

**BIDDING ENDS APRIL 29 • 6 PM**  
BID TO BUILD YOUR INVESTMENTS - BUY ALL OR PART

# ONLINE-ONLY REAL ESTATE AUCTION



## HOMES & LARGE BUILDING

Bidders Information Packet



**Coffey Realty  
& Auction**

Register at [UnitedCountryIN.com](https://www.UnitedCountryIN.com)

Jimmie Dean Coffey, Broker / Auctioneer

Cody Coffey, Broker

812-822-3200





This is a rare opportunity to purchase a multi-parcel real estate offering featuring two residential homes and a large building with extensive square footage - offering flexibility for a variety of residential, storage, or investment uses.

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**Property Previews: April 11 • 10 AM & April 20 • 4 PM**



- **Tract 1:** Home on approximately 2.8 acres
- **Tract 2:** Large Building with Open Space & Apartments
- **Tract 3:** Home with outbuildings on approximately 1.2 acres



# ➤ Tract 1 - Spacious Home on 2.8± Acres

1414 E Rhorer Rd, Bloomington, IN 47401

This well-sized residential property offers approximately 2,700± square feet of living space with a functional layout. The home sits on 2.8± acres, providing ample room for expansion, and is conveniently located with easy access to Bloomington.





#### Highlights:

- 2,743± sq ft home
- 3 bedrooms | multiple living spaces
- Attached garage + outdoor improvements
- Open yard with room for recreation or expansion
- Utilities available (water, gas, electric)

#### Ideal for:

- Primary residence
- Rental investment
- Home buyers in need of more space

## ➤ Tract 2 - Large Building with Open Space & Apartments

1418 E Rhorer Rd, Bloomington, IN 4740

This tract features a modern building constructed in 2018, offering approximately 6,800± square feet of usable space with a large open layout along with apartment-style living areas within the structure.

\* All uses are subject to local zoning and approvals. Buyers should verify intended use.





#### Highlights:

- 6,840± sq ft total building
- Large open interior space
- Apartment-style living areas within the building
- High ceilings and functional layout
- Concrete parking and access areas
- Newer construction (2018)

#### Ideal for:

- Investment / rental potential
- Owner-occupant with additional space
- Storage for equipment or vehicles
- Hobby or workshop setup

## ➤ Tract 3 - Home with Outbuildings on 1.2± Acres

1420 E Rhorer Rd, Bloomington, IN 47401

This property features a residential home with approximately 2,800± square feet of living space, along with multiple outbuildings and improvements. This 1.2± acre property offers flexibility and functionality in a convenient Bloomington location.





#### Highlights:

- 2,880± sq ft home
- Multiple outbuildings and garage space
- Workshop / hobby potential
- Yard space with room to expand
- Easy access to Bloomington

#### Ideal for:

- Home + workshop setup
- Rental or investment
- Buyers needing storage space

## ➤ Terms & Conditions

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1414, 1418 & 1420 Rhorer Rd - Bloomington, Indiana 47401 - Monroe County

Legal Description:

KENWORTHY LOT 1 (1.20A) - KENWORTHY LOT 2 (1.00A) - KENWORTHY LOT 3 (2.81A)

- The property will be offered for sale via a Public Online - Internet Bidding Platform
- All bids/ offers must be entered prior to: Wednesday, April 22, 2026 - 3:00pm EST
- The properties will be offered as three separate parcels and bid upon individually. Bidders may bid on any parcel or multiple parcels; however, to purchase more than one parcel, a bidder must be the successful high bidder on each parcel separately.
- All parcels will conclude bidding simultaneously in the online auction platform. If bidding is extended on any parcel due to the Soft Close feature, bidding on all parcels will extend and close at the same time.
  - Each parcel is subject to Seller's confirmation independently.
  - To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder's certification must be received and approved by the auction office.
- This property will be sold subject to seller's approval; Properties sell with a non-disclosed reserve.
- Property sells AS-IS with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- These properties are Subject to prior sale (the properties can be purchased prior to end of auction).
  - There is no Pre-Auction published price.
- The seller reserves the right to cancel the auction at any time prior to the final bid closing.
- An 11% buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 11% buyer's premium will establish the final contract sales price.
- Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- A "Down Payment" of \$15,000 per property must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement. The down payment will be deposited with John Bethell Title Company.
- Upon the acceptance of the purchase agreement between the buyer and the seller, the down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash USD at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer's premium will be due via a wire transfer to the closing company, on delivery of

## ➤ Terms & Conditions

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insurable title on or before end of business, May 29, 2026.

- The properties will be conveyed by a general warranty deed, Personal Representatives Deed and or a Trustee's Deed.
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing. Preliminary title search provided in "Bidder's Info Packet".
- Real Estate Taxes will be prorated to the day of closing.
- Buyer shall pay a Broker Transaction Fee of Three Hundred Dollars (\$300.00) per property at closing. Seller shall also pay a Broker Transaction Fee of Three Hundred Dollars (\$300.00) per property at closing. Said fees shall be paid to United Country Coffey Realty & Auction and are separate from the Buyer's Premium.
- Closing:
  - Closing shall take place at the office of: John Bethell Title Co., 2626 S. Walnut St. - Bloomington, IN.
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before end of business, May 29, 2026.
- Possession will be granted day of final closing
- Successful Bidder shall execute electronically a "Real Estate Purchase Agreement" for the property immediately after being declared Successful Bidder.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property. - Further; Property sells as-is with no warranties expressed or implied.
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: Internet Only: [UnitedCountryIN.com](http://UnitedCountryIN.com)

VIEWING INSTRUCTIONS: Preview: April 11 @ 10 am & April 21 @ 4 pm



## **BID CERTIFICATION**

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.**

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein. **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 1414 E. Rhorer Rd., 1418 E. Rhorer Rd., 1420 E. Rhorer Rd. Bloomington, IN 47401

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_


Signature: \_\_\_\_\_


  
 Listings as 04/06/2026

## Residential Client Full Detail Report

 [Schedule a Showing](#)

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|   |  |   |                             |                              |   |
|---|--|---|-----------------------------|------------------------------|---|
| <b>Property Type</b>  | RESIDENTIAL  | <b>Status</b>                             | Active                      | <b>Auction</b>               | Yes                                     |
| <b>MLS #</b>  | 202610785  | 1414 E Rhorer Road                        | Bloomington                 | IN 47401                     | <b>Status</b> Active <b>L</b> \$456,789 |
|  | <b>Area</b> Monroe County  | <b>Parcel ID</b> 53-08-21-101-001.000-008 | <b>Type</b> Site-Built Home | <b>Bedrms</b> 3              | <b>F Baths</b> 2 <b>H Baths</b> 1       |
|   | <b>Sub</b> None  | <b>Cross Street</b>                       |                             |                              |   |
|   | <b>Location</b>  | <b>Style</b> One Story                    |                             |                              |   |
|   | <b>School District</b> MOC Elem  | <b>Rogers/Binford</b> JrH                 | <b>Jackson Creek</b>        | <b>SrH</b> Bloomington South |   |
|   | <b>Legal Description</b> KENWORTHY LOT 3 (2.81A)   |   |                             |                              |   |
|   | <b>Directions</b> From S old 37, turn onto E Rhorer Rd. Property is on the right side of the road. |   |                             |                              |   |
|   | <b>Inside City Limits</b>  | <b>City Zoning</b>                        | <b>County Zoning</b>        | <b>Zoning Description</b>    |   |

**Remarks** \*\*\*PROPERTY IS SELLING AT AUCTION SO THE "LIST PRICE" IS JUST A PLACE HOLDER FOR INTERNET FILTERING\*\*\* Spacious Home on 2.8± Acres – Bloomington, IN This well-sized residential property offers approximately 2,700+ square feet of living space with a functional layout, making it ideal for a primary residence, rental, or investment opportunity . The home features multiple bedrooms, generous living areas, and outdoor space with room to expand or enjoy privacy just outside of town. Situated on approximately 2.8 acres, this property provides a balance of space and convenience with easy access to Bloomington. Highlights: ~2,743 sq ft home 3 bedrooms, multiple living spaces Attached garage + outdoor improvements Open yard with room for recreation or expansion Utilities available (water, gas, electric) Ideal for: - Primary residence - Rental investment - Buyers wanting space close to town

| Se                                  | Lo   | Lot Ac/SF/Dim                                 | 2.8100                             | /                 | 122,404                     | 2.81                      | Sr                  | No                       | Lot Des             | 0-2.9999 | Ttl Below Gd SqFt     | 0           | Ttl Fin SqFt      | 2,753 | Year Built | 1992 |  |
|-------------------------------------|--|---|------------------------------------|-------------------|-----------------------------|---------------------------|---------------------|--------------------------|---------------------|----------|-----------------------|-------------|-------------------|-------|------------|------|--|
| Township                            |  | Perry   | Abv Gd Fin SqFt                    | 2,753             | Below Gd Fin SqFt           | 0                         | Ttl Below Gd SqFt   | 0                        | Ttl Fin SqFt        | 2,753    | Year Built            | 1992        |                   |       |            |      |  |
| Age                                 |  | 34  | New                                | No                | Date Complete               | Stucco                    | Fndtn               | Crawl                    | # Rooms             |          | 10                    |             |                   |       |            |      |  |
| Room Dimensions                     |  | Inside City Limits                            |                                    | City              |                             | County                    |                     | Zoning Description       |                     |          |                       |             |                   |       |            |      |  |
| DIM                                 |  | L   |                                    |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>L</b>                            | 33 x 20  | M   | <b>Baths</b>                       | <b>Full</b>       | <b>Half</b>                 | <b>Water</b>              | PUBL                | <b>Dryer Hookup</b>      | Gas                 | No       | <b>Fireplace</b>      | Yes         |                   |       |            |      |  |
| <b>D</b>                            | x  |   | <b>B-Main</b>                      | 2                 | 1                           | <b>Well</b>               |                     | <b>Dryer Hookup</b>      | Elec                | No       | <b>Guest Qtrs</b>     | No          |                   |       |            |      |  |
| <b>F</b>                            | x  |   | <b>B-Upper</b>                     | 0                 | 0                           | <b>Sewer</b>              | Septic              | <b>Dryer Hook Up</b>     |                     | No       | <b>Split Firpln</b>   | No          |                   |       |            |      |  |
| <b>K</b>                            | 17 x 15  | M   | <b>B-Biw G</b>                     | 0                 | 0                           | <b>Fuel /</b>             | Gas                 | <b>Disposal</b>          |                     | No       | <b>Ceiling Fan</b>    | No          |                   |       |            |      |  |
| <b>B</b>                            | x  |   | <b>Laundry Rm</b>                  | Main              |                             | <b>Heating</b>            |                     | <b>Water Soft-Owned</b>  |                     | No       | <b>Skylight</b>       | No          |                   |       |            |      |  |
| <b>D</b>                            | 12 x 13  | M   | <b>Laundry L/W</b>                 | x                 |                             | <b>Cooling</b>            | Central Air         | <b>Water Soft-Rented</b> |                     | No       | <b>ADA Features</b>   | No          |                   |       |            |      |  |
| <b>M</b>                            | 16 x 15  | M   |                                    |                   |                             |                           |                     | <b>Alarm Sys-Sec</b>     |                     | No       | <b>Fence</b>          |             |                   |       |            |      |  |
| <b>2</b>                            | 12 x 14  | M   |                                    |                   |                             |                           |                     | <b>Alarm</b>             |                     | No       | <b>Golf Course</b>    | No          |                   |       |            |      |  |
| <b>3</b>                            | 12 x 11  | M   |                                    |                   |                             |                           |                     | <b>Jet/Grdn Tub</b>      |                     | No       | <b>Nr Wlkg Trails</b> | No          |                   |       |            |      |  |
| <b>4</b>                            | x  |   | <b>Garage</b>                      | 3.0               | /                           | Attached                  | /                   | 32 x 29                  | /                   | 928.00   | <b>Pool</b>           | No          | <b>Garage Y/N</b> | Yes   |            |      |  |
| <b>5</b>                            | x  |   | <b>Outbuilding</b>                 | None              |                             | x                         |                     | <b>Pool Type</b>         |                     |          | <b>Opnr:</b>          | No          |                   |       |            |      |  |
| <b>R</b>                            | x  |   | <b>Outbuilding</b>                 |                   |                             | x                         |                     | <b>Off Street Pk</b>     |                     |          |                       |             |                   |       |            |      |  |
| <b>LF</b>                           | x  |   | <b>Assn Dues</b>                   |                   |                             | Not Applicable            |                     | <b>FIREPLACE</b>         | Living/Great Rm     |          |                       |             |                   |       |            |      |  |
| <b>E</b>                            | x  |   | <b>Other Fees</b>                  |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>WtrType</b>                      |  |   | <b>Restrictions</b>                |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>Water Features</b>               |  |   | <b>Water</b>                       |                   |                             | <b>Wtr Name</b>           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
|                                     |  |   | <b>Wtr Frtg</b>                    |                   |                             | <b>Channel Frtg</b>       |                     |                          |                     |          |                       |             |                   |       |            |      |  |
|                                     |  |   |                                    |                   |                             | <b>Lake Type</b>          |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>Virtual Tours:</b>               | Unbranded Virtual Tour                                     |   |                                    |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>Auction</b>                      | Yes  | <b>Auction Reserve Price \$</b>               |                                    |                   |                             |                           | <b>Auction Date</b> | 4/29/2026                | <b>Auction Time</b> | 6:00pm   |                       |             |                   |       |            |      |  |
| <b>Auctioneer Name</b>              | Cody Coffey  |   |                                    |                   | <b>Auctioneer License #</b> | AU12500011                |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>Financing:</b>                   | Proposed   | <b>Exemptions</b>                             |                                    |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>Annual Taxes</b>                 | \$9,297.5  | <b>Is Owner/Seller a Real Estate Licensee</b> | No                                 | <b>Possession</b> | at closing                  | <b>Year Taxes Payable</b> | 2026                |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>List Office</b>                  | United Country Coffey Realty & Auction - Off: 812-822-3200 |   |                                    |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>Pending Date</b>                 |  |   | <b>Closing Date</b>                |                   |                             | <b>Selling Price</b>      |                     |                          | <b>How Sold</b>     |          |                       | <b>CDOM</b> | 6                 |       |            |      |  |
| <b>Ttl Concessions Paid</b>         |  |   | <b>Sold/Concession Remarks</b>     |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |
| <b>Seller Concessions Offer Y/N</b> |  |   | <b>Seller Concession Amount \$</b> |                   |                             |                           |                     |                          |                     |          |                       |             |                   |       |            |      |  |

Presented by: Cody Coffey

/ United Country Coffey Realty & Auction - Off: 812-822-3200

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## Residential Client Full Detail Report



Listings as 04/06/2026

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Property Type RESIDENTIAL

Status Active

Auction Yes

|       |           |                    |             |    |       |        |        |   |           |
|-------|-----------|--------------------|-------------|----|-------|--------|--------|---|-----------|
| MLS # | 202611014 | 1418 E Rhorer Road | Bloomington | IN | 47401 | Status | Active | L | \$987,654 |
|-------|-----------|--------------------|-------------|----|-------|--------|--------|---|-----------|



|                    |  |                |                          |               |                 |
|--------------------|--|----------------|--------------------------|---------------|-----------------|
| Area               | Monroe County  | Parcel ID      | 53-08-21-101-002.000-008 | Type          | Site-Built Home |
| Sub                | None   | Cross Street   |                          | Bedrms        | 1               |
| Location           |  | Style          | Other                    | F Baths       | 3               |
| School District    | MOC Elem   | Rogers/Binford | JrH                      | Jackson Creek | SrH             |
| Legal Description  | 014-04570-00 KENWORTHY LOT 2 (1.00A)   |                |                          |               |                 |
| Directions         | From Old 37, turn onto E Rhorer Rd. Property is on the right side of the road. |                |                          |               |                 |
| Inside City Limits | City Zoning  | County Zoning  | Zoning Description       |               |                 |

**Remarks** \*\*\*\*PROPERTY IS SELLING AT AUCTION SO THE "LIST PRICE" IS JUST A PLACE HOLDER FOR INTERNET FILTERING\*\*\*\* This tract features a modern commercial warehouse building constructed in 2018, offering approximately 6,800+ square feet of usable space including warehouse and office areas. NOTE: Current zoning is Residential 1 on all properties per county planning information. With the building are two apartments as well as another space. One apartment has 2 bedrooms and 2 bath. One apartment is 1 bedroom 1 bath. The building is well-suited for a variety of uses including contracting business, storage, light industrial, distribution, or investment purposes. Highlights: ~6,840 sq ft total building Warehouse space + finished office area High ceilings and functional layout Concrete parking and access areas Excellent location for business operations Ideal for: - Contractors / trades - Small business owners - Equipment storage - Investment / rental income - This tract is a standout feature of the auction and creates strong live/work potential when combined with the residential tracts.

| Se             | Lo         | Lot Ac/SF/Dim      | 1.0000 | /             | 43,560             | 1a          | Sr                | No      | Lot Des           | 0              | 0-2.9999     |
|----------------|------------|--------------------|--------|---------------|--------------------|-------------|-------------------|---------|-------------------|----------------|--------------|
| Age            | 8          | New                | No     | Date Complete | Abv Gd Fin SqFt    | 6,840       | Below Gd Fin SqFt | 0       | Ttl Below Gd SqFt | 0              | Ttl Fin SqFt |
| Room           | Dimensions | Inside City Limits | City   | County        | Zoning Description | Fndtn       | Partial Basement  | # Rooms | 4                 | Year Built     | 2018         |
| L              | x          | Baths              | Full   | Half          | Water              | CITY        | Dryer Hookup      | Gas     | No                | Fireplace      | No           |
| D              | x          | B-Main             | 1      | 0             | Well               |             | Dryer Hookup      | Elec    | No                | Guest Qtrs     | No           |
| F              | x          | B-Upper            | 2      | 0             | Sewer              | Septic      | Dryer Hook        | Up      | No                | Split FlrIn    | No           |
| K              | x          | B-Blw G            | 0      | 0             | Fuel /             | Gas         | Disposal          |         | No                | Ceiling Fan    | No           |
| B              | x          | Laundry Rm         | Main   |               | Heating            |             | Water Soft-Owned  |         | No                | Skylight       | No           |
| D              | x          | Laundry L/W        | x      |               | Cooling            | Central Air | Water Soft-Rented |         | No                | ADA Features   | No           |
| M              | 28 x 12    | M                  |        |               |                    |             | Alarm Sys-Sec     |         | No                | Fence          |              |
| 2              | x          |                    |        |               |                    |             | Alarm             |         | No                | Golf Course    | No           |
| 3              | x          |                    |        |               |                    |             | Jet/Grdn Tub      | No      |                   | Nr Wlkg Trails | No           |
| 4              | x          | Garage             | 1.0    | /             | Attached           | /           | 89 x 59           | /       | 5,251.0           | Pool           | No           |
| 5              | x          | Outbuilding        | None   |               | x                  |             | Pool Type         |         |                   | Opnr:          | No           |
| R              | x          | Outbuilding        |        |               | x                  |             | Off Street Pk     |         |                   |                |              |
| LF             | x          | Assn Dues          |        |               | Not Applicable     |             |                   |         |                   |                |              |
| E              | x          | Other Fees         |        |               |                    |             |                   |         |                   |                |              |
| WtrType        |            | Restrictions       |        |               |                    |             |                   |         |                   |                |              |
| Water Features |            | Water              |        |               | Wtr Name           |             |                   |         |                   |                |              |
|                |            |                    |        |               | Channel Frtg       |             |                   |         |                   |                |              |
|                |            |                    |        |               | Lake Type          |             |                   |         |                   |                |              |

Virtual Tours: Unbranded Virtual Tour

|                 |   |  |    |                      |            |                    |        |
|-----------------|---|--|----|----------------------|------------|--------------------|--------|
| Auction         | Yes   | Auction Reserve Price \$               |    | Auction Date         | 4/29/2026  | Auction Time       | 6:00pm |
| Auctioneer Name | Cody Coffey   |  |    | Auctioneer License # | AU12500011 |                    |        |
| Financing:      | Proposed  |  |    | Exemptions           |            | Year Taxes Payable | 2026   |
| Annual Taxes    | \$20,576.   | Is Owner/Seller a Real Estate Licensee | No | Possession           | at closing |                    |        |
| List Office     | United Country Coffey Realty & Auction - Offc: 812-822-3200 |  |    |                      |            |                    |        |

|                              |  |                             |  |               |  |          |  |      |   |
|------------------------------|--|-----------------------------|--|---------------|--|----------|--|------|---|
| Pending Date                 |  | Closing Date                |  | Selling Price |  | How Sold |  | CDOM | 5 |
| Ttl Concessions Paid         |  | Sold/Concession Remarks     |  |               |  |          |  |      |   |
| Seller Concessions Offer Y/N |  | Seller Concession Amount \$ |  |               |  |          |  |      |   |

Presented by: Cody Coffey

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## Residential Client Full Detail Report

[Schedule a Showing](#)

Listings as 04/06/2026

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|                           |  |                           |                           |                    |                                     |
|---------------------------|--|---------------------------|---------------------------|--------------------|-------------------------------------|
| <b>Property Type</b>      | RESIDENTIAL  | <b>Status</b>             | Active                    | <b>Auction Yes</b> |                                     |
| <b>MLS #</b>              | 202610779  | <b>1420 E Rhorer Road</b> | <b>Bloomington</b>        | <b>IN 47401</b>    | <b>Status Active L \$298,765</b>    |
| <b>Area</b>               | Monroe County  | <b>Parcel ID</b>          | 53-08-21-101-004.000-008  |                    |                                     |
| <b>Sub</b>                | None   | <b>Cross Street</b>       |                           | <b>Bedrms</b>      | 1 <b>F Baths</b> 3 <b>H Baths</b> 0 |
| <b>Location</b>           |  | <b>Style</b>              | One and Half Story        |                    |                                     |
| <b>School District</b>    | MOC Elem   | <b>Rogers/Binford</b>     | <b>JrH</b>                | Jackson Creek      | <b>SrH</b> Bloomington South        |
| <b>Legal Description</b>  | 014-04560-00 KENWORTHY LOT 1 (1.20A)   |                           |                           |                    |                                     |
| <b>Directions</b>         | From S old 37, turn onto E Rhorer Rd. Property is on the right side of the road. |                           |                           |                    |                                     |
| <b>Inside City Limits</b> | <b>City Zoning</b>   | <b>County Zoning</b>      | <b>Zoning Description</b> |                    |                                     |

**Remarks** \*\*\*PROPERTY IS SELLING AT AUCTION SO THE "LIST PRICE" IS JUST A PLACE HOLDER FOR INTERNET FILTERING\*\*\* Home with Outbuildings on 1.2± Acres This property features a residential home with approximately 2,800+ square feet of living space, along with multiple outbuildings and improvements, making it a great opportunity for buyers looking for additional storage, workshop space, or hobby use. Situated on approximately 1.2 acres, the property offers flexibility and functionality in a convenient Bloomington location. Highlights: ~2,880 sq ft home Multiple outbuildings and garage space Workshop / hobby potential Yard space with room to expand Easy access to Bloomington Ideal for: - Home + workshop setup - Rental or investment - Buyers needing storage space

| Se              | Lo                 | Lot Ac/SF/Dim   | 1,2000        | /                  | 52,272     | 1,2a           | Sr               | No                | Lot Des      | 0-2,9999       |            |      |  |
|-----------------|--------------------|-----------------|---------------|--------------------|------------|----------------|------------------|-------------------|--------------|----------------|------------|------|--|
| Township        | Perry              | Abv Gd Fin SqFt | 2,880         | Below Gd Fin SqFt  | 0          | Ttl            | Below Gd SqFt    | 210               | Ttl Fin SqFt | 2,880          | Year Built | 1949 |  |
| Age             | 77                 | New No          | Date Complete | Ext                | Other      | Fndtn          | Partial Basement |                   | # Rooms      | 5              |            |      |  |
| Room Dimensions | Inside City Limits | City            | County        | Zoning Description |            |                |                  |                   |              |                |            |      |  |
| DIM             | L                  |                 |               |                    |            |                |                  |                   |              |                |            |      |  |
| L               | 20 x 16            | M               | Baths         | Full               | Half       | Water          | PUBL             | Dryer Hookup      | Gas          | No             | Fireplace  | No   |  |
| D               | 10 x 11            | M               | B-Main        | 2                  | 0          | Well           |                  | Dryer Hookup Elec | No           | Guest Qtrs     | No         |      |  |
| F               | 20 x 15            | M               | B-Upper       | 1                  | 0          | Sewer          | Septic           | Dryer Hook Up     | No           | Split FlrPln   | No         |      |  |
| K               | 11 x 19            | M               | B-Blw G       | 0                  | 0          | Fuel /         | Gas              | Disposal          | No           | Ceiling Fan    | No         |      |  |
| B               | x                  |                 | Laundry Rm    | N/A                |            | Heating        |                  | Water Soft-Owned  | No           | Skylight       | No         |      |  |
| D               | 12 x 9             | M               | Laundry L/W   | x                  |            | Cooling        | Central Air      | Water Soft-Rented | No           | ADA Features   | No         |      |  |
| M               | 14 x 17            | M               |               |                    |            |                |                  | Alarm Sys-Sec     | No           | Fence          |            |      |  |
| 2               | x                  |                 |               |                    |            |                |                  | Alarm             | No           | Golf Course    | No         |      |  |
| 3               | x                  |                 |               |                    |            |                |                  | Jet/Grdn Tub      | No           | Nr Wlkg Trails | No         |      |  |
| 4               | x                  |                 | Garage        | 2.0                | / Detached | /              | 26 x 36 / 936.00 | Pool              | No           | Garage Y/N     | Yes        |      |  |
| 5               | x                  |                 | Outbuilding   | 2nd Detached       | 12 x 22    |                |                  | Pool Type         |              | Opnr:          | No         |      |  |
| R               | x                  |                 | Outbuilding   |                    | x          |                |                  | Off Street Pk     | Yes          |                |            |      |  |
| LF              | x                  |                 | Assn Dues     |                    |            | Not Applicable |                  |                   |              |                |            |      |  |
| E               | x                  |                 | Other Fees    |                    |            |                |                  |                   |              |                |            |      |  |
| WtrType         |                    |                 | Restrictions  |                    |            |                |                  |                   |              |                |            |      |  |
| Water Features  |                    |                 | Water         |                    |            | Wtr Name       |                  |                   |              |                |            |      |  |
|                 |                    |                 | Wtr Frtg      |                    |            | Channel Frtg   |                  |                   |              |                |            |      |  |
|                 |                    |                 |               |                    |            | Lake Type      |                  |                   |              |                |            |      |  |

Virtual Tours: Unbranded Virtual Tour

|                        |   |   |                             |                           |            |                     |        |
|------------------------|---|---|-----------------------------|---------------------------|------------|---------------------|--------|
| <b>Auction</b>         | Yes   | <b>Auction Reserve Price \$</b>               |                             | <b>Auction Date</b>       | 4/29/2026  | <b>Auction Time</b> | 6:00pm |
| <b>Auctioneer Name</b> | Cody Coffey   |   | <b>Auctioneer License #</b> | AU12500011                |            |                     |        |
| <b>Financing:</b>      | Proposed  | <b>Exemptions</b>                             |                             | <b>Year Taxes Payable</b> | 2026       |                     |        |
| <b>Annual Taxes</b>    | \$7,965.1   | <b>Is Owner/Seller a Real Estate Licensee</b> | No                          | <b>Possession</b>         | At Closing |                     |        |
| <b>List Office</b>     | United Country Coffey Realty & Auction - Offc: 812-822-3200 |   |                             |                           |            |                     |        |

|                                     |  |                                |  |                                    |  |                 |  |             |   |
|-------------------------------------|--|--------------------------------|--|------------------------------------|--|-----------------|--|-------------|---|
| <b>Pending Date</b>                 |  | <b>Closing Date</b>            |  | <b>Selling Price</b>               |  | <b>How Sold</b> |  | <b>CDOM</b> | 6 |
| <b>Ttl Concessions Paid</b>         |  | <b>Sold/Concession Remarks</b> |  | <b>Seller Concession Amount \$</b> |  |                 |  |             |   |
| <b>Seller Concessions Offer Y/N</b> |  |                                |  |                                    |  |                 |  |             |   |

Presented by: Cody Coffey

/ United Country Coffey Realty & Auction - Offc: 812-822-3200

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# Property Tax Cards

53-08-21-101-001.000-008

Howard, David

1414 E Rhorer RD

510, 1 Family Dwell - Platted Lot

Rhorer Road - PT - A/53008 1/2

**General Information**  
**Parcel Number**  
 53-08-21-101-001.000-008  
**Local Parcel Number**  
 014-04575-00  
**Tax ID:**

**Ownership**  
 Howard, David  
 1414 E Rhorer Road  
 Bloomington, IN 47401

| Transfer of Ownership |                       |            |      |           |                |     |
|-----------------------|-----------------------|------------|------|-----------|----------------|-----|
| Date                  | Owner                 | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
| 10/27/2017            | Howard, David         | 2017015196 | WD   | /         | \$500,000      | I   |
| 06/02/2014            | Von Foerster, Michael |            | WD   | /         | \$450,000      | V   |
| 07/20/2009            | KENWORTHY, DAVID      |            | QC   | /         |                | I   |
| 03/07/1991            | KENWORTHY, DAVID      | 0          | MI   | 1991/2829 |                | I   |
| 01/01/1900            | UNKNOWN               |            | WD   | /         |                | I   |

**Notes**  
 2/11/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/11/2025 SJS/L  
 10/22/2024 2025-REVAL: 25/26 - CHANGED NBHD LAND RATE. 10/22/24. MM  
 9/23/2024 2025- FIELD REVIEW: 25/PAY26 - NO CHG. JF 4/24/24 JH 9/23/24  
 2/24/2023 2023--TRENDING: 23/24 CHANGES TO NBHD DUE TO TRENDING. 2/24/23, LB/CM  
 2/9/2022 2022--TRENDING: 2022/2023-ANY CHANGES TO LAND OR NBHD FACTOR DUE TO TRENDING. 2/9/2022 KS/ND

**Routing Number**  
 21.06 -0003.000

**Property Class 510**  
 1 Family Dwell - Platted Lot



**Year: 2025**

| Valuation Records (Work In Progress values are not certified values and are subject to change) |                     |                          |                          |                          |                          |                          |
|--|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 2025   | Assessment Year     | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
| WIP  | Reason For Change   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 01/22/2025   | As Of Date          | 04/12/2025               | 04/12/2024               | 04/06/2023               | 04/08/2022               | 03/19/2021               |
| Indiana Cost Mod   | Valuation Method    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000   | Equalization Factor | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|  | Notice Required     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>\$70,900</b>  | <b>Land</b>         | <b>\$70,900</b>          | <b>\$69,100</b>          | <b>\$69,100</b>          | <b>\$69,100</b>          | <b>\$59,100</b>          |
| \$60,000   | Land Res (1)        | \$60,000                 | \$60,000                 | \$60,000                 | \$60,000                 | \$50,000                 |
| \$10,900   | Land Non Res (2)    | \$10,900                 | \$9,100                  | \$0                      | \$0                      | \$0                      |
| \$0  | Land Non Res (3)    | \$0                      | \$0                      | \$9,100                  | \$9,100                  | \$9,100                  |
| <b>\$542,400</b>   | <b>Improvement</b>  | <b>\$542,400</b>         | <b>\$573,800</b>         | <b>\$567,700</b>         | <b>\$511,800</b>         | <b>\$424,000</b>         |
| \$537,400  | Imp Res (1)         | \$537,400                | \$569,300                | \$563,200                | \$505,100                | \$418,000                |
| \$5,000  | Imp Non Res (2)     | \$5,000                  | \$4,500                  | \$0                      | \$0                      | \$0                      |
| \$0  | Imp Non Res (3)     | \$0                      | \$0                      | \$4,500                  | \$6,700                  | \$6,000                  |
| <b>\$613,300</b>   | <b>Total</b>        | <b>\$613,300</b>         | <b>\$642,900</b>         | <b>\$636,800</b>         | <b>\$580,900</b>         | <b>\$483,100</b>         |
| \$597,400  | Total Res (1)       | \$597,400                | \$629,300                | \$623,200                | \$565,100                | \$468,000                |
| \$15,900   | Total Non Res (2)   | \$15,900                 | \$13,600                 | \$0                      | \$0                      | \$0                      |
| \$0  | Total Non Res (3)   | \$0                      | \$0                      | \$13,600                 | \$15,800                 | \$15,100                 |

2/1/2021 2021--TRENDING: 21/22---CHANGES TO NBHD DUE TO TRENDING. 02/01/21 KS/SJ  
 8/4/2020 2021--FIELD REVIEW: 21/22---REMOVED TENNIS COURT, CHANGED MRKT FACTOR FROM 1.23 TO 1.35. 06/17/20 JF/SJ  
 2/5/2020 2020--TRENDING: 2020/2021-CHNGD NBHD FACTOR DUE TO TRENDING. ND  
 11/2/2017 2017--SALES DISCLOSURE: INVALID (ADJ PROP OWNER)WD,SDF#1593757, \$500K, 10/27/17, CM  
 3/14/2017 Proposed Annexation Area 2: Proposed Annexation Area 2  
 1/9/2017 2017--FIELD REVIEW: 2017 Changed NBHD factor due to Trending 1/9/2017 cm/sj  
 9/21/2015 2016--FIELD REVIEW: 16/17 REASSESSMENT- RESKETCHED DWELLING.

**Location Information**  
**County**  
 Monroe  
**Township**  
 PERRY TOWNSHIP  
**District 008 (Local 008)**  
 PERRY TOWNSHIP  
**School Corp 5740**  
 MONROE COUNTY COMMUNITY  
**Neighborhood 53008018-008**  
 Rhorer Road - PT - A  
**Section/Plat**  
**Location Address (1)**  
 1414 E Rhorer RD  
 Bloomington, IN 47401-8857

| Land Computations       |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 2.81                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 2.81                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.00                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 1.81                     |
| 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       | \$60,000                 |
| 91/92 Value             | \$10,900                 |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$60,000                 |
| CAP 2 Value             | \$10,900                 |
| CAP 3 Value             | \$0                      |
| <b>Total Value</b>      | <b>\$70,900</b>          |

**Zoning**  
 9 A  
**Subdivision**  
 91 A

| Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 10' X 20', Cl 10' X 20') |                |         |            |        |        |         |           |            |         |               |          |
|---|----------------|---------|------------|--------|--------|---------|-----------|------------|---------|---------------|----------|
| Land Type   | Pricing Method | Soil ID | Act Front. | Size   | Factor | Rate    | Adj. Rate | Ext. Value | Infl. % | Market Factor | Value    |
| 9   | A              |         | 0          | 1.0000 | 1.00   | \$6,000 | \$6,000   | \$6,000    | 0%      | 1.0000        | \$60,000 |
| 91  | A              |         | 0          | 1.8100 | 1.00   | \$6,000 | \$6,000   | \$10,860   | 0%      | 1.0000        | \$10,860 |

**Lot**  
**Market Model**  
 N/A

**Characteristics**  
**Topography** Flood Hazard Level   
**Public Utilities** ERA Water, Gas, Electricity   
**Streets or Roads** TIF Paved   
**Neighborhood Life Cycle Stage** Other  
 Printed Thursday, May 1, 2025  
**Review Group** 2025

**Data Source** N/A **Collector** 04/24/2024 JF **Appraiser** 09/23/2024 JH

# Property Tax Cards

53-08-21-101-001.000-008

Howard, David

| General Information                                 |  | Plumbing                                 |                                |
|---|--|--|--------------------------------|
| Occupancy   | Single-Family                                  | #  | TF                             |
| Description   | Single-Family                                  | Full Bath                                | 2 6                            |
| Story Height  | 1  | Half Bath                                | 1 2                            |
| Style   | N/A  | Kitchen Sinks                            | 1 1                            |
| Finished Area                                       | 2743 sqft                                      | Water Heaters                            | 1 1                            |
| Make  |  | Add Fixtures                             | 0 0                            |
| Floor Finish  |  | Total                                    | 5 10                           |
| <input type="checkbox"/> Earth                      | <input checked="" type="checkbox"/> Tile       | Accommodations                           |                                |
| <input checked="" type="checkbox"/> Slab            | <input checked="" type="checkbox"/> Carpet     | Bedrooms                                 | 3                              |
| <input checked="" type="checkbox"/> Sub & Joist     | <input type="checkbox"/> Unfinished            | Living Rooms                             | 1                              |
| <input checked="" type="checkbox"/> Wood            | <input checked="" type="checkbox"/> Other      | Dining Rooms                             | 1                              |
| <input type="checkbox"/> Parquet                    |  | Family Rooms                             |                                |
| Wall Finish   |  | Total Rooms                              | 10                             |
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished | Heat Type                                |                                |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 | Central Warm Air                         |                                |
| <input type="checkbox"/> Fiberboard                 |  | Roofing                                  |                                |
| <input type="checkbox"/> Built-Up                   | <input type="checkbox"/> Metal                 | <input type="checkbox"/> Asphalt         | <input type="checkbox"/> Slate |
| <input type="checkbox"/> Wood Shingle               | <input type="checkbox"/> Other                 | <input checked="" type="checkbox"/> Tile |                                |
| Exterior Features                                   |  |  |                                |
| Description   | Area   | Value                                    |                                |
| Patio, Concrete                                     | 69   | \$600                                    |                                |
| Canopy, Shed Type                                   | 69   | \$800                                    |                                |
| Porch, Open Frame                                   | 287  | \$13,200                                 |                                |

1414 E Rhorer RD



510, 1 Family Dwell - Platted Lot

Rhorer Road - PT - A/53008 2/2

| Cost Ladder           |        |                                   |        |                  |        |
|-----------------------|--------|-----------------------------------|--------|------------------|--------|
| Floor                 | Constr | Base                              | Finish | Value            | Totals |
| 1                     | 2      | 2743                              | 2743   | \$216,600        |        |
| 2                     |        |                                   |        |                  |        |
| 3                     |        |                                   |        |                  |        |
| 4                     |        |                                   |        |                  |        |
| 1/4                   |        |                                   |        |                  |        |
| 1/2                   |        |                                   |        |                  |        |
| 3/4                   |        |                                   |        |                  |        |
| Attic                 |        |                                   |        |                  |        |
| Bsmt                  |        |                                   |        |                  |        |
| Crawl                 |        |                                   |        |                  |        |
| Slab                  |        | 2743                              | 0      | \$0              |        |
|                       |        | <b>Total Base</b>                 |        | <b>\$216,600</b> |        |
| <b>Adjustments</b>    |        | <b>1 Row Type Adj. x 1.00</b>     |        | <b>\$216,600</b> |        |
| Unfin Int (-)         |        |                                   |        | \$0              |        |
| Ex Liv Units (+)      |        |                                   |        | \$0              |        |
| Rec Room (+)          |        |                                   |        | \$0              |        |
| Loft (+)              |        |                                   |        | \$0              |        |
| Fireplace (+)         |        | PS:1 PO:1                         |        | \$4,700          |        |
| No Heating (-)        |        |                                   |        | \$0              |        |
| A/C (+)               |        | 1:2743                            |        | \$7,900          |        |
| No Elec (-)           |        |                                   |        | \$0              |        |
| Plumbing (+ / -)      |        | 10 - 5 = 5 x \$800                |        | \$4,000          |        |
| Spec Plumb (+)        |        |                                   |        | \$0              |        |
| Elevator (+)          |        |                                   |        | \$0              |        |
|                       |        | <b>Sub-Total, One Unit</b>        |        | <b>\$233,200</b> |        |
|                       |        | <b>Sub-Total, 1 Units</b>         |        |                  |        |
| Exterior Features (+) |        | \$14,600                          |        | \$247,800        |        |
| Garages (+) 784 sqft  |        | \$30,400                          |        | \$278,200        |        |
|                       |        | Quality and Design Factor (Grade) |        | 1.60             |        |
|                       |        | Location Multiplier               |        | 0.91             |        |
|                       |        | <b>Replacement Cost</b>           |        | <b>\$405,059</b> |        |

| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |
|                    |       |       |

| Summary of Improvements  |              |             |       |            |          |         |        |    |           |      |          |            |           |          |               |         |      |        |       |        |        |       |              |
|--------------------------|--------------|-------------|-------|------------|----------|---------|--------|----|-----------|------|----------|------------|-----------|----------|---------------|---------|------|--------|-------|--------|--------|-------|--------------|
| Description              | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | 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         | 1            | Stucco      | A     | 1992       | 1999     | 26      | A      |    |           | 0.91 |          | 2,743 sqft | \$405,059 | 22%      | \$315,950     | 0%      | 100% | 1.2600 | 1.350 | 100.00 | 0.00   | 0.00  | \$537,400    |
| 2: Patio (free standing) | 1            |             | C     | 1995       | 1995     | 30      | A      |    |           | 0.91 |          | 12x33'     | \$2,639   | 24%      | \$2,010       | 0%      | 100% | 1.0000 | 1.000 | 0.00   | 100.00 | 0.00  | \$2,000      |
| 3: Utility Shed R 01     | 1            |             | C     | 1995       | 1995     | 30      | A      |    | \$48.83   | 0.91 | \$44.44  | 13x13'     | \$7,510   | 60%      | \$3,000       | 0%      | 100% | 1.0000 | 1.000 | 0.00   | 100.00 | 0.00  | \$3,000      |

Total all pages \$542,400

Total this page \$542,400

# Property Tax Cards

53-08-21-101-002.000-008

**General Information**

**Parcel Number**  
53-08-21-101-002.000-008  
**Local Parcel Number**  
014-04570-00

**Tax ID:**

**Routing Number**  
21.06 -0002.000

**Property Class 480**  
Commercial Warehouse

**Year: 2025**

**Location Information**

**County**  
Monroe  
**Township**  
PERRY TOWNSHIP  
**District 008 (Local 008)**  
PERRY TOWNSHIP  
**School Corp 5740**  
MONROE COUNTY COMMUNITY  
**Neighborhood 53008121-008**  
64b PERRY TWP - BASE - COM/R  
**Section/Plat**  
  
**Location Address (1)**  
1418 E Rhorer RD  
Bloomington, IN 47401

**Zoning**

**Subdivision**

**Lot**

**Market Model**

480 - Commercial Warehouse

**Characteristics**

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

**Neighborhood Life Cycle Stage**

Other  
Printed Thursday, May 1, 2025

**Review Group** 2025

HHI 1418 Rhorer LLC

**Ownership**

HHI 1418 Rhorer LLC  
1414 E Rhorer Road  
Bloomington, IN 47401

**Legal**

KENWORTHY LOT 2 (1.00A)

**Commercial**

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

| 2025             | Assessment Year            | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | <b>Reason For Change</b>   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 01/31/2025       | <b>As Of Date</b>          | 04/12/2025               | 04/12/2024               | 04/06/2023               | 04/08/2022               | 03/19/2021               |
| Indiana Cost Mod | <b>Valuation Method</b>    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | <b>Equalization Factor</b> | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | <b>Notice Required</b>     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>\$100,000</b> | <b>Land</b>                | <b>\$100,000</b>         | <b>\$100,000</b>         | <b>\$100,000</b>         | <b>\$100,000</b>         | <b>\$100,000</b>         |
| \$0              | Land Res (1)               | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (2)           | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$100,000        | Land Non Res (3)           | \$100,000                | \$100,000                | \$100,000                | \$100,000                | \$100,000                |
| <b>\$879,400</b> | <b>Improvement</b>         | <b>\$879,400</b>         | <b>\$744,900</b>         | <b>\$736,800</b>         | <b>\$761,100</b>         | <b>\$725,900</b>         |
| \$0              | Imp Res (1)                | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (2)            | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$879,400        | Imp Non Res (3)            | \$879,400                | \$744,900                | \$736,800                | \$761,100                | \$725,900                |
| <b>\$979,400</b> | <b>Total</b>               | <b>\$979,400</b>         | <b>\$844,900</b>         | <b>\$836,800</b>         | <b>\$861,100</b>         | <b>\$825,900</b>         |
| \$0              | Total Res (1)              | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (2)          | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$979,400        | Total Non Res (3)          | \$979,400                | \$844,900                | \$836,800                | \$861,100                | \$825,900                |

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

| 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     |
|-----------|----------------|---------|------------|--------|--------|-----------|-----------|------------|---------|---------------|-------|-------|--------|-----------|
| 11        | A              |         | 0          | 1.0000 | 1.00   | \$100,000 | \$100,000 | \$100,000  | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$100,000 |

1418 E Rhorer RD

**Transfer of Ownership**

| Date       | Owner                | Doc ID     | Code | Book/Page | Adj Sale Price | VI |
|------------|----------------------|------------|------|-----------|----------------|----|
| 06/25/2018 | HHI 1418 Rhorer LLC  | 2018008354 | QC   | /         | /              |    |
| 03/23/2015 | Howard, David M      |            | TD   | /         | \$220,000      |    |
| 12/24/2014 | Kenworthy, David J & |            | CT   | /         | \$50,000       |    |
| 07/20/2009 | Kenworthy, David J & |            | QC   | /         | /              |    |
| 08/07/1990 | KENWORTHY, DAVID     | 0          | MI   | 1990/2837 | /              |    |
| 01/01/1900 | UNKNOWN              |            | WD   | /         | /              |    |

**Commercial**

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

| 2025             | Assessment Year            | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | <b>Reason For Change</b>   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 01/31/2025       | <b>As Of Date</b>          | 04/12/2025               | 04/12/2024               | 04/06/2023               | 04/08/2022               | 03/19/2021               |
| Indiana Cost Mod | <b>Valuation Method</b>    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | <b>Equalization Factor</b> | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | <b>Notice Required</b>     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>\$100,000</b> | <b>Land</b>                | <b>\$100,000</b>         | <b>\$100,000</b>         | <b>\$100,000</b>         | <b>\$100,000</b>         | <b>\$100,000</b>         |
| \$0              | Land Res (1)               | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (2)           | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$100,000        | Land Non Res (3)           | \$100,000                | \$100,000                | \$100,000                | \$100,000                | \$100,000                |
| <b>\$879,400</b> | <b>Improvement</b>         | <b>\$879,400</b>         | <b>\$744,900</b>         | <b>\$736,800</b>         | <b>\$761,100</b>         | <b>\$725,900</b>         |
| \$0              | Imp Res (1)                | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (2)            | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$879,400        | Imp Non Res (3)            | \$879,400                | \$744,900                | \$736,800                | \$761,100                | \$725,900                |
| <b>\$979,400</b> | <b>Total</b>               | <b>\$979,400</b>         | <b>\$844,900</b>         | <b>\$836,800</b>         | <b>\$861,100</b>         | <b>\$825,900</b>         |
| \$0              | Total Res (1)              | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (2)          | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$979,400        | Total Non Res (3)          | \$979,400                | \$844,900                | \$836,800                | \$861,100                | \$825,900                |

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

| 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     |
|-----------|----------------|---------|------------|--------|--------|-----------|-----------|------------|---------|---------------|-------|-------|--------|-----------|
| 11        | A              |         | 0          | 1.0000 | 1.00   | \$100,000 | \$100,000 | \$100,000  | 0%      | 1.0000        | 0.00  | 0.00  | 100.00 | \$100,000 |

480, Commercial Warehouse

64b PERRY TWP - BASE - 1/2

**Notes**

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL  
10/16/2024 2025-REVAL: 25/PAY26 - CHG'D LAND RATE IN NBHD. JH 10/16/24  
9/23/2024 2025- FIELD REVIEW: 25/PAY26 - NO CHG. JF 4/24/24 JH 9/23/24  
2/24/2023 2023--TRENDING: 23/24 CHANGES TO NBHD DUE TO TRENDING: 2/24/23, LB/CM  
2/9/2022 2022--TRENDING: 2022/2023-ANY CHANGES TO LAND OR NBHD FACTOR DUE TO TRENDING: 2/9/2022 KS/ND  
8/4/2020 2021--FIELD REVIEW: 21/22--- NO CHANGE. 06/17/20 JF/SJ  
1/29/2019 2019---NEW CONSTRUCTION: 19/20 MADE NC 100% COMPLETE PER FIELD NOTES 1/14/2019 JF/ms  
11/27/2018 NO SALES DISCLOSURE FORM: Quit claim deed, \$0, no SDF#, 6/21/18, AF  
2/5/2018 2019 RECHECK: 2019--RECHECK FOR COMPLETION OF BLDG. 02/05/18 SJ  
1/30/2018 2018 NEW CONSTRUCTION: 18/19--- ADDED NEW C/I BLDG @ 80% COMPLETE. MOVED TO NEW NBHD. CHANGED LAND FROM RES TO COM. 01/10/18 JF/SJ  
3/14/2017 Proposed Annexation Area 2: Proposed Annexation Area 2  
1/9/2017 2017--FIELD REVIEW: 2017 Changed

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 1.00                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 1.00                     |
| 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    | 1.00                     |
| 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             | \$0                      |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$100,000                |
| <b>Total Value</b>      | <b>\$100,000</b>         |

# Property Tax Cards

53-08-21-101-002.000-008

HHI 1418 Rhorer LLC

1418 E Rhorer RD

480, Commercial Warehouse

64b PERRY TWP - BASE -

2/2

**General Information**

|                     |              |                     |                 |
|---------------------|--------------|---------------------|-----------------|
| <b>Occupancy</b>    | C/I Building | <b>Pre. Use</b>     | Light Warehouse |
| <b>Description</b>  | C/I Building | <b>Pre. Framing</b> | Fire Resistant  |
| <b>Story Height</b> | 2            | <b>Pre. Finish</b>  | Unfinished      |
| <b>Type</b>         | N/A          | <b># of Units</b>   | 0               |

|  |    |   |   |   |
|--|----|---|---|---|
|  | SB | B | 1 | U |
|--|----|---|---|---|

**Wall Type** 1: 1(91'),2(185') U: 1(55'),2(113')

**Heating** 5400 sqft 1440 sqft

**A/C** 1440 sqft

**Sprinkler**

**Plumbing RES/CI**

|                  |             |                                   |                                  |                                |
|------------------|-------------|-----------------------------------|----------------------------------|--------------------------------|
| <b># TF</b>      | <b># TF</b> | <input type="checkbox"/> Built Up | <input type="checkbox"/> Tile    | <input type="checkbox"/> Metal |
| <b>Full Bath</b> | 0           | <input type="checkbox"/> Wood     | <input type="checkbox"/> Asphalt | <input type="checkbox"/> Slate |
| <b>Half Bath</b> | 0           | <input type="checkbox"/> Other    |                                  |                                |

**Kitchen Sinks** 0 0

**Water Heaters** 0 0

**Add Fixtures** 0 3 3

**Total** 0 0 3 3

**Roofing**

Low Prof  Ext Sheat  Insulation

SteelGP  AluSR  Int Liner

HGSR  PPS  Sand Pnl

**GCK Adjustments**

**Exterior Features**

| Description            | Area | Value    |
|------------------------|------|----------|
| Patio, Concrete        | 1200 | \$9,300  |
| Wood Deck              | 480  | \$9,600  |
| Canopy, Roof Extension | 480  | \$5,700  |
| Patio, Concrete        | 3240 | \$25,300 |

**Special Features**

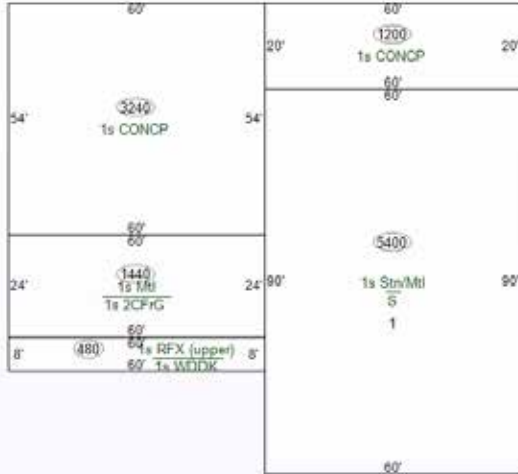
| Description   | Value     | Description | Value |
|---------------|-----------|-------------|-------|
| Mezz 5000sqft | \$118,900 |             |       |
| Mezz 400sqft  | \$9,512   |             |       |

**Building Computations**

|                               |                  |                             |                  |
|-------------------------------|------------------|-----------------------------|------------------|
| <b>Sub-Total (all floors)</b> | <b>\$766,339</b> | Garages                     | \$48,900         |
| Racquetball/Squash            | \$0              | Fireplaces                  | \$0              |
| Theater Balcony               | \$0              | <b>Sub-Total (building)</b> | <b>\$998,351</b> |
| Plumbing                      | \$4,800          | Quality (Grade)             | \$1              |
| Other Plumbing                | \$0              | Location Multiplier         | 0.91             |
| Special Features              | \$128,412        | <b>Repl. Cost New</b>       | <b>\$999,350</b> |
| Exterior Features             | \$49,900         |                             |                  |

**Floor/Use Computations**

|                         |                  |                  |
|-------------------------|------------------|------------------|
| Pricing Key             | GCI              | GCM              |
| Use                     | LWRHSE           | GENOFF           |
| Use Area                | 5400 sqft        | 1440 sqft        |
| Area Not in Use         | 0 sqft           | 0 sqft           |
| Use %                   | 100.0%           | 100.0%           |
| Eff Perimeter           | 276'             | 168'             |
| PAR                     | 5                | 12               |
| # of Units / AC         | 0 / N            | 0                |
| Avg Unit sz dpth        |                  | 0                |
| Floor                   | 1                | 2                |
| Wall Height             | 28'              | 8'               |
| <b>Base Rate</b>        | <b>\$83.37</b>   | <b>\$181.70</b>  |
| Frame Adj               | \$0.00           | \$0.00           |
| Wall Height Adj         | \$15.70          | (\$21.02)        |
| Dock Floor              | \$0.00           | \$0.00           |
| Roof Deck               | \$0.00           | \$0.00           |
| <b>Adj Base Rate</b>    | <b>\$99.07</b>   | <b>\$160.68</b>  |
| BPA Factor              | 1.00             | 1.00             |
| <b>Sub Total (rate)</b> | <b>\$99.07</b>   | <b>\$160.68</b>  |
| Interior Finish         | \$0.00           | \$0.00           |
| Partitions              | \$0.00           | \$0.00           |
| Heating                 | \$0.00           | \$0.00           |
| A/C                     | \$0.00           | \$0.00           |
| Sprinkler               | \$0.00           | \$0.00           |
| Lighting                | \$0.00           | \$0.00           |
| Unit Finish/SR          | \$0.00           | \$0.00           |
| GCK Adj.                | \$0.00           | \$0.00           |
| <b>S.F. Price</b>       | <b>\$99.07</b>   | <b>\$160.68</b>  |
| <b>Sub-Total</b>        |                  |                  |
| Unit Cost               | \$0.00           | \$0.00           |
| Elevated Floor          | \$0.00           | \$0.00           |
| <b>Total (Use)</b>      | <b>\$534,962</b> | <b>\$231,377</b> |



**Summary of Improvements**

| Description     | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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: C/I Building | 2            | 2/6 Maso    | C+2   | 2018       | 2018     | 7       | A     |           | 0.91 |          | 6,840 sqft | \$999,350 | 12%      | \$879,430     | 0%      | 100% | 1.0000 | 1.000 | 0.00  | 0.00  | 100.00 | \$879,400    |

Total all pages \$879,400

Total this page \$879,400

# Property Tax Cards

53-08-21-101-004.000-008

**General Information**  
**Parcel Number**  
 53-08-21-101-004.000-008  
**Local Parcel Number**  
 014-04560-00

**Tax ID:**  
 Routing Number  
 21.06 -0001.000

**Property Class 510**  
 1 Family Dwell - Platted Lot

**Year: 2025**  
**Location Information**  
**County**  
 Monroe  
**Township**  
 PERRY TOWNSHIP  
**District 008 (Local 008)**  
 PERRY TOWNSHIP  
**School Corp 5740**  
 MONROE COUNTY COMMUNITY

**Neighborhood 53008018-008**  
 Rhorer Road - PT - A

**Section/Plat**  
 District 008 (Local 008)  
 PERRY TOWNSHIP  
**Location Address (1)**  
 1420 E Rhorer RD  
 Bloomington, IN 47401-8857

**Zoning**  
 91 A  
**Subdivision**  
 91 A

**Lot**  
**Market Model**  
 N/A

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

**Neighborhood Life Cycle Stage**  
 Other  
 Printed Thursday, May 1, 2025

**Review Group** 2025

1420 Rhorer Rd LLC

**Ownership**  
 1420 Rhorer Rd LLC  
 1420 E Rhorer Rd  
 Bloomington, IN 47401

**Legal**  
 KENWORTHY LOT 1 (1.20A)



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

| 2025             | 2025                | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | Assessment Year     | AA                       | AA                       | AA                       | AA                       | AA                       |
| 01/22/2025       | Reason For Change   | 04/12/2025               | 04/12/2024               | 04/06/2023               | 04/08/2022               | 03/19/2021               |
| Indiana Cost Mod | Valuation Method    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | Equalization Factor | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | Notice Required     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$61,200         | Land                | \$61,200                 | \$61,000                 | \$61,000                 | \$61,000                 | \$51,000                 |
| \$60,000         | Land Res (1)        | \$60,000                 | \$60,000                 | \$60,000                 | \$60,000                 | \$50,000                 |
| \$1,200          | Land Non Res (2)    | \$1,200                  | \$1,000                  | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$1,000                  | \$1,000                  | \$1,000                  |
| \$259,900        | Improvement         | \$259,900                | \$260,600                | \$258,000                | \$269,000                | \$225,600                |
| \$196,400        | Imp Res (1)         | \$196,400                | \$202,900                | \$200,700                | \$212,500                | \$178,200                |
| \$63,100         | Imp Non Res (2)     | \$63,100                 | \$57,300                 | \$0                      | \$0                      | \$0                      |
| \$400            | Imp Non Res (3)     | \$400                    | \$400                    | \$57,300                 | \$56,500                 | \$47,400                 |
| \$321,100        | Total               | \$321,100                | \$321,600                | \$319,000                | \$330,000                | \$276,600                |
| \$256,400        | Total Res (1)       | \$256,400                | \$262,900                | \$260,700                | \$272,500                | \$228,200                |
| \$64,300         | Total Non Res (2)   | \$64,300                 | \$58,300                 | \$0                      | \$0                      | \$0                      |
| \$400            | Total Non Res (3)   | \$400                    | \$400                    | \$58,300                 | \$57,500                 | \$48,400                 |

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 10' X 20', CI 10' X 20')**

| 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    |
|-----------|----------------|---------|------------|--------|--------|----------|-----------|------------|---------|---------------|--------|--------|-------|----------|
| 9         | A              |         | 0          | 1.0000 | 1.00   | \$60,000 | \$60,000  | \$60,000   | 0%      | 1.0000        | 100.00 | 0.00   | 0.00  | \$60,000 |
| 91        | A              |         | 0          | 0.2000 | 1.00   | \$6,000  | \$6,000   | \$1,200    | 0%      | 1.0000        | 0.00   | 100.00 | 0.00  | \$1,200  |

1420 E Rhorer RD

**Transfer of Ownership**  
**Date** **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**  
 08/31/2022 1420 Rhorer Rd LLC 2022013132 QC / /  
 03/23/2015 Howard, David M TD / \$220,000 I  
 10/18/2011 Kenworthy, David J & 0 CT / \$170,000 V  
 07/20/2009 KENWORTHY, DAVID QC / /  
 08/07/1990 KENWORTHY, DAVID 0 MI 1990/2836 I  
 01/01/1900 UNKNOWN WD / /

510, 1 Family Dwell - Platted Lot

**Res**

Rhorer Road - PT - A/53008 1/2

**Notes**  
 2/11/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/11/2025 SJ/SJ  
 10/22/2024 2025-REVAL: 25/26 - CHANGED NBHD LAND RATE. 10/22/24. MM  
 9/23/2024 2025- FIELD REVIEW: 25/PAY26 - NO CHG. JF 4/24/24 JH 9/23/24  
 2/24/2023 2023--TRENDING: 23/24 CHANGES TO NBHD DUE TO TRENDING. 2/24/23, LB/CM  
 9/15/2022 CAP CHANGE: 23/24 CHANGED CAP ON DETACHED GARAGE FROM CAP 1 TO CAP 3 PER NO HOMESTEAD, 9/15/22, AGG  
 9/7/2022 NO SALES DISCLOSURE FORM: QUIT CLAIM DEED, NO SDF, \$0, 8/31/22, AGG  
 2/9/2022 2022--TRENDING: 2022/23-ANY CHANGES TO LAND OR NBHD FACTOR DUE TO TRENDING. 2/9/2022 KS/ND  
 2/1/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/01/21 KS/SJ  
 11/23/2020 2021--NEW CONSTRUCTION: 21/22 GREENHOUSE STILL STANDING, NO RECHECK per FIELD NOTES 11/5/2020 JF/ms  
 8/4/2020 2021--RECHECK: 21/22--RECHECK FOR REMOVAL OF GREENHOUSE(COURT). 06/17/20 JF/SJ  
 8/4/2020 2021--FIELD REVIEW: 21/22-- NO CHANGE. CHECK DURING NC. 06/17/20 JF/SJ  
 2/5/2020 2020--TRENDING: 2020/2021-CHNGD

**Land Computations**

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 1.20                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 1.20                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.00                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 0.20                     |
| 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       | \$60,000                 |
| 91/92 Value             | \$1,200                  |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$60,000                 |
| CAP 2 Value             | \$1,200                  |
| CAP 3 Value             | \$0                      |
| <b>Total Value</b>      | <b>\$61,200</b>          |

**Data Source** Permit

**Collector** 04/24/2024 JF

**Appraiser** 09/23/2024 JH

# Property Tax Cards

53-08-21-101-004.000-008

1420 Rhorer Rd LLC

| General Information                                 |  | Plumbing                                    |                                |
|---|--|---|--------------------------------|
| Occupancy   | Single-Family                                  | #   | TF                             |
| Description   | Single-Family R 01                             | Full Bath                                   | 1 3                            |
| Story Height  | 1 1/2  | Half Bath                                   | 1 2                            |
| Style   | N/A  | Kitchen Sinks                               | 1 1                            |
| Finished Area                                       | 2880 sqft                                      | Water Heaters                               | 1 1                            |
| Make  |  | Add Fixtures                                | 0 0                            |
| Floor Finish  |  | Total                                       | 4 7                            |
| <input type="checkbox"/> Earth                      | <input type="checkbox"/> Tile                  | Accommodations                              |                                |
| <input type="checkbox"/> Slab                       | <input checked="" type="checkbox"/> Carpet     | Bedrooms                                    | 3                              |
| <input checked="" type="checkbox"/> Sub & Joist     | <input checked="" type="checkbox"/> Unfinished | Living Rooms                                | 0                              |
| <input checked="" type="checkbox"/> Wood            | <input type="checkbox"/> Other                 | Dining Rooms                                | 0                              |
| <input type="checkbox"/> Parquet                    |  | Family Rooms                                | 1                              |
| Wall Finish   |  | Total Rooms                                 | 5                              |
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished | Heat Type                                   |                                |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 | 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"/> Wood Shingle               | <input type="checkbox"/> Other                 |   |                                |

| Exterior Features   |      |         |
|---------------------|------|---------|
| Description         | Area | Value   |
| Patio, Concrete     | 240  | \$1,900 |
| Canopy, Shed Type   | 240  | \$1,900 |
| Porch, Open Frame   | 144  | \$8,300 |
| Porch, Open Masonry | 32   | \$3,800 |
| Wood Deck           | 216  | \$5,000 |

1420 E Rhorer RD



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |
|                    |       |       |

510, 1 Family Dwell - Platted Lot

Rhorer Road - PT - A/53008 2/2

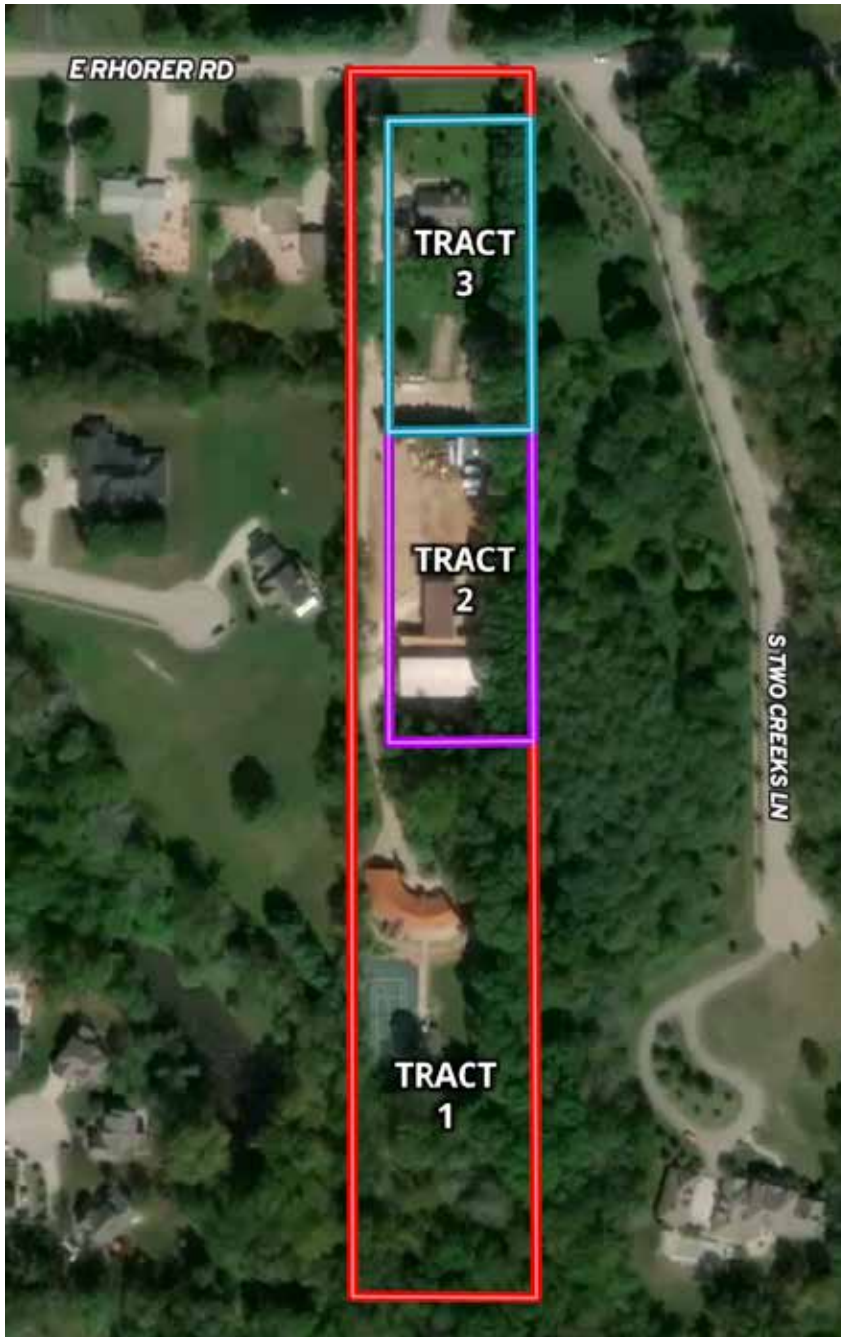
| Cost Ladder                       |        |      |        |                               |           |
|-----------------------------------|--------|------|--------|-------------------------------|-----------|
| Floor                             | Constr | Base | Finish | Value                         | Totals    |
| 1                                 | 91A    | 1440 | 1440   | \$134,100                     |           |
| 2                                 |        |      |        |                               |           |
| 3                                 |        |      |        |                               |           |
| 4                                 |        |      |        |                               |           |
| 1/4                               |        |      |        |                               |           |
| 1/2                               | 1Fr    | 840  | 840    | \$37,500                      |           |
| 3/4                               |        |      |        |                               |           |
| Attic                             |        | 600  | 600    | \$16,100                      |           |
| Bsmt                              |        | 210  | 0      | \$18,100                      |           |
| Crawl                             |        | 600  | 0      | \$6,300                       |           |
| Slab                              |        | 630  | 0      | \$0                           |           |
|                                   |        |      |        | <b>Total Base</b>             | \$212,100 |
| <b>Adjustments</b>                |        |      |        | <b>1 Row Type Adj. x 1.00</b> | \$212,100 |
| Unfin Int (-)                     |        |      |        |                               | \$0       |
| Ex Liv Units (+)                  |        |      |        |                               | \$0       |
| Rec Room (+)                      |        |      |        |                               | \$0       |
| Loft (+)                          |        |      |        |                               | \$0       |
| Fireplace (+)                     |        |      |        | MS:1 MO:1                     | \$4,500   |
| No Heating (-)                    |        |      |        |                               | \$0       |
| A/C (+)                           |        |      |        | 1:1440 1/2:840                | \$5,600   |
| No Elec (-)                       |        |      |        |                               | \$0       |
| Plumbing (+ / -)                  |        |      |        | 7 - 5 = 2 x \$800             | \$1,600   |
| Spec Plumb (+)                    |        |      |        |                               | \$0       |
| Elevator (+)                      |        |      |        |                               | \$0       |
| <b>Sub-Total, One Unit</b>        |        |      |        |                               | \$223,800 |
| <b>Sub-Total, 1 Units</b>         |        |      |        |                               | \$223,800 |
| Exterior Features (+)             |        |      |        |                               | \$244,700 |
| Garages (+) 0 sqft                |        |      |        |                               | \$244,700 |
| Quality and Design Factor (Grade) |        |      |        |                               | 1.00      |
| Location Multiplier               |        |      |        |                               | 0.91      |
| <b>Replacement Cost</b>           |        |      |        |                               | \$222,677 |

| 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 R 01   | 1 1/2        | 1/6 Maso    | C     | 1949       | 1980     | 45         | A  |           | 0.91 |          | 3,090 sqft   | \$222,677 | 30%      | \$155,870     | 0%      | 100% | 1,260 | 1,000 | 100.00 | 0.00   | 0.00   | \$196,400    |
| 2: Detached Garage      | 1            | Wood Fr     | C     | 2016       | 2016     | 9          | A  | \$36.00   | 0.91 | \$32.76  | 26'x36'      | \$30,663  | 8%       | \$28,210      | 0%      | 100% | 1,000 | 1,000 | 0.00   | 100.00 | 0.00   | \$28,200     |
| 3: Detached Garage R 01 | 1            | Wood Fr     | D     | 1975       | 1975     | 50         | A  | \$59.52   | 0.91 | \$40.29  | 12'x22'      | \$10,638  | 40%      | \$6,380       | 0%      | 100% | 1,000 | 1,000 | 0.00   | 100.00 | 0.00   | \$6,400      |
| 4: Greenhouse           | 1            |             | D     | 2016       | 2016     | 9          | A  | \$59.84   | 0.91 | \$43.56  | 26'x36'      | \$40,775  | 30%      | \$28,540      | 0%      | 100% | 1,000 | 1,000 | 0.00   | 100.00 | 0.00   | \$28,500     |
| 5: Lean-To              | 1            | Earth Flo   | D     | 1975       | 1975     | 50         | A  | \$4.25    | 0.91 |          | 10'x14' x 7' | \$433     | 65%      | \$150         | 0%      | 100% | 1,000 | 1,000 | 0.00   | 0.00   | 100.00 | \$200        |
| 6: Lean-To R 01         | 1            | Earth Flo   | D     | 1975       | 1975     | 50         | A  | \$4.25    | 0.91 |          | 10'x14' x 7' | \$433     | 65%      | \$150         | 0%      | 100% | 1,000 | 1,000 | 0.00   | 0.00   | 100.00 | \$200        |

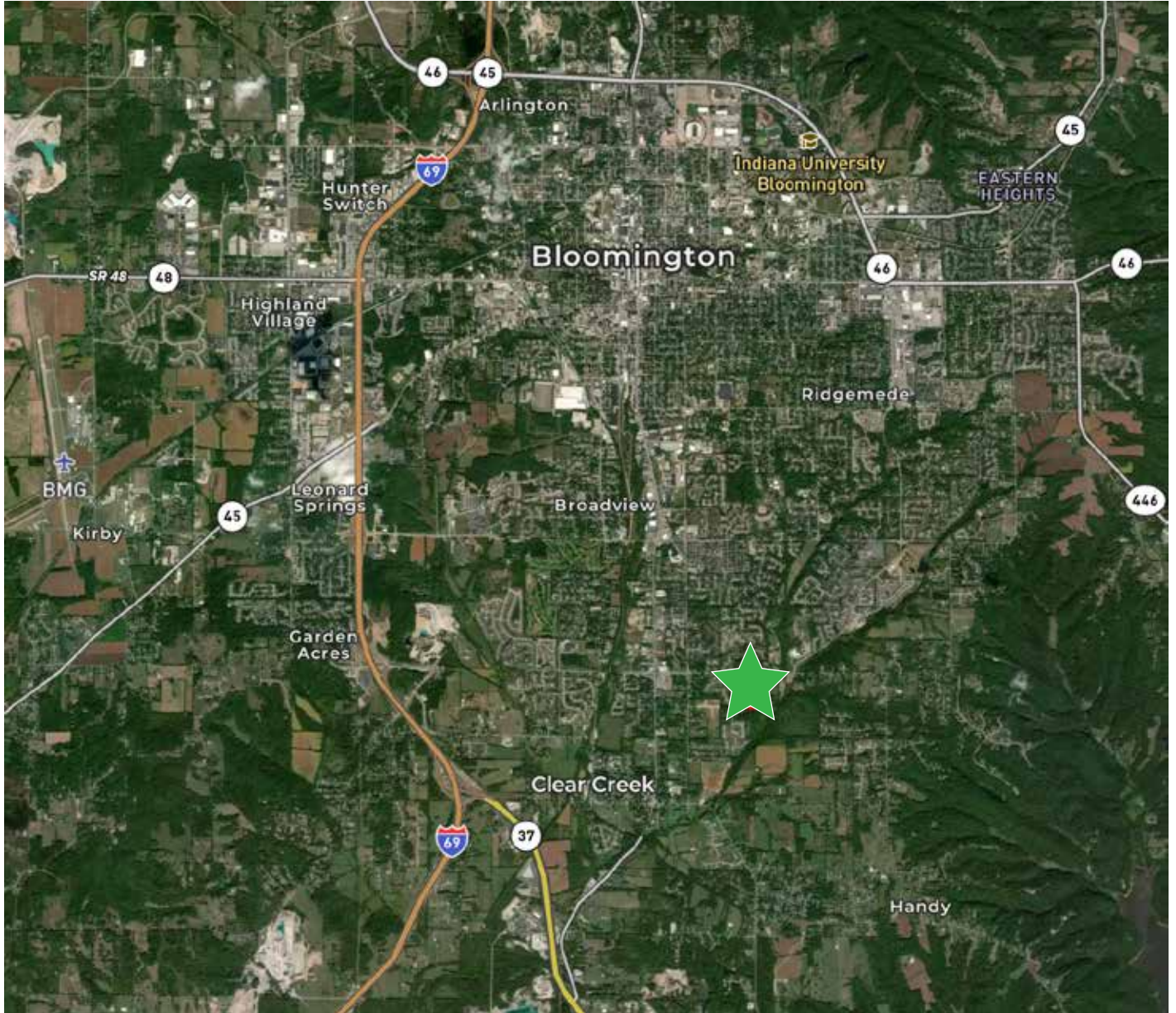
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## ➤ Tract Map



## ➤ Location Map



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