
Documents: CvntRestr	
Water: MunWtrSite	
Sewer: MunSwrSite	Rd Frontage: CityStreet
Road Access: CityStreet	Road Surface: Asphalt

Financial Information

Mandatory Fee:	Fee Paid:	Tax info N/A Property Split:
Fee Includes:		
Possible Financing:		
Assessment: NotApplic		

Office Information

TUCK27:F.C.Tucker Five Star Real Est.	OP: 765-289-2400	OF: 765-289-2425	Fdbk Email: themovingmachine@gmail.com	
LAgnt: 13095: Brad Taflinger	Pref: 765-289-2400	PF:	Show: 765-289-2400	FdBk: 765-289-2400
Team Name:	Hm:	Ofc Ext: 0	Cell:	VM:
CoAgt/Asst:	Pref:	Type: Exclusive Right to Sell	Dir:	Toll:
Con1:		Poss: AtClosing	Var: N	Pager:
Con2:		Auction Lic#:	LD: 07/10/2014	BAC: 3
Disc:		Direct Soliciting: N	XD:	Change Date: 09/02/14
Disc Other: NONE			WD:	Entry Date: 07/10/2014