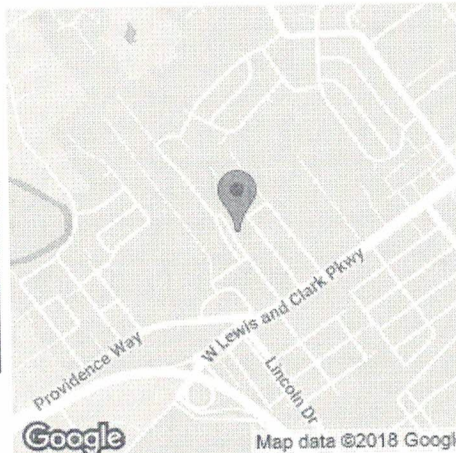


Agent Full

Listing

440 Hale Road Clarksville, IN 47129**\$0**Listing #: **2018010939** Total Finished Sqft: **1,245** Above Grade Finished SqFt: **945**Active (08/07/18)
DOM: 0 CDOM: 0

Prop Type: **Residential/Farm**
 SubType: **Residential**
 County: **Clark**
 Subdiv: **No**
 Township: **Jeffersonville**
 School Dst: **Greater Clark**
 Typ Lst Ctr: **Excl. Right to Sell**
 BAPS: **1 /**
 Var Rate: **No**
 Beds: **3**
 Baths: **1 (1 0)**
 New Const: **No**
 Year Built: **1940**
 Lot Sz: **0.58 / 25,265**
 Lot Sz Src: **Assessor**
 List Date: **08/07/2018**
 Exp. Date: **11/30/2018**

Recent: 08/07/18 : NEW

Next OH: Public: Wed Aug 8, 2:00PM-4:00PM

Ann Tax: **\$427**Tax Year: **2017/2018**Type Poss Sale: **Arms Length**

Poss Sale Comm:

Parcel#: **102403000454000014**Adl Parc#: **3 tracts**

Multi Fam Type:

Owner Nm: **Bettie A Forsee**Tot Deductions: **\$74,315**Deduction TypeComment

Supplemental Homestd

Over 65

Deduction TypeComment

Homestead Standard

Tax Exmt Prop:

Tax Exmt Com:

Poss. Financing: **Cash, Conventional**

Financing Com:

Appointment: **Mandatory**

Home Warranty:

Warranty Provided:

Land Assess: **\$32,600**Improvements: **\$60,900**Total Assess: **\$93,500**Occupant Type: **Vacant**

Floor Plan:

Historical Registry:

Auction: **Yes**Showing Instr: **Call John McGinnis, Auctioneer at 502-417-5681**Directions: **Lewis and Clark to Hale Road.**Legal: **Tract 1 - GT 30 .58 AC BY DEED 102403000454000014 (House, Garage And Barn)**

Agent/Office

Agent

Fran Evola  fmevola@gmail.com (ID: B1600) Primary: 502-445-3040

Office

Real Estate Unlimited (ID: 802) Phone: 502-454-4404 FAX: 812-282-6649

Remarks

Public Remarks: **This property is being sold through an Absolute online-only auction, with the bidding period ending on Saturday, August 18th at 7:00PM. Go to mcginnisauctions.com for terms and conditions, and to register to bid. The property includes three tracts (.58 acres house, garage and barn), and two vacant lots next to each other which total .53 acres) and will be offered separately and in combination to determine the highest outcome for the seller. The windows have been updated. The house sits on a lovely lot with large shade trees. The large garage has two garage door openers. There's an enclosed porch on the back of the house. The location is just one block off Lewis and Clark and very convenient to Brown Station Way, shopping and restaurants. Open Houses, Wednesday, August 8 and Thursday, August 9, 2:00 -4:00 PM, or by appointment. John McGinnis, CAI AU1960081 502-417-5681**

Agent Remarks: **In order to earn a commission, the buyer's agent must be present at showings. Tract 2 - .265 AC BY DEED 102403000452000014 Vacant Lot Tract 3 - .265 AC BY DEED 102403000451000014 Vacant Lot**

Amenities

Type: **1 Story**Zoning: **Residential**Construction: **Frame On-Site**

Const. Comment:

Outbuildings: **Garage, Barn(s), Shed**

Farm Type:

Road Type: **Paved**# Fireplaces: **1**Fireplace: **Wood Stove**

Tillable Acreage:

Lot Description: **Additional Land Av, Corner Lot, Divisible Lot**Exterior Type: **Aluminum Siding**Exterior Feat: **Enclosed Porch, Landscaped, Paved Driveway, Thermopane windows**Foundation: **Concrete Block**Basement: **Full, Partially Finished**Partial Basement: **Full basement, partially finished.**Laundry: **Yes**Laundry Location: **Basement**Laundry Type: **Laundry Room**

Road Frontage:

Pasture Acreage:

Timber Acreage:

Additional Parking: **Off Street**

Interior Feat: **1st Floor Master, Ceiling Fan(s), Ceramic Bath, Eat-in Kitchen, Family Room, Natural Wood Trim, Sump Pump, Wood Stove**
 Appliances: **Garage Door Opener, Microwave, Range / Oven, Refrigerator**

Measurements

Above Grade Finished:	945.0	Nonconform Finished:	150.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	150.0	TFLS:	1,245
Below Grade Unfinish:	750.0	Sqft Source:	Assessor

Room Sizes & Levels

Total Rooms: **5** Garage: **Y** Garage Size: Garage Type: **Detached** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room		1st Floor	Wood	
Kitchen		1st Floor	Vinyl	
Bedroom		1st Floor	Carpet	over wood
Bedroom		1st Floor	Carpet	over wood
Bedroom		1st Floor	Carpet	over wood
Bathroom Full		1st Floor	Vinyl	

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Available, Well	Heat Type Comment:	
Natural Water:		Cooling Type:	Central Air
Fuel Type:	Electric, Oil	Sewer Type:	Sanitary Available, Sewer
Fuel Type Comment:	Natural Gas Available		

General Information

Possession:	At Closing	Seller Will Lease:	
Key Box Type:	No Key Box	Terms:	
Key Box Location:		Flood:	No
Showing Time Inst:		Covenants & Restr:	No
		Sign:	Yes

08/07/2018 9:35:08 PM

All information herein has not been verified and is not guaranteed.