

Associate Auctions LLC

Licensed Real Estate Brokers

BK 3070353 AU3602

BIDDER INFORMATION PACKAGE

Tuesday • December 20th • 5 pm

Selling

River Marina Townhome 3/2.5 in Stuart FL



Location: 9425 SW Purple Martin Way, Stuart FL 34997

This information was obtained from sources deemed reliable. However no warranties or representation, express or implied is made as to the accuracy of the information contained herein.



Property Information Data

- Property Address: 9425 SW Purple Martin Way, Stuart
- Legal Description: Lot 62 PH 2 River Marina PUD (PB 16 PG 41)
- Martin County Prop ID: 12-39-40-005-000-00620-0
- Lot Size .0491 Acres
- 2016 Real Estate Taxes: \$ 628.21
- Homestead Exemption: Yes: \$50,000
- Utilities: city water/septic
- HOA Yes

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**Martin County, Florida - Laurel Kelly,
C.F.A**

generated on 11/9/2016 4:05:18 PM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
12-39-40-005-000-00620-0	849684	9425 SW PURPLE MARTIN WAY, STUART	\$140,410	11/5/2016

Owner Information

Owner(Current)	SIMMONS GARY & JANET
Owner/Mail Address	9425 SW PURPLE MARTIN WAY STUART FL 34997
Sale Date	5/29/2008
Document Book/Page	<u>2332 0120</u>
Document No.	2087711
Sale Price	165000

Location/Description

Account #	849684	Map Page No.	
Tax District	9009	Legal Description	LOT 62 PH 2 RIVER MARINA PUD (PB 16 PG 41)
Parcel Address	9425 SW PURPLE MARTIN WAY, STUART		
Acres	.0491		

Parcel Type

Use Code	0100 Single Family
Neighborhood	538071 River Marina SFD-Att Phase 2

Assessment Information

Market Land Value	\$27,000
Market Improvement Value	\$113,410
Market Total Value	\$140,410

NOTICE OF **PROPOSED** PROPERTY TAXES
 MARTIN COUNTY TAXING AUTHORITIES
 1111 SE FEDERAL HWY., SUITE 330
 STUART, FL 34994
 (772) 288-5608

DO NOT PAY
 THIS IS NOT A BILL

Account # 849684
 Owners SIMMONS, GARY & JANET

2016 REAL PROPERTY
 Parcel # 12-39-40-005-000-00620-0
 Situs 9425 SW PURPLE MARTIN WAY
 Legal Description
 LOT 62 PH 2 RIVER MARINA PUD (PB 16 PG 41)

SIMMONS, GARY & JANET
 9425 SW PURPLE MARTIN WAY
 STUART FL 34997-8970



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR YEAR	YOUR FINAL TAX RATE AND TAXES PRIOR YEAR		CURRENT YEAR	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1 TAXABLE VALUE	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4 TAXABLE VALUE	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Martin County	26,302	9.3936	247.07	26,836	8.9879	241.20	9.3936	252.09
General Operations	26,302	0.0000	0.00	26,836	0.0000	0.00	0.0000	0.00
District Four MSTU (9009)								
School Board	51,302	2.2480	115.32	51,836	2.1516	111.53	2.2480	116.52
By: Local Board	51,302	4.8500	248.81	51,836	4.6420	240.62	4.6330	240.16
By: State Law								
Children Services Council	26,302	0.3618	9.52	26,836	0.3468	9.31	0.3618	9.71
South Florida Water Mgmt. Dist.								
Basin Tax	26,302	0.1586	4.17	26,836	0.1477	3.96	0.1477	3.96
District Tax	26,302	0.1459	3.84	26,836	0.1359	3.65	0.1359	3.65
Everglades Const.	26,302	0.0506	1.33	26,836	0.0471	1.26	0.0471	1.26
Florida Inland Navigation Dist.	26,302	0.0320	0.84	26,836	0.0299	0.80	0.0320	0.86
TOTAL AD VALOREM PROPERTY TAXES			630.90			612.33		628.21

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR	126,320	76,302	76,302
CURRENT YEAR	140,410	76,836	76,836

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	50,018	63,574
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	25,000	25,000
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
TPP EXEMPTIONS	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2016, or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's Office at:

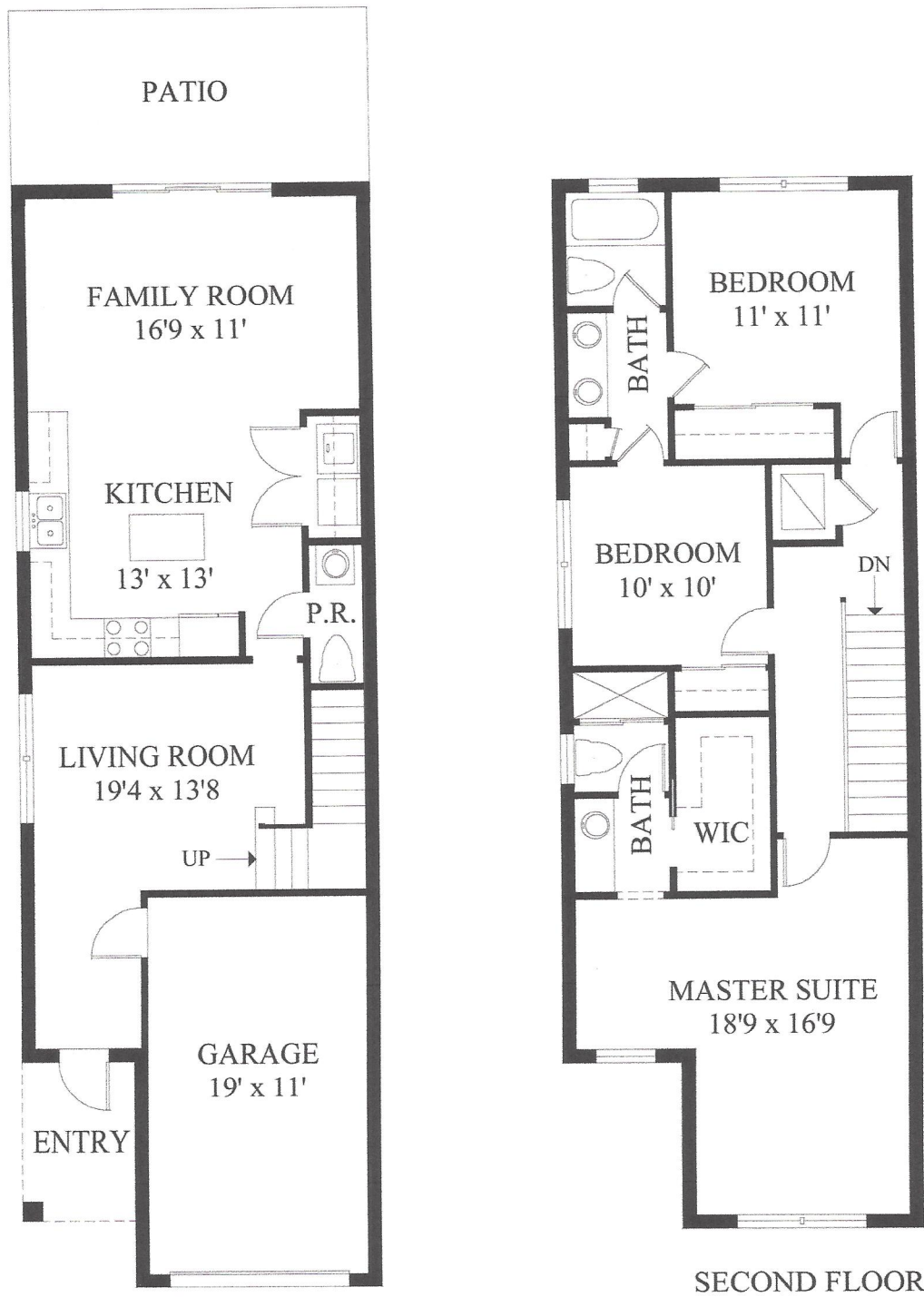
1111 SE Federal Hwy., Suite 330
 Stuart, FL 34994
 Customer Service (772) 288-5608

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at:

<https://www.pa.martin.fl.us>
 Petitions must be filed on or before:

September 12, 2016

9425 SW PURPLE MARTIN WAY



Notice: This rendering is for marketing purposes only. All measurements, features and specifications are approximate. The accuracy of this information is subject to errors, omissions and changes. An architect should be contacted for actual measurements, features and specifications.

RADON GAS DISCLOSURE

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guide lines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health department.

Buyer

Date

Buyer

Date



AUCTION REGISTRATION FOR REAL ESTATE

Associate Auctions, LLC

Licensed Real Estate Broker • BK3070353

608 Colorado Ave

Stuart, FL 34994 • (772) 219.8108

Bid # _____ License # _____

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Business Phone: _____ Home Phone: _____

Cell Phone: _____ Email Address: _____

How did you hear about this Auction? _____

TERMS & CONDITIONS OF SALE

1. Everything is sold "As-Is, Where Is." "As-Is, Where Is" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. All Sales are subject to 10% Buyer's Premium, added to the Bid Price.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Indian River County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any such suit, action or proceeding in court
4. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
5. In the event that Auctioneer or Seller are required to take any action to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigation, and in litigating in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
6. All parties signing this Auction Registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
7. It is further acknowledged by the undersigned that this Auction Registration has been read and understood by the undersigned before signing it and that the undersigned understands and consents to its contents.

Signature: _____ Date: _____

Print Name: _____

BID NUMBER: _____
BID ACKNOWLEDGEMENT
AND RECEIPT FOR DEPOSIT



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Licensed Real Estate Broker • BK3070353
608 Colorado Ave
Stuart, FL 34994 • (772) 219.8108

Name: _____ Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

The undersigned (hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following property at auction: 9425 SW Purple Martin Way, Stuart Florida, of the River Marina Townhome Auction, conducted by Associate Auctions on December 20th 2016

Parcel Number: 12-39-40-005-000-00620-0 Bid Price.....\$ _____
10% Buyer's Premium\$ _____
Total Contract Price\$ _____
Cash or Cashier's Check Tendered\$ _____

CONDITIONS

1. This purchase is subject to the terms and conditions contained in the Purchase & Sales Contract which has been posted and available for Buyer's review and the Auctioneer's opening remarks.
2. Statements made by personnel of Associate Auctions, LLC., and statements made from the auction podium are based upon information given by the Seller this information is believed to be correct and accurate, however Associate Auctions has not made any independent determination to confirm the accuracy of such information.
3. Buyer acknowledges that he or she has been given the opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and/or Associate Auctions. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the purchase of this property.
4. The term "Sold" as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
5. The term "As-Is, Where Is." "As-Is, Where Is" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
6. This Agreement is binding upon the parties hereto and their heirs, successors and assigns.
7. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Martin County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any such suit, action or proceeding in court
8. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
9. In the event that Auctioneer or Seller are required to take any action to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigation, and in litigating in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
10. All parties signing this Bid Acknowledgment in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
11. It is further acknowledged by the undersigned that this Bid Acknowledgment has been read and understood by the undersigned before signing it and that the undersigned understands and consents to its contents.

Signature: _____ Date: _____

Print Name: _____

BACK UP BUYER REQUEST FORM

In the event any of the following property does not close,
please contact me immediately.

Bidder No: _____ Amount of Bid: _____

Property: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Signature: _____

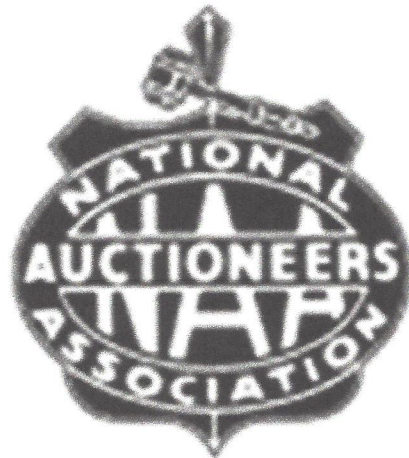
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Bid Rigging is a Felony

Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.

Section 1 of the Sherman Act (15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment. Corporations are subject to a fine of up to \$10 million.



Information provided as a service to members of the National Auctioneers Association, 8880 Ballentine, Overland Park, Kansas 66214 in cooperation with the United States Department of Justice