

ONLINE BIDDING OPENS AUGUST 27

Rare Indiana University Edge-of-Campus
INVESTMENT PORTFOLIO

LIVE & SIMULCAST AUCTION THURS, SEPT 3 | 1 PM ET

LIVE AUCTION LOCATION: BLOOMINGTON CONVENTION CENTER



GENERATIONAL ESTATE AUCTION
INCOME-PRODUCING REAL ESTATE | BLOOMINGTON, IN



Coffey Realty
& Auction

812-822-3200 | UnitedCountryIN.com
THE COFFEY TEAM

In This Packet

1. Auction Overview & Timeline
2. How the Auction Works — Live & Simulcast Bidding Explained
3. Terms & Conditions of Sale
4. Location & Maps
5. The Properties (8) — information, photos, disclosures, rent roll & expenses
6. Real Estate Auction Purchase Contract (Sample)
7. Bid Certification



Auction Overview & Timeline

A Real Estate Portfolio

For generations, one family built and held a collection of Bloomington properties in one of the city's most sought-after locations. Now, this long-held portfolio is being offered to a new generation of owners through a live and simulcast auction.

The offering includes seven income-producing multi-unit residential properties located at the edge of Indiana University's campus, near some of the university's most prominent destinations, academic facilities and established Bloomington businesses. A separate premier Bloomington residence — 2557 S. Smith Road — is also included in the auction event.

While currently operating as income-producing residential properties, zoning on many of the campus-area properties supports a variety of potential uses, creating opportunities for investors, developers, business owners and long-term real estate holders. Buyers should independently verify zoning, permitted uses, development requirements and property suitability with the appropriate governmental authorities.

A Location at the Center of It All

These properties are positioned within the energy and activity surrounding Indiana University, with convenient access to destinations including the Jacobs School of Music, the IU School of Medicine and other university facilities, along with Mother Bear's Pizza, restaurants, businesses and the broader Bloomington community. The location creates opportunities for a wide range of potential buyers — from those seeking established rental income to investors looking toward future redevelopment, commercial uses or long-term appreciation.

Potential Opportunities

- Continued operation as income-producing residential properties
- Student and university-oriented housing
- Commercial and business uses where permitted
- Restaurant, retail and hospitality concepts where permitted
- Redevelopment opportunities
- Strategic property acquisition and assemblage
- Long-term investment near Indiana University

Key Dates

Milestone	Date
Property Preview / Inspection — the only opportunity to access the properties before the auction	Friday, August 14, 2026, 9:00 AM – 5:00 PM
Online Bidding Opens	August 27, 2026
Live / Simulcast Auction	Thursday, September 3, 2026, 1:00 PM ET Bloomington Convention Center
Closing	On or before October 16, 2026, 4:00 PM ET — John Bethell Title Co.

Important Property Viewing & Inspection Information

Because the properties are currently occupied by multiple tenants, all eight properties will be open for viewing on **ONE DAY ONLY: Friday, August 14, 9:00 AM – 5:00 PM.**

No private or individual showings are available before or after this date, and real estate agents cannot schedule separate appointments for their clients.

Buyers are strongly encouraged to attend and complete all desired inspections and due diligence on August 14. Buyers may bring their agent, inspector, contractor or other advisors.

How the Auction Works — Live & Simulcast Bidding Explained

This is a simulcast auction: bidding happens live, in person, at the Bloomington Convention Center, at the exact same time bidding happens online. Both bidder pools compete for the same properties in real time — an online bid and a bid from the floor are treated identically by the auctioneer.

Before Auction Day

- Register as a bidder. To be approved to bid — online or in person — a signed copy of the Terms & Conditions and a signed Bid Certification must be received and approved by the auction office in advance. Registration is not accepted without all requested bidder information.
- Complete your due diligence. The single property preview/inspection date is Friday, August 14, 9:00 AM – 5:00 PM. Review this packet, the title commitments, disclosures, rent rolls and expense history for each property you're interested in, and consult your own inspector, contractor, attorney or lender as needed.
- Arrange funds. You should have funds ready to wire a \$40,000 non-refundable down payment per property within 24 hours of being declared the successful bidder. Bidding is not contingent on financing.

On Auction Day — September 3, 2026 at 1:00 PM ET

- Online bidding opens August 27, 2026 and runs continuously through the close of the live event via the HiBid platform at www.unitedcountryin.com.
- At 1:00 PM ET on September 3, the auctioneer opens live bidding from the floor at the Bloomington Convention Center. Online bids submitted through HiBid are read into the live auction alongside floor bids as they are received.
- The eight properties are offered as eight separate parcels and are bid on individually, one at a time — not as a single combined lot. A bidder wishing to purchase more than one property must be the winning bidder on each parcel separately.
- There is no published reserve or minimum price on any property, and all sales are subject to final Seller approval.
- When bidding closes on a property, the auctioneer declares a successful bidder. That bidder immediately executes a Real Estate Purchase Agreement electronically, and a 10% Buyer's Premium is added to the winning bid to establish the Total Contract Price.

After the Gavel

- Within 24 hours, the successful bidder wires the \$40,000 per-property down payment to John Bethell Title Company. This deposit becomes non-refundable once the Purchase Agreement is accepted.
- Closing takes place on or before October 16, 2026, at 4:00 PM ET at the office of John Bethell Title Co., 2626 S. Walnut St., Bloomington, IN 47401. The balance of the purchase price is due by wire transfer upon delivery of insurable title.
- Possession is granted the day of final closing, subject to existing tenants' rights — the campus-area properties are sold subject to the leases and occupants in place at closing.

This section is a plain-language explanation of the bidding process for convenience only. The full, governing Terms & Conditions of Sale begin on the next page — in the event of any conflict, the Terms & Conditions control.

Terms & Conditions of Sale

Auction Date: Thursday, September 3, 2026 — 1:00 PM ET — Bloomington Convention Center, Bloomington, Indiana

Properties: 326 S. Eagleson Ave. • 333 S. Eagleson Ave. • 401 S. Highland Ave. • 409 S. Swain Ave. • 1314 E. Atwater Ave. • 1321 E. Atwater Ave. • 1331 E. Atwater Ave. • 2557 S. Smith Road

- The properties will be offered via a Simulcast Auction: live onsite bidding and simultaneous online bidding via the HiBid platform at www.unitedcountryin.com.
- The auction will be held Thursday, September 3, 2026 at 1:00 PM ET at the Bloomington Convention Center, Bloomington, Indiana. Online bidding closes simultaneously.
- The properties will be offered as 8 separate parcels and bid upon individually. No parcel combinations or groupings will be offered. To purchase more than one parcel, a bidder must be the successful high bidder on each parcel separately.
- To be approved as a bidder, a signed copy of the Terms & Conditions along with a signed Bidder's Certification must be received and approved by the auction office prior to bidding.
- Properties will be sold subject to Seller's approval.
- Properties sell AS-IS with no warranties expressed or implied. Bidders may perform their own independent inspections prior to bidding.
- These properties are subject to prior sale; properties may be purchased prior to the close of the auction.
- There are no pre-auction published reserve or minimum prices.
- The Seller reserves the right to cancel the auction at any time prior to the final bid closing.
- A 10% Buyer's Premium will be added to the final bid and charged to the buyer at closing. The final bid plus the 10% Buyer's Premium establishes the Total Contract Price.
- Any pre-auction offer must be made and presented to the Listing Broker in compliance with these Terms & Conditions.
- A Down Payment of \$40,000 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 acceptance of the Purchase Agreement, the down payment deposit is non-refundable. Bidding is not conditional upon financing. The balance of the purchase price, including the Buyer's Premium, will be due via wire transfer to the closing company upon delivery of insurable title on or before October 16, 2026, at 4:00 PM ET.
- Properties will be conveyed by General Warranty Deed, Personal Representative's Deed and/or Trustee's Deed.
- The Seller agrees to furnish the buyer with an Owner's Policy of Title Insurance at closing. A preliminary title search is included in this Bidder's Information Packet.
- Real estate taxes will be prorated to the day of closing.

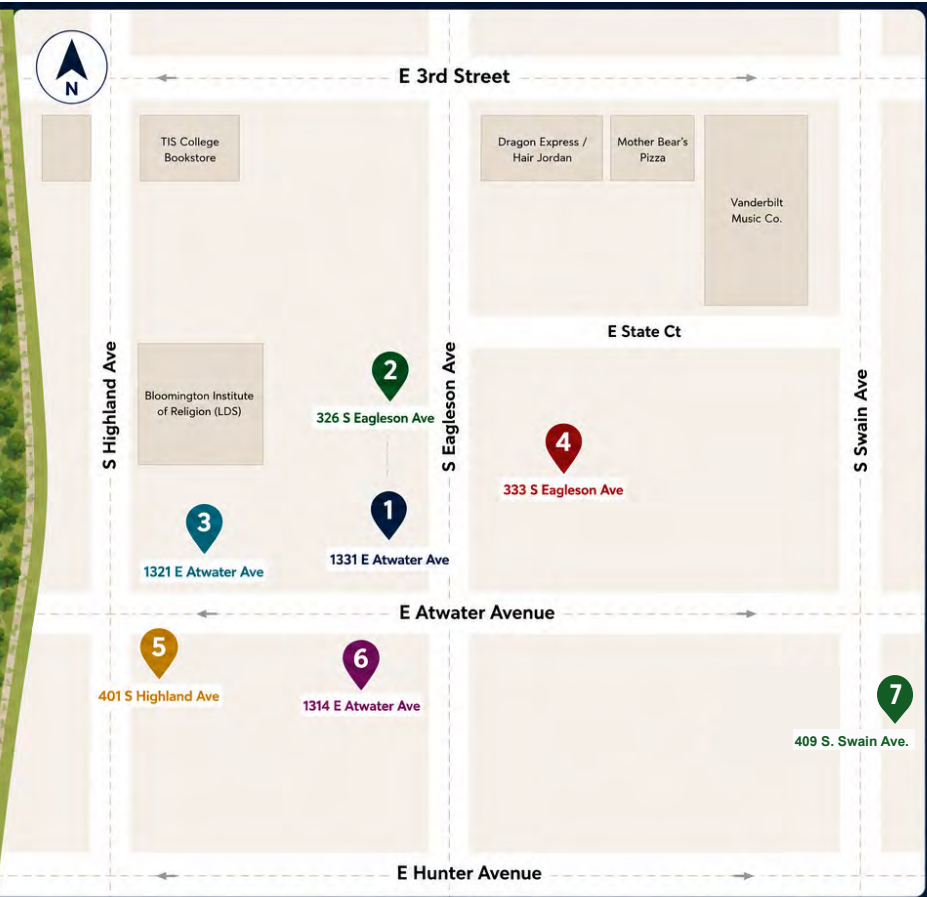
-
- Buyer shall pay a Broker Transaction Fee of \$300.00 per property at closing. Seller shall also pay a Broker Transaction Fee of \$300.00 per property at closing. These fees are separate from the Buyer's Premium and are paid to United Country Coffey Realty & Auction.
 - Closing shall take place at the office of John Bethell Title Co., 2626 S. Walnut St., Bloomington, IN 47401, on or before October 16, 2026, at 4:00 PM ET. The closing fee will be paid by the buyer.
 - Possession will be granted the day of final closing, subject to tenants' rights.
 - All tenant security deposits will be transferred to the buyer at closing. Seller will retain the applicable month's rent at closing; buyers will have rights to future rent payments after closing.
 - The successful bidder shall electronically execute a Real Estate Purchase Agreement immediately after being declared the successful bidder.
 - Each potential bidder is responsible for conducting independent inspections, investigations and due diligence at their own risk. Property sells as-is with no warranties expressed or implied.
 - United Country Coffey Realty & Auction and its representatives are exclusive agents of the Seller.
 - All announcements made up to the final close of bidding take precedence over all advertising, oral or printed material.
 - All information was gathered from reliable sources and is believed correct as of the date of publication; however, the Seller and Auctioneer/Broker have not independently verified all information. Auction plats and drawings are for representation purposes only and accuracy is not warranted. There is no obligation to update this information.

SALE SITE: Internet — UnitedCountryIN.com

LIVE AUCTION SITE: Bloomington Convention Center, Bloomington, Indiana

VIEWING INSTRUCTIONS: Preview date & time — August 14, 2026, 9:00 AM – 5:00 PM

Location & Maps



IU CAMPUS-EDGE INVESTMENT PORTFOLIO

Prime Location. Proven Potential.

SALE ORDER	
1	1331 E Atwater Ave Bloomington, IN 47401
2	326 S Eagleson Ave Bloomington, IN 47401
3	1321 E Atwater Ave Bloomington, IN 47401
4	333 S Eagleson Ave Bloomington, IN 47401
5	401 S Highland Ave Bloomington, IN 47401
6	1314 E Atwater Ave Bloomington, IN 47401
7	409 S Swain Ave Bloomington, IN 47401

**LOT 8 – 2557 S SMITH ROAD**
5.93-acre home – see separate property map

WHY THIS LOCATION?	
 ~5 MIN WALK	to Jacobs School of Music
 ~12-15 MIN WALK	to Sample Gates / campus core
 STEPS AWAY	Mother Bear's Pizza & local eateries
 STRONG RENTAL DEMAND	high occupancy area near campus
 ~5 MIN DRIVE	to College Mall & retail corridor

 LIVE. LEARN. INVEST. *Right Here.*

WALKABLE. DESIRABLE. IN DEMAND.

Explore the Possibilities.

 **Coffey Realty & Auction**

ORDER OF SALE

Sinn / Bunger Investment Portfolio Auction

Thursday, September 3, 2026 • 1:00 PM EDT • Bloomington Convention Center, Bloomington, Indiana

**PROPERTIES WILL BE SOLD INDIVIDUALLY, IN THE ORDER LISTED BELOW.
NO PARCEL COMBINATIONS OR GROUPINGS WILL BE OFFERED.**

Lot	Property Address	City / State
1	1331 E. Atwater Ave.	Bloomington, IN 47401
2	326 S. Eagleson Ave.	Bloomington, IN 47401
3	1321 E. Atwater Ave.	Bloomington, IN 47401
4	333 S. Eagleson Ave.	Bloomington, IN 47401
5	401 S. Highland Ave.	Bloomington, IN 47401
6	1314 E. Atwater Ave.	Bloomington, IN 47401
7	409 S. Swain Ave.	Bloomington, IN 47401
8	2557 S. Smith Road	Bloomington, IN 47401

How the Auction Will Proceed

The eight properties listed above will be offered and sold as separate, individual parcels, one at a time, in the exact order shown. Bidding on each property will open and close in sequence — once the auctioneer's gavel falls on a parcel, that sale is final and bidding on that property does not reopen.

No parcel combinations, groupings, or bulk/Multi-Par offerings will be made available at any point during the auction. Each property will be sold to its own high bidder, subject to Seller's approval. A bidder wishing to purchase more than one property must be the successful high bidder on each parcel separately.

Bidding will be conducted as a Simulcast Auction, with live onsite bidding at the Bloomington Convention Center occurring simultaneously with online bidding via the HiBid platform. Online bidders should be prepared to bid in real time as each lot is called, following the order above.

Bidders are encouraged to review the full Terms & Conditions of Sale included elsewhere in this packet, which govern all aspects of the auction.

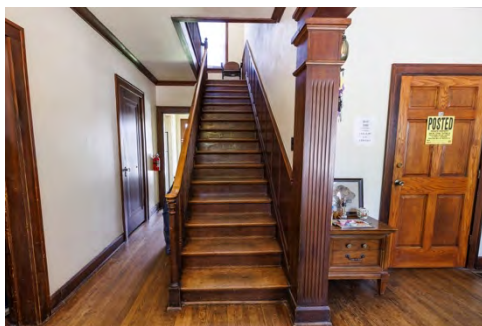
Bid Now — When the Gavel Falls, the Opportunity Is Over.

United Country Coffey Realty & Auction • UnitedCountryIN.com

1331 E. Atwater Avenue

Bloomington, IN 47401

Large IU Campus-Area Investment Property



Property Snapshot

Year Built	1938 (county records)
Style	2-story, brick
Finished Area	≈3,870 SF (1,134 SF main + 918 SF 2nd floor + 918 SF finished attic + 900 SF finished basement)
Bed / Bath	10 bedrooms / 2 full baths (county records also note a half bath)
County Classification	Two-family dwelling, platted lot — two kitchen sinks
Lot Size	4,356 sq ft
Zoning	Mixed Use Medium Scale (MM)
Features	Fireplace, central heat/AC, open masonry porch, full basement

Description

Prominently sited at the corner of E. Atwater Avenue and S. Eagleson Avenue, this expansive brick property combines significant finished space across multiple levels with a highly visible corner location.

Its county classification as a two-family dwelling, established rental use and nearly 3,900 finished square feet create a compelling opportunity for investors looking to add scale to a Bloomington portfolio.



Residential Client Full Detail Report



Listings as 08/13/2026

Page 1 of 1

Property Type	RESIDENTIAL			Status	Active		Auction	Yes					
MLS #	202629125	1331 E Atwater Avenue	Bloomington	IN	47401	Status	Active		L	\$300,000			
	Area	Monroe County		Parcel ID	53-08-03-204-055.000-009			Type	Site-Built Home				
	Sub	None		Cross Street				Bedrms	10	F Baths	2	H Baths	0
	Location	City/Town/Suburb,		Style	Two Story								
	School District	MOC	Elem	Rogers/Binford		JrH	Jackson Creek		SrH	Bloomington South			
	Legal Description	CAMPUS PLACE PT LOT 6											
	Directions	The property is on the corner of Atwater Ave. and S Eagleson											
Inside City Limits	City Zoning		Bloo	County Zoning	Zoning Description								

Remarks AUCTION – ***LIST PRICE IS THE OPENING BID PRICE.*** Substantial IU campus-area investment property prominently located at the corner of E Atwater Ave and S Eagleson Ave. This 2-story brick property offers approximately 3,870 finished SF across multiple levels, including finished basement and attic space. The current MLS information identifies 10 bedrooms and 2 full baths, while county records classify the property as a 2-family dwelling and indicate an additional half bath. Additional features include central heat and A/C, a fireplace, full basement and open masonry porch. Situated on approximately 0.10 acres with sidewalks and convenient access to Indiana University, the Jacobs School of Music, IU facilities, dining, downtown Bloomington and the greater campus community. One of seven edge-of-campus investment properties being offered as part of a generational real estate portfolio auction. Online bidding opens August 27. Live/Simulcast Auction September 3 at 1 PM ET at the Bloomington Convention Center. Buyers should independently verify bedroom/bath counts, zoning, permitted uses, unit configuration and all property information. **IMPORTANT PROPERTY VIEWING & INSPECTION INFORMATION** Due to the properties being currently occupied by multiple tenants, all properties included in this auction will be available for viewing and inspection on ONE DAY ONLY: Friday, August 14 | 9:00 AM – 5:00 PM During this designated inspection event, all auction properties will be open and available for prospective buyers, real estate agents, inspectors, contractors, and other professionals to walk through and evaluate. No private or individual showings will be available before or after August 14. Real estate agents will not be able to schedule separate showing appointments for their clients. Buyers are strongly encouraged to attend on August 14 and complete any desired inspections or due diligence during this time. Buyers may bring their real estate agent, inspector, contractor, or other advisors with them. Please plan accordingly, as August 14 will be the only opportunity. ZONING: Mixed use medium scale (MM)

Se	Lo	Lot Ac/SF/Dim	0.1000	/ 4,356	.10	Sr	No	Lot Des	0-2.9999														
Township	Perry		Abv Gd Fin SqFt	2,970	Below Gd Fin SqFt	900	Ttl Below Gd SqFt	900	Ttl Fin SqFt	3,870	Year Built	1938											
Age	88	New No	Date Complete		Ext	Brick	Fndtn	Full Basement			# Rooms	14											
Room Dimensions			Inside City Limits		City	Blooming	County	Zoning Description															
	DIM	L																					
L	12 x 10	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No		Fireplace	No											
D	11 x 6	M	B-Main	1	0	Well		Dryer Hookup Elec	No		Guest Qtrs	No											
F	x		B-Upper	1	0	Sewer	City	Dryer Hook Up	No		Split FlrPln	No											
K	13 x 7	M	B-Blw G	0	0	Fuel /	Gas	Disposal	No		Ceiling Fan	No											
B	x		Laundry Rm	Baseme	Heating			Water Soft-Owned	No		Skylight	No											
D	11 x 10	B	Laundry L/W	6 x 11	Cooling	Central Air		Water Soft-Rented	No		ADA Features	No											
M	13 x 10	M						Alarm Sys-Sec	No		Fence												
2	16 x 10	M						Alarm	No		Golf Course	No											
3	14 x 8	M						Jet/Grdn Tub	No		Nr Wlkg Trails	No											
4	13 x 10	U	Garage	/	/	x	/	Pool	No		Garage Y/N	No											
5	12 x 10	U	Outbuilding	None	x			Pool Type			Opnr:	No											
R	9 x 12	B	Outbuilding		x			Off Street Pk															
LF	x		Assn Dues	Not Applicable																			
E	15 x 18	U	Other Fees																				
WtrType	Restrictions																						
Water Features	Water																						
		Wtr Frtg	Channel Frtg																				
			Lake Type																				

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$	Auction Date	9/3/2026	Auction Time	1:00pm
Auctioneer Name	Cody Coffey		Auctioneer License #	AU12500011		
Financing:	Proposed		Exemptions	Year Taxes Payable 2026		
Annual Taxes	\$9,418.4	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	24
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.

53-08-03-204-055.000-009

General Information
Parcel Number
53-08-03-204-055.000-009
Local Parcel Number
015-42480-00
Tax ID:

Routing Number
03.01 -0009.000

Property Class 520 RENTAL
2 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Monroe

Township
PERRY TOWNSHIP

District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53009147-009
154 Trending 2006 - A

Section/Plat

Location Address (1)
1331 E Atwater AVE
Bloomington, IN 47401-3705

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage

Other

Printed Monday, April 20, 2026

Review Group 2024

Sinn, Sue Ann Trust

Ownership
Sinn, Sue Ann Trust
2521 Smith Rd
Bloomington, IN 47401

Legal
CAMPUS PLACE PT LOT 6



Valuation Records (Work In Progress values are not certified values and are subject to change)						
2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/20/2026	As Of Date	04/08/2026	04/11/2025	04/12/2024	04/06/2023	04/08/2022
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	☐	☐	☐	☐	☐
\$98,000	Land	\$98,000	\$98,000	\$98,000	\$97,000	\$85,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$98,000	Land Non Res (2)	\$98,000	\$98,000	\$98,000	\$97,000	\$85,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$449,300	Improvement	\$449,300	\$378,400	\$382,100	\$426,000	\$387,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$449,300	Imp Non Res (2)	\$449,300	\$378,400	\$382,100	\$426,000	\$387,700
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$547,300	Total	\$547,300	\$476,400	\$480,100	\$523,000	\$472,800
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$547,300	Total Non Res (2)	\$547,300	\$476,400	\$480,100	\$523,000	\$472,800
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 61' X 114', CI 61' X 114')

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	0.1040	2.64	\$356,900	\$942,216	\$97,990	0%	1.0000	0.00	100.00	0.00	\$97,990

1331 E Atwater AVE

520, 2 Family Dwell - Platted Lot

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/01/2024	Sinn, Sue Ann Trust	2024001075	TR	/		
02/12/1993	SINN, CHARLES R., S	0	MI	1993/4699		
12/11/1992	SINN, CHARLES R S	0	MI	1992/4802		
03/01/1978	RANDALL, DAVID A &	0	MI	1978/3011		
11/29/1977	SINN, CHARLES B SR	0	MI	1977/2759		
01/01/1900	UNKNOWN		WD	/		

Res

154 Trending 2006 - A/530 1/2

Notes

3/31/2026 2026--TRENDING: 26/27--CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ
2/10/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SJ
2/23/2024 2024--TRENDING: 24/25--CHANGES TO NBHD DUE TO TRENDING. 02/23/24, AV
2/13/2024 NO SALES DISCLOSURE FORM: 02/01/24, TRUSTEE'S DEED, NO SDF, \$0, AV

8/30/2023 2024--FIELD REVIEW: 24/25 ADDED 900 SQ FT TO BASEMENT FINISH AND REMOVED 900 SQ FT FROM REC ROOM 3. CHANGED GRADE ON SFR FROM B-1 TO C, 5/3/23, JTF/MG, 8/30/23

2/23/2023 2023--TRENDING: 23/24--CHG'S TO NBHD DUE TO TRENDING. JH/LB 2/23/23

2/3/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/03/21 KS/SJ

2/2/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/02/21 KS/SJ

2/7/2020 2020--TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS.

11/26/2019 LAND REVIEW: 20/PAY21 - LAND CHANGE DUE TO MARKET REVIEW OF AREA. JH 11/26/19

7/9/2019 2020--FIELD REVIEW: 20/21--NO CHANGE. 05/08/19 KS/SJ

Land Computations

Calculated Acreage	0.10
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.10
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.10
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$98,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$98,000
CAP 3 Value	\$0
Total Value	\$98,000

Data Source N/A

Collector 05/03/2023 JTF

Appraiser 08/30/2023 MG

326 S. Eagleson Avenue

Bloomington, IN 47401

IU Campus-Area Investment Property



Property Snapshot

Year Built	1940 (county records)
Style	2-story, brick and frame
Finished Area	≈2,831 SF across three levels, incl. ≈1,003 SF finished basement
Bed / Bath	10 bedrooms / 1 full baths, 1 half bath
Lot Size	6,534 sq ft
Zoning	Mixed Use Medium Scale (MM)
Features	Fireplace, central heat/AC, two porch areas, ≈400 SF concrete patio

Description

This two-story property offers an exceptional combination of existing income potential, substantial living space and a highly sought-after location near the heart of the IU campus community.

The property's size and proximity to campus make it well positioned for continued investment use, while its zoning and long-term potential may offer additional possibilities for buyers, subject to applicable governmental approvals.



Residential Client Full Detail Report



Listings as 08/13/2026

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	Auction	Yes
MLS #	202629038	326 S Eagleson Avenue	Bloomington	IN 47401	Status Active L \$300,000
	Area	Monroe County	Parcel ID	53-08-03-204-004.000-009	Type Site-Built Home
	Sub	None	Cross Street		Bedrms 10 F Baths 1 H Baths 1
	Location	City/Town/Suburb,	Style	Two Story	
	School District	MOC Elem	Rogers/Binford	JrH Jackson Creek	SrH Bloomington South
	Legal Description	CAMPUS PLACE PT LOT 5			
	Directions	Driving east on Atwater Ave. turn left onto S. Eagleson Ave. Property is on the left.			
	Inside City Limits	City Zoning	Bloo	County Zoning	Zoning Description

Remarks ***LIST PRICE IS THE OPENING BID PRICE*** AUCTION – Prime Indiana University campus-area investment opportunity at 326 S Eagleson Ave! This 2-story property is located at the edge of IU in one of Bloomington's most sought-after investment locations. Approximately 2,831 finished SF across 3 levels, including approximately 1,003 SF of finished basement space, with 4 bedrooms, 3 full baths and 1 half bath. Additional features include a fireplace, central heat and A/C, two porch areas and an approximately 400 SF concrete patio on approximately 0.15 acres. Currently income-producing and conveniently located near the Jacobs School of Music, IU facilities, Mother Bear's Pizza, dining and the heart of the campus community. One of seven edge-of-campus investment properties being offered as part of a generational real estate portfolio auction. Online bidding opens August 27. Live/Simulcast Auction September 3rd at 1 PM ET at the Bloomington Convention Center. Property sells subject to auction terms. Buyers should independently verify zoning, permitted uses and all property information. ***IMPORTANT PROPERTY VIEWING & INSPECTION INFORMATION*** Due to the properties being currently occupied by multiple tenants, all properties included in this auction will be available for viewing and inspection on ONE DAY ONLY: Friday, August 14 | 9:00 AM – 5:00 PM. During this designated inspection event, all auction properties will be open and available for prospective buyers, real estate agents, inspectors, contractors, and other professionals to walk through and evaluate. No private or individual showings will be available before or after August 14. Real estate agents will not be able to schedule separate showing appointments for their clients. Buyers are strongly encouraged to attend on August 14 and complete any desired inspections or due diligence during this time. Buyers may bring their real estate agent, inspector, contractor, or other advisors with them. Please plan accordingly, as August 14 will be the only opportunity. ZONING: Mixed use medium scale (MM)

Se	Lo	Lot Ac/SF/Dim	0.1700	/ 7,405	.17	Sr	No	Lot Des	0-2.9999										
Township	Perry	Abv Gd Fin SqFt	1,828	Below Gd Fin SqFt	1,003	Ttl Below Gd Fin SqFt	1,003	Ttl Fin SqFt	2,831	Year Built	1940								
Age	86	New No	Date Complete	Ext	Aluminum, Brick	Fndtn	Full Basement			# Rooms	14								
Room Dimensions	Inside City Limits	City	Blooming	County	Zoning Description														
DIM	L																		
L	13 x 12	M	Baths	Full	Half	Water	PUBL	Dryer Hookup Gas	No	Fireplace	No								
D	7 x 8	M	B-Main	0	1	Well		Dryer Hookup Elec	No	Guest Qtrs	No								
F	x		B-Upper	1	0	Sewer	City	Dryer Hook Up	No	Split FlrPln	No								
K	10 x 12	M	B-Blw G	0	0	Fuel /	Gas	Disposal	No	Ceiling Fan	No								
B	x		Laundry Rm	Baseme	Heating			Water Soft-Owned	No	Skylight	No								
D	x		Laundry L/W	8 x 16	Cooling	Central Air		Water Soft-Rented	No	ADA Features	No								
M	11 x 13	M						Alarm Sys-Sec	No	Fence	No								
2	13 x 12	M						Alarm	No	Golf Course	No								
3	12 x 11	B						Jet/Grdn Tub	No	Nr Wlk Trails	No								
4	8 x 12	B	Garage	/	/	x	/	Pool	No	Garage Y/N	No								
5	12 x 8	B	Outbuilding	None	x			Pool Type		Opnr:	No								
R	14 x 10	U	Outbuilding		x			Off Street Pk											
LF	x		Assn Dues	Not Applicable															
E	13 x 11	U	Other Fees																
WtrType	Restrictions																		
Water Features	Water					Wtr Name													
		Wtr Frtg				Channel Frtg													
						Lake Type													

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$		Auction Date	9/3/2026	Auction Time	1:00pm
Auctioneer Name	Cody Coffey	Auctioneer License #	AU12500011				
Financing:	Proposed	Exemptions		Year Taxes Payable	2026		
Annual Taxes	\$8,882.9	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	25
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.

53-08-03-204-004.000-009

General Information
Parcel Number
53-08-03-204-004.000-009
Local Parcel Number
015-5047-00
Tax ID:

Routing Number
03.01 -0007.000

Property Class 419 RENTAL
Other Commercial Housing

Year: 2026

Location Information
County
Monroe
Township
PERRY TOWNSHIP

District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO
School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53009147-009
154 Trending 2006 - A

Section/Plat
03

Location Address (1)
326 S Eagleson AVE
Bloomington, IN 47401-3721

Zoning

Subdivision

Lot

Market Model
419 - Other Commercial Housing

Characteristics
Topography Flood Hazard
Level ☐
Public Utilities ERA
All ☐
Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other
Printed Monday, April 20, 2026
Review Group 2024

Sinn, Sue Ann Trust

Ownership
Sinn, Sue Ann Trust
2521 Smith Rd
Bloomington, IN 47401

Legal
CAMPUS PLACE PT LOT 5



Valuation Records (Work In Progress values are not certified values and are subject to change)									
2026	2026	2025	2024	2023	2022	2021	2020	2019	2018
WIP	AA	AA	AA	AA	AA	AA	AA	AA	AA
Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change	Reason For Change
As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date	As Of Date
Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method	Valuation Method
Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor	Equalization Factor
Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required	Notice Required
Land	Land	Land	Land	Land	Land	Land	Land	Land	Land
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
Improvement	Improvement	Improvement	Improvement	Improvement	Improvement	Improvement	Improvement	Improvement	Improvement
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
Total	Total	Total	Total	Total	Total	Total	Total	Total	Total
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 61' X 114', CI 61' X 114')									
Land Type	Pricing Method	Soil ID	Act. Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %

9	A		0	0.1660	2.32	\$356,900	\$828,008	\$137,449	0%
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326 S Eagleson AVE

Transfer of Ownership									
Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I		
02/01/2024	Sinn, Sue Ann Trust	2024001070	TR	/	/	/	/	/	/
01/01/2024	Sinn, Charles Robert	00315047	CI	/	/	/	/	/	/
09/01/1993	Sinn, Charles R Sr & S	0	MI	1993/4858					
06/29/1993	SINN, CHARLES ROB	0	MI	1993/4857					
02/12/1993	SINN, CHALRES R, S	0	MI	1993/4856					
11/29/1977	SINN, CHARLES R &	0	MI	1977/2813					

Commercial

419, Other Commercial Housing

154 Trending 2006 - A/530 1/2

Notes

3/31/2026 2026--TRENDING: 26/27--CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ
2/10/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL
2/23/2024 2024--TRENDING: 24/25--CHANGES TO NBHD DUE TO TRENDING. 02/23/24, AV
2/13/2024 NO SALES DISCLOSURE FORM: 02/01/24, TRUSTEE'S DEED, NO SDF, \$0, AV

8/30/2023 2024--FIELD REVIEW: 24/25 REMOVED 1003 SQ FT REC ROOM 3. ADDED 1000 SQ FT TO BASEMENT FINISH. CHANGED GRADE ON SFR FROM C+2 TO C, 5/3/23, JTF/MG, 8/30/23

3/28/2023 ADDRESS CHANGE: UPDATED MAILING ADDRESS VIA INTEGRATION, 3/28/23, AGG

2/23/2023 2023--TRENDING: 23/24 - CHG'S TO NBHD DUE TO TRENDING. JHLB 2/23/23

7/8/2022 ADDRESS CHANGE: CHGD MAILING ADDRESS PER INTEGRATION. JH 7/8/22

4/5/2022 ADDRESS CHANGE: 22/23 CHANGED STREET NAME FROM JORDAN TO EAGLESON AVE. PER FEB 22 CITY OF BLOOMINGTON ADDRESS LIST. 4/5/2022, AG

2/2/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/02/21 KS/SJ
2/7/2020 2020--TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS.

Land Computations

Calculated Acreage 0.17

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 0.15

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

84 Solar Energy Land 0.00

9 Homesite 0.17

91/92 Acres 0.00

Total Acres Farmland -0.02

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 \$137,500

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$0

CAP 2 Value \$137,500

CAP 3 Value \$0

Total Value \$137,500

Data Source N/A

Collector 05/03/2023 JTF

Appraiser 08/30/2023 MG

1321 E. Atwater Avenue

Bloomington, IN 47401

IU Campus-Area Investment Property



Property Snapshot

Year Built	1946 (county records)
Style	1-story
Finished Area	≈1,038 SF above grade + ≈500 SF finished basement
Bed / Bath	2 bedrooms / 1 full bath — 6 total rooms
Lot Size	3,485 sq ft
Zoning	Mixed Use Medium Scale (MM)
Features	Full walk-out basement, central heat/AC, fireplace, open frame porch, ≈200 SF garage

Description

Positioned along one of the primary corridors bordering campus, this established rental offers a more manageable investment footprint than some of the larger properties in the portfolio.

The property's combination of established rental use, campus-area location and Mixed-Use Medium-Scale zoning make it an interesting addition to a Bloomington investment portfolio.



Residential Client Full Detail Report



Listings as 08/13/2026

Page 1 of 1

Property Type	RESIDENTIAL		Status	Active		Auction Yes							
MLS #	202629126	1321 E Atwater Avenue	Bloomington		IN	47401	Status	Active	L	\$200,000			
	Area	Monroe County		Parcel ID	53-08-03-204-056.000-009			Type	Site-Built Home				
	Sub	None		Cross Street				Bedrms	2	F Baths	1	H Baths	0
	Location			Style	One Story								
	School District	MOC	Elem	Rogers/Binford	JrH	Jackson Creek			SrH	Bloomington South			
	Legal Description	CAMPUS PLACE PT LOT 6 & PT LOT 5											
Directions driving east on Atwater property is on the left between S Highland and S Eagleson													
Inside City Limits	City Zoning		Bloo	County Zoning		Zoning Description							

Remarks AUCTION – ***LIST PRICE IS THE OPENING BID PRICE.*** IU campus-area investment property located along E Atwater Ave near Indiana University. This 1-story property offers approximately 1,038 SF above grade plus approximately 500 SF of finished basement area, with 2 bedrooms and 1 full bath. Features include a full walk-out basement, central heat and A/C, fireplace, open porch and garage. Situated on approximately 0.08 acres with sidewalks and public utilities. MLS records identify the property as MM – Mixed-Use Medium-Scale zoning, creating an important consideration for investors evaluating the property's current and potential future use. Convenient to Indiana University, IU facilities, dining, downtown Bloomington and the greater campus community. Part of a generational portfolio of investment properties being offered at auction near Indiana University. Property inspection Friday, August 14 from 9 AM–5 PM. Online bidding opens August 27. Live /Simulcast Auction September 3 at 1 PM ET at the Bloomington Convention Center. Buyers should independently verify zoning, permitted uses, square footage, occupancy, rental information and all property information. IMPORTANT PROPERTY VIEWING & INSPECTION INFORMATION Due to the properties being currently occupied by multiple tenants, all properties included in this auction will be available for viewing and inspection on ONE DAY ONLY: Friday, August 14 | 9:00 AM – 5:00 PM During this designated inspection event, all auction properties will be open and available for prospective buyers, real estate agents, inspectors, contractors, and other professionals to walk through and evaluate. No private or individual showings will be available before or after August 14. Real estate agents will not be able to schedule separate showing appointments for their clients. Buyers are strongly encouraged to attend on August 14 and complete any desired inspections or due diligence during this time. Buyers may bring their real estate agent, inspector, contractor, or other advisors with them. Please plan accordingly, as August 14 will be the only opportunity. ZONING: Mixed use medium scale. (MM)

Se	Lo	Lot Ac/SF/Dim		0.0800 / 3,485		.08		Sr No		Lot Des		0-2.9999						
Township		Perry		Abv Gd Fin SqFt		1,038	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		20	Ttl Fin SqFt		1,038	Year Built	1946	
Age 80		New No		Date Complete		Ext		Aluminum		Fndtn		Full Basement, Walk-Out Basement					# Rooms	6
Room Dimensions			Inside City Limits			City		Blooming		County		Zoning Description						
DIM		L																
L	21	x	13	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas		No	Fireplace		Yes		
D	10	x	12	M	B-Main	1	0	Well			Dryer Hookup Elec		No	Guest Qtrs		No		
F	x				B-Upper	0	0	Sewer	City		Dryer Hook Up		No	Split FlrPln		No		
K	11	x	10	M	B-Blw G	0	0	Fuel /	Gas		Disposal		No	Ceiling Fan		No		
B	x				Laundry Rm	Baseme		Heating			Water Soft-Owned		No	Skylight		No		
D	x				Laundry L/W	11x	33	Cooling	Central Air		Water Soft-Rented		No	ADA Features		No		
M	9	x	11	M							Alarm Sys-Sec		No	Fence				
2	12	x	11	M							Alarm		No	Golf Course		No		
3	x										Jet/Grdn Tub		No	Nr Wlkg Trails		No		
4	x				Garage	/		/		x	/		No	Garage Y/N		No		
5	x				Outbuilding	None		x				Pool Type		Opnr:		No		
R	x				Outbuilding			x				Off Street Pk						
LF	x				Assn Dues			Not Applicable				FIREPLACE		1st Bdrm				
E	x				Other Fees													
WtrType				Restrictions														
Water Features				Water				Wtr Name										
				Wtr Frtg				Channel Frtg										
				Lake Type														

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$	Auction Date	9/3/2026	Auction Time	1:00PM
Auctioneer Name	Cody Coffey		Auctioneer License #	AU12500011		
Financing:	Proposed		Exemptions	Year Taxes Payable 2026		
Annual Taxes	\$6,239.8	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	24
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.

53-08-03-204-056.000-009

General Information
Parcel Number
53-08-03-204-056.000-009
Local Parcel Number
015-08170-00
Tax ID:

Routing Number
03.01 -0008.000

Property Class 419 RENTAL
Other Commercial Housing

Year: 2025

Location Information

County
Monroe

Township
PERRY TOWNSHIP

District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53009147-009
154 Trending 2006 - A

Section/Plat

Location Address (1)
1321 E Atwater AVE
Bloomington, IN 47401-3705

Zoning

Subdivision

Lot

Market Model
419 - Other Commercial Housing

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage

Other
Printed Monday, April 21, 2025

Review Group 2024

BUNGER, THOMAS & JILL J

Ownership
BUNGER, THOMAS & JILL J
2043 S RAMSEY DR
BLOOMINGTON, IN 47401

Legal
CAMPUS PLACE PT LOT 6 & PT LOT 5



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
03/05/2025	As Of Date	04/11/2025	04/12/2024	04/06/2023	04/08/2022	03/19/2021
Other (external)	Valuation Method	Other (external)	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	☒	☐	☐	☐	☐
\$81,800	Land	\$81,800	\$81,800	\$81,000	\$71,000	\$65,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$81,800	Land Non Res (2)	\$81,800	\$81,800	\$81,000	\$71,000	\$65,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$223,000	Improvement	\$223,000	\$223,000	\$191,800	\$174,600	\$143,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$223,000	Imp Non Res (2)	\$223,000	\$223,000	\$191,800	\$174,600	\$143,700
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$304,800	Total	\$304,800	\$304,800	\$272,800	\$245,600	\$209,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$304,800	Total Non Res (2)	\$304,800	\$304,800	\$272,800	\$245,600	\$209,000
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 61' X 114', CI 61' X 114')

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	0.083	2.76	\$356,900	\$985,044	\$81,759	0%	1.0000	0.00	100.00	0.00	\$81,760

1321 E Atwater AVE

419, Other Commercial Housing

Transfer of Ownership		Doc ID	Code	Book/Page	Adj Sale Price	V/I
Date	Owner	0	WD	2001/4559		I
06/07/2001	BUNGER, THOMAS &					
05/18/1999	BUNGER, THOMAS A	0	DF	1999/4237		I
05/18/1999	BUNGER, THOMAS &	0	DF	1999/4236		I
07/19/1993	BUNGER, LEN E	0	MI	1993/3914		I
01/01/1900	BUNGER, LEN E	0	MI	1900/25946		I
01/01/1900	BUNGER, NELLIE E	0	MI	1900/25945		I

Commercial

154 Trending 2006 - A/530 1/2

Notes

2/10/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL
2/23/2024 2024--TRENDING: 24/25--CHANGES TO NBHD DUE TO TRENDING. 02/23/24, AV
8/30/2023 2024--FIELD REVIEW: 23/24 ADDED 500 SQ FT TO BASEMENT FINISH. CHANGED OMP TO OFF, 53/23, JTF/IMG, 8/30/23
2/23/2023 2023--TRENDING: 23/24 - CHG'S TO NBHD DUE TO TRENDING. JH/LB 2/23/23

2/3/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/03/21 KS/SJ
2/2/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/02/21 KS/SJ

2/7/2020 2020--TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS
11/26/2019 LAND REVIEW: 20/PAY21 - LAND CHANGE DUE TO MARKET REVIEW OF AREA. JH 11/26/19

7/9/2019 2020--FIELD REVIEW: 20/21-- NO CHANGE. 05/08/19 KS/SJ

9/26/2018 COMBINATION: 19/20--COMBINED 015-08180-00 INTO THIS PARCEL. 09/26/18 SJ

9/24/2018 2019--REVAL: 19/20--CHANGED LAND FROM FF TO A. 09/24/18 SJ

2/20/2018 2018 TRENDING: 18/19 - Changed NBHD factor due to trending. 2-20-18 KS/SJ

Land Computations

Calculated Acreage	0.08
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.08
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.08
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$81,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$81,800
CAP 3 Value	\$0
Total Value	\$81,800

Data Source N/A

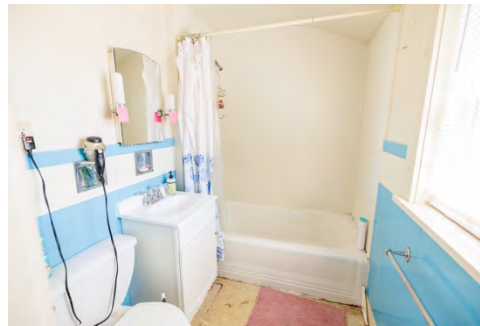
Collector 05/03/2023 JTF

Appraiser 08/30/2023 MG

333 S. Eagleson Avenue

Bloomington, IN 47401

IU Campus-Area Investment Property



Property Snapshot

Year Built	1938 (county records)
Style	1½-story
Finished Area	≈2,364 SF total, incl. ≈700 SF finished basement
Bed / Bath	6 bedrooms / 2 full bath, 1 half bath
Lot Size	6,534 sq ft
Zoning	Mixed Use Medium Scale (MM)
Features	Fireplace, central heat/AC, ≈360 SF covered concrete patio

Description

Positioned within the active IU campus area, this 1½-story property combines an established income-producing use with a location that is increasingly difficult to replicate.

The property is currently leased as a single house rental, providing a flexible interior footprint across multiple levels for continued rental use or repositioning.



Residential Client Full Detail Report

[Schedule a Showing](#)

Listings as 08/13/2026

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	Auction	Yes					
MLS #	202629050	333 S Eagleson Avenue	Bloomington	IN 47401	Status Active	L	\$300,000			
	Area	Monroe County	Parcel ID	53-08-03-204-005.000-009		Type	Site-Built Home			
	Sub	None	Cross Street		Bedrms	6	F Baths	2	H Baths	1
	Location		Style	One and Half Story						
	School District	MOC Elem	Rogers/Binford	JrH	Jackson Creek		SrH	Bloomington South		
	Legal Description	CAMPUS PLACE LOT 31								
Directions	Driving east on Atwater Ave. turn left onto S Eagleson. Property is on the right.									
Inside City Limits	City Zoning	Bloo	County Zoning	Zoning Description						

Remarks ***LIST PRICE IS THE OPENING BID PRICE*** AUCTION – Indiana University campus-area investment opportunity at 333 S Eagleson Ave! Located at the edge of IU, this 1½-story property offers an established income-producing use in one of Bloomington's most desirable investment locations. County records indicate approximately 2,364 finished SF, including approximately 700 SF of finished basement space, with 2 bedrooms, 1 full bath, 1 half bath and 8 total finished rooms. Additional features include a fireplace, central heat and A/C, and an approximately 360 SF covered concrete patio on approximately 0.15 acres. Conveniently located near the Jacobs School of Music, IU facilities, Mother Bear's Pizza, dining and the greater campus community. One of seven edge-of-campus investment properties being offered as part of a generational real estate portfolio auction. Buyers may pursue this property individually or explore opportunities involving multiple properties offered in the same auction event. Online bidding opens August 27. Live/Simulcast Auction September 3rd at 1 PM ET at the Bloomington Convention Center. Property sells subject to auction terms. Buyers should independently verify zoning, permitted uses and all property information. ***IMPORTANT PROPERTY VIEWING & INSPECTION INFORMATION*** Due to the properties being currently occupied by multiple tenants, all properties included in this auction will be available for viewing and inspection on ONE DAY ONLY: Friday, August 14 | 9:00 AM – 5:00 PM During this designated inspection event, all auction properties will be open and available for prospective buyers, real estate agents, inspectors, contractors, and other professionals to walk through and evaluate. No private or individual showings will be available before or after August 14. Real estate agents will not be able to schedule separate showing appointments for their clients. Buyers are strongly encouraged to attend on August 14 and complete any desired inspections or due diligence during this time. Buyers may bring their real estate agent, inspector, contractor, or other advisors with them. Please plan accordingly, as August 14 will be the only opportunity. ZONING: Mixed use medium scale (MM)

Se	Lo	Lot Ac/SF/Dim	0.1500	/ 6,534	.15	Sr	No	Lot Des	0-2.9999				
Township	Perry		Abv Gd Fin SqFt	1,664	Below Gd Fin SqFt	832	Ttl Below Gd SqFt	832	Ttl Fin SqFt	2,496	Year Built	1938	
Age	88	New No	Date Complete		Ext	Vinyl	Fndtn	Full Basement			# Rooms	9	
Room Dimensions			Inside City Limits		City	Blooming	County	Zoning Description					
	DIM	L											
L	11 x 11	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No		Fireplace	Yes	
D	x		B-Main	0	1	Well		Dryer Hookup Elec	No		Guest Qtrs	No	
F	x		B-Upper	1	0	Sewer	City	Dryer Hook Up	No		Split FirPln	No	
K	9 x 9	M	B-Blw G	1	0	Fuel /	Gas	Disposal	No		Ceiling Fan	No	
B	x		Laundry Rm	Baseme	Heating			Water Soft-Owned	No		Skylight	No	
D	x		Laundry L/W	3 x 6	Cooling	Central Air		Water Soft-Rented	No		ADA Features	No	
M	21 x 9	M						Alarm Sys-Sec	No		Fence		
2	11 x 15	M						Alarm	No		Golf Course	No	
3	17 x 14	U						Jet/Grdn Tub	No		Nr Wlkg Trails	No	
4	15 x 13	U	Garage	/	/	x	/	Pool	No		Garage Y/N	No	
5	16 x 12	B	Outbuilding	None	x			Pool Type			Opnr:	No	
R	x		Outbuilding		x			Off Street Pk					
LF	x		Assn Dues	Not Applicable				FIREPLACE	One				
E	7 x 16	B	Other Fees										
WtrType	Restrictions												
Water Features	Water		Wtr Name										
	Wtr Frtg		Channel Frtg										
	Lake Type												

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$	Auction Date	9/3/2026	Auction Time	1:00pm
Auctioneer Name	Cody Coffey		Auctioneer License #	AU12500011		
Financing:	Proposed		Exemptions		Year Taxes Payable	2026
Annual Taxes	\$7,229.9	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	25
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

53-08-03-204-005.000-009

General Information
Parcel Number
53-08-03-204-005.000-009
Local Parcel Number
015-50080-00
Tax ID:

Routing Number
03.01 -0053.000

Property Class 419 RENTAL
Other Commercial Housing

Year: 2026

Location Information
County
Monroe
Township
PERRY TOWNSHIP
District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO
School Corp 5740
MONROE COUNTY COMMUNITY
Neighborhood 53009147-009
154 Trending 2006 - A
Section/Plat

Location Address (1)
333 S Eagleson AVE
Bloomington, IN 47401-3720

Zoning

Subdivision

Lot

Market Model
419 - Other Commercial Housing

Characteristics
Topography Flood Hazard
Level ☐
Public Utilities ERA
All ☐
Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage

Other
Printed Monday, April 20, 2026

Review Group 2024

Sinn, Sue Ann Trust

Sinn, Sue Ann Trust
2521 Smith rd
Bloomington, IN 47401

Legal
CAMPUS PLACE LOT 31



Valuation Records (Work In Progress values are not certified values and are subject to change)									
2026	2026	2025	2024	2023	2022				
WIP	Assessment Year	AA	AA	AA	AA				
03/27/2026	Reason For Change	04/08/2026	04/11/2025	04/12/2024	04/06/2023				
Indiana Cost Mod	As Of Date	Indiana Cost Mod	Other (external)	Indiana Cost Mod	Indiana Cost Mod				
1.0000	Valuation Method	1.0000	1.0000	1.0000	1.0000				
	Equalization Factor								
	Notice Required	☐	☐	☐	☐				
\$128,000	Land	\$128,000	\$128,000	\$128,000	\$126,800	\$111,200			
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0			
\$128,000	Land Non Res (2)	\$128,000	\$128,000	\$128,000	\$126,800	\$111,200			
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0			
\$260,200	Improvement	\$260,200	\$237,700	\$237,700	\$218,400	\$198,700			
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0			
\$260,200	Imp Non Res (2)	\$260,200	\$237,700	\$237,700	\$218,400	\$198,700			
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0			
\$388,200	Total	\$388,200	\$365,700	\$365,700	\$345,200	\$309,900			
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0			
\$388,200	Total Non Res (2)	\$388,200	\$365,700	\$365,700	\$345,200	\$309,900			
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0			

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 61' X 114', CI 61' X 114')									
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %
9	A		0	0.1520	2.36	\$356,900	\$842,284	\$128,027	0%

Market Factor	Cap 1	Cap 2	Cap 3	Value
1.0000	0.00	100.00	0.00	\$128,030

Collector	05/03/2023	JTF
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Appraiser	08/30/2023	MG
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Data Source	N/A
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Review Group	2024
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333 S Eagleson AVE

419, Other Commercial Housing

Transfer of Ownership									
Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I		
02/01/2024	Sinn, Sue Ann Trust	2024001071	TR	/					
01/01/2024	Sinn, Charles Robert S	20000020988	CI	/					
12/22/2000	SINN, CHARLES ROB	0	WD	2000/4935					
12/13/2000	SINN, CHARLES ROB	0	WD	2000/4934					
11/17/1997	SHRAKE, RICHARD A	0	WD	1997/4962					
12/30/1996	SIMEC, BRENDA KAY	0	WD	1996/5056					

Commercial

154 Trending 2006 - A/530 1/2

Notes

3/31/2026 2026--TRENDING: 26/27--CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

2/10/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SJL

3/6/2024 NO SALES DISCLOSURE FORM: 01/01/24 (12/12/00), CORRECTION, NO SDF, \$0, AV

2/23/2024 2024--TRENDING: 24/25--CHANGES TO NBHD DUE TO TRENDING. 02/23/24, AV

2/13/2024 NO SALES DISCLOSURE FORM: 02/01/24, TRUSTEE'S DEED, NO SDF, \$0, AV

8/30/2023 2024--FIELD REVIEW: 24/25 ADDED 700 SQ FT TO BASEMENT FINISH, REMOVED 70 SQ FT OF REC ROOM 4, 5/3/23, JTF/MG, 8/30/23

2/23/2023 2023--TRENDING: 23/24 - CHG'S TO NBHD DUE TO TRENDING. JHLB 2/23/23

4/5/2022 ADDRESS CHANGE: 22/23 CHANGED STREET NAME FROM JORDAN TO EAGLESON AVE. PER FEB 22 CITY OF BLOOMINGTON ADDRESS LIST. 4/5/2022, AG

2/3/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/03/21 KS/SJ

2/2/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/02/21 KS/SJ

2/7/2020 2020--TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS.

11/28/2019 LAND REVIEW: 20/PAY21 - LAND

Land Computations

Calculated Acreage 0.15

Actual Frontage 0

Developer Discount ☐

Parcel Acreage 0.15

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

84 Solar Energy Land 0.00

9 Homesite 0.15

91/92 Acres 0.00

Total Acres Farmland 0.00

Farmland Value \$0

Measured Acreage 0.00

Avg Farmland Value/Acre 0.0

Value of Farmland \$0

Classified Total \$0

Farm / Classified Value \$0

Homesite(s) Value \$128,000

91/92 Value \$0

Supp. Page Land Value

CAP 1 Value \$0

CAP 2 Value \$128,000

CAP 3 Value \$0

Total Value \$128,000

401 S. Highland Avenue

Bloomington, IN 47401

8-Bedroom IU Campus-Area Investment Property



Property Snapshot

Year Built	1970 (county records)
Style	2-story, brick
Finished Area	≈2,444 SF total, incl. ≈728 SF finished basement
Bed / Bath	8 bedrooms / 2 full baths — 12 total finished rooms
County Classification	Two-family dwelling, platted lot
Lot Size	3485 sq ft
Zoning	Residential Multifamily (RM)
Historic District	Elm Heights Historic District (per Monroe Co. GIS)
Features	Central heat/AC, full basement, enclosed masonry porch

Description

Located at the corner of Atwater Avenue and S. Highland Avenue, this substantial brick property offers an outstanding combination of size, visibility and an irreplaceable campus-area location within steps of Indiana University.

The property is currently utilized as an income-producing rental and, with eight bedrooms and a corner location, stands out within the portfolio for continued investment use or long-term ownership. Buyers should independently verify historic district guidelines, zoning requirements and permitted uses.



 Listings as 08/13/2026



Residential Client Full Detail Report


[Schedule a Showing](#)

Page 1 of 1

Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS # 202629051		401 S Highland Avenue		Bloomington		IN 47401		Status Active		L \$300,000	
	Area Monroe County		Parcel ID 53-08-03-207-022.000-009						Type Site-Built Home			
	Sub None		Cross Street				Bedrms 8		F Baths 2		H Baths 0	
	Location City/Town/Suburb,		Style Two Story									
	School District MOC		Elem Rogers/Binford		JrH Jackson Creek				SrH Bloomington South			
	Legal Description WILLIAMS PT LOTS 13 & 14											
	Directions Property is on the corner of Atwater Ave. and S. Highland Ave.											
	Inside City Limits		City Zoning Bloo		County Zoning		Zoning Description					

Remarks **LIST PRICE IS THE OPENING BID PRICE** AUCTION - Prime Indiana University campus-area investment opportunity at 401 S Highland Ave, prominently located at the corner of Atwater and S. Highland. This 2-story brick property offers approximately 2,444 finished SF with 8 bedrooms, 2 full baths and 12 total rooms, according to county records. The finished space includes approximately 728 SF in the full basement. County records classify the property as a 2-family dwelling. Additional features include central heat and A/C and an enclosed masonry porch. Located within the Elm Heights Historic District and convenient to Indiana University, the Jacobs School of Music, IU facilities, dining, downtown Bloomington and the greater campus community. One of seven edge-of-campus investment properties being offered as part of a generational real estate portfolio auction. Online bidding opens August 27. Live/Simulcast Auction September 3rd at 1 PM ET at the Bloomington Convention Center. Buyers should independently verify zoning, permitted uses, historic district requirements and all property information. ***IMPORTANT PROPERTY VIEWING & INSPECTION INFORMATION*** Due to the properties being currently occupied by multiple tenants, all properties included in this auction will be available for viewing and inspection on ONE DAY ONLY: Friday, August 14 | 9:00 AM – 5:00 PM During this designated inspection event, all auction properties will be open and available for prospective buyers, real estate agents, inspectors, contractors, and other professionals to walk through and evaluate. No private or individual showings will be available before or after August 14. Real estate agents will not be able to schedule separate showing appointments for their clients. Buyers are strongly encouraged to attend on August 14 and complete any desired inspections or due diligence during this time. Buyers may bring their real estate agent, inspector, contractor, or other advisors with them. Please plan accordingly, as August 14 will be the only opportunity. ZONING: Residential Multifamily (RM)

Se	Lo	Lot Ac/SF/Dim		0.0800 / 3,485		.08		Sr No		Lot Des		0-2.9999					
Township		Perry		Abv Gd Fin SqFt		1,716	Below Gd Fin SqFt		728	Ttl	Below Gd SqFt	728	Ttl	Fin SqFt	2,444	Year Built	1970
Age	56	New	No	Date Complete		Ext		Brick	Fndtn	Full Basement						# Rooms	12
Room Dimensions		Inside City Limits		City		Blooming		County		Zoning Description							
DIM		L															
L	11	x	14	M	Baths	Full	Half	Water	CITY		Dryer Hookup Gas		No	Fireplace		Yes	
D	x				B-Main	0	0	Well			Dryer Hookup Elec		No	Guest Qtrs		No	
F	x				B-Upper	1	0	Sewer	City		Dryer Hook Up		No	Split Flrpln		No	
K	9	x	16	M	B-Blw G	1	0	Fuel /	Gas		Disposal		No	Ceiling Fan		No	
B	x				Laundry Rm	Baseme		Heating			Water Soft-Owned		No	Skylight		No	
D	x				Laundry L/W	9 x 9		Cooling	Central Air		Water Soft-Rented		No	ADA Features		No	
M	12	x	10	M													
2	9	x	12	M													
3	9	x	15	U													
4	12	x	10	U	Garage	/		/		x	/		Pool	No	Garage Y/N		No
5	12	x	9	U	Outbuilding	None		x				Pool Type		Opnr:		No	
R	x				Outbuilding			x				Off Street Pk					
LF	x				Assn Dues			Not Applicable				FIREPLACE		One			
E	x				Other Fees												
WtrType					Restrictions												
Water Features					Water		Wtr Name										
					Wtr Frtg		Channel Frtg										
							Lake Type										

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 9/3/2026

Auction Time 1:00pm

Auctioneer Name Cody Coffey

Auctioneer License #

AU12500011

Financing: Proposed

Exemptions

Year Taxes Payable 2026

Annual Taxes \$7,943.6

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 25

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Cody Coffey

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.

53-08-03-207-022.000-009

General Information

Parcel Number
53-08-03-207-022.000-009
Local Parcel Number
015-01160-00
Tax ID:

Routing Number
03.18 -0001.000

Property Class 520 RENTAL
2 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Monroe
Township
PERRY TOWNSHIP
District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO
School Corp 5740
MONROE COUNTY COMMUNITY
Neighborhood 53009147-009
154 Trending 2006 - A
Section/Plat
03
Location Address (1)
401 S Highland AVE
Bloomington, IN 47401-5051

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High
Public Utilities ERA
All
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage

Other
Printed Monday, April 20, 2026

Review Group 2024

Sinn, Sue Ann Trust

Ownership

Sinn, Sue Ann Trust
2521 S Smith Rd
Bloomington, IN 47401-5051

Legal

WILLIAMS PT LOTS 13 & 14



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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	EC	AA	AA	AA
02/20/2026	As Of Date	04/08/2026	06/23/2025	04/11/2025	04/12/2024	04/06/2023
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	☐	☐	☐	☐	☐
\$80,500	Land	\$80,500	\$80,500	\$105,000	\$105,000	\$103,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$80,500	Land Non Res (2)	\$80,500	\$80,500	\$105,000	\$105,000	\$103,900
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$366,100	Improvement	\$366,100	\$321,300	\$321,300	\$324,000	\$316,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$366,100	Imp Non Res (2)	\$366,100	\$321,300	\$321,300	\$324,000	\$316,300
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$446,600	Total	\$446,600	\$401,800	\$426,300	\$429,000	\$420,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$446,600	Total Non Res (2)	\$446,600	\$401,800	\$426,300	\$429,000	\$420,200
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 61' X 114', CI 61' X 114')

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	0.080	2.82	\$356,900	\$1,006,458	\$80,517	0%	1.0000	0.00	100.00	0.00	\$80,520

401 S Highland AVE

520, 2 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/01/2024	Sinn, Sue Ann Trust	2024001072	TR	/		
01/01/2024	Sinn, Charles Robert S	00315048	CI	/		
09/01/1993	Sinn, Charles R Sr & S	0	MI	1993/3703		
02/12/1993	SINN, CHARLES R, S	0	MI	1993/3702		
09/09/1983	SINN, CHARLES R S	0	MI	1983/1773		
09/09/1983	DICK, ALAN J & BARB	0	MI	1983/1772		

Res

154 Trending 2006 - A/530 1/2

Notes

3/31/2026 2026--TRENDING: 26/27--CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ
5/6/2025 CORRECTION OF ERROR: 25/26--UPDATED PARCEL ACREAGE FROM 0.114 TO 0.080 VIA THE AUDITOR'S OFFICE, 05/06/25, AV
5/6/2025 ADDRESS CHANGE: 25/26--UPDATED OWNER ADDRESS VIA INTERGRATION, 05/06/25, AV
2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL
3/6/2024 NO SALES DISCLOSURE FORM: 01/01/24 (09/01/93), CORRECTION, NO SDF, \$0, AV
2/23/2024 2024--TRENDING: 24/25-- CHANGES TO NBHD DUE TO TRENDING, 02/23/24, AV
2/13/2024 NO SALES DISCLOSURE FORM: 02/01/24, TRUSTEE'S DEED, NO SDF, \$0, AV
9/19/2023 2024--FIELD REVIEW: 24/25 NO CHANGE, 6/20/2023, JTF/CM
2/23/2023 2023--TRENDING: 23/24 - CHG'S TO NBHD DUE TO TRENDING. JH/LB 2/23/23
2/3/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/03/21 KS/SJ
2/7/2020 2020--TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS.
11/26/2019 LAND REVIEW: 20/PAY21 - LAND CHANGE DUE TO MARKET REVIEW OF AREA. JH
Land Computations
Calculated Acreage 0.08
Actual Frontage 0
Developer Discount ☐
Parcel Acreage 0.08
81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
84 Solar Energy Land 0.00
9 Homesite 0.08
91/92 Acres 0.00
Total Acres Farmland 0.00
Farmland Value \$0
Measured Acreage 0.00
Avg Farmland Value/Acre 0.0
Value of Farmland \$0
Classified Total \$0
Farm / Classified Value \$0
Homesite(s) Value \$80,500
91/92 Value \$0
Supp. Page Land Value
CAP 1 Value \$0
CAP 2 Value \$80,500
CAP 3 Value \$0
Total Value \$80,500

Data Source N/A

Collector 06/20/2023 JTF

Appraiser 09/19/2023 CM

1314 E. Atwater Avenue

Bloomington, IN 47401

8-Bedroom Investment Property Near Indiana University



Property Snapshot

Year Built	1920 (county records)
Style	1-story, brick
Finished Area	≈1,936 SF total (968 SF main level + 968 SF finished basement)
Bed / Bath	8 bedrooms / 2 full baths — 10 total finished rooms
Lot Size	6,969 sq ft
Zoning	Residential Urban (R4)
Historic District	Elm Heights Historic District (per Monroe Co. GIS)
Features	Central heat/AC, fireplace, 12'×18' detached garage

Description

Positioned directly along Atwater Avenue between S. Highland and S. Eagleson, this established investment property offers a highly visible, convenient location within the active campus-area community.

With eight bedrooms, finished space on both levels and a detached garage — an increasingly valuable feature this close to campus — the property offers strong fundamentals for continued investment use.

Listings as 08/13/2026

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	Auction	Yes					
MLS #	202629122	1314 E Atwater Avenue	Bloomington	IN 47401	Status Active	L \$300,000				
	Area	Monroe County	Parcel ID	53-08-03-204-072.000-009	Type	Site-Built Home				
	Sub	None	Cross Street		Bedrms	8	F Baths	2	H Baths	0
	Location	City/Town/Suburb,	Style	One Story						
	School District	MOC Elem	Rogers/Binford	JrH	Jackson Creek	SrH	Bloomington South			
	Legal Description	CAMPUS PLACE LOT 7 & PT LOT 8								
	Directions	Property is on the right side of Atwater between S Highland and S Eagleson.								
	Inside City Limits	City Zoning	Bloo	County Zoning	Zoning Description					

Remarks **AUCTION – LIST PRICE IS THE OPENING BID PRICE. 8-bedroom investment property in a prime location along E Atwater Ave near Indiana University! This one-story brick property offers approximately 1,936 finished SF, including 968 SF on the main level and 968 SF in the finished basement. County records identify 8 bedrooms, 2 full baths and 10 finished rooms. Additional features include central heat and A/C, a fireplace and a 12' x 18' detached garage. Situated on approximately 0.16 acres between S Highland and S Eagleson, the property offers direct Atwater Avenue frontage, sidewalks and convenient access to Indiana University, the Jacobs School of Music, IU facilities, dining, downtown Bloomington and the greater campus community. Located within the Elm Heights Historic District. One of seven edge-of-campus investment properties being offered as part of a generational real estate portfolio auction. Online bidding opens August 27. Live /Simulcast Auction September 3 at 1 PM ET at the Bloomington Convention Center. Buyers should independently verify zoning, permitted uses, historic district requirements and all property information. **IMPORTANT PROPERTY VIEWING & INSPECTION INFORMATION** Due to the properties being currently occupied by multiple tenants, all properties included in this auction will be available for viewing and inspection on ONE DAY ONLY: Friday, August 14 | 9:00 AM – 5:00 PM During this designated inspection event, all auction properties will be open and available for prospective buyers, real estate agents, inspectors, contractors, and other professionals to walk through and evaluate. No private or individual showings will be available before or after August 14. Real estate agents will not be able to schedule separate showing appointments for their clients. Buyers are strongly encouraged to attend on August 14 and complete any desired inspections or due diligence during this time. Buyers may bring their real estate agent, inspector, contractor, or other advisors with them. Please plan accordingly, as August 14 will be the only opportunity. **ZONING:** Residential urban (R4)

[illegible]

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$		Auction Date	9/3/2026	Auction Time	1:00pm	
Auctioneer Name	Cody Coffey			Auctioneer License #	AU12500011			
Financing:	Proposed			Exemptions				Year Taxes Payable 2026
Annual Taxes	\$7,834.8	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	24
Ttl Concessions Paid	Sold/Concession Remarks				
Seller Concessions Offer Y/N	Seller Concession Amount \$				

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

53-08-03-204-072.000-009

General Information
Parcel Number
53-08-03-204-072.000-009
Local Parcel Number
015-15030-00
Tax ID:

Routing Number
03.01 - 0011.000

Property Class 419 RENTAL
Other Commercial Housing

Year: 2026

Location Information
County
Monroe
Township
PERRY TOWNSHIP
District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO
School Corp 5740
MONROE COUNTY COMMUNITY
Neighborhood 53009147-009
154 Trending 2006 - A
Section/Plat

Location Address (1)
1314 E Atwater AVE
Bloomington, IN 47401

Zoning

Subdivision

Lot

Market Model
419 - Other Commercial Housing

Characteristics
Topography Flood Hazard
High ☐
Public Utilities ERA
All ☐
Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage

Other
Printed Monday, April 20, 2026

Review Group 2024

Sinn, Sue Ann Trust

Sinn, Sue Ann Trust
2521 Smith Rd
Bloomington, IN 47401

Legal
CAMPUS PLACE LOT 7 & PT LOT 8



1314 E Atwater AVE

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**
02/01/2024 Sinn, Sue Ann Trust 2024001074 TR /
01/01/2024 Sinn, Charles Robert S 00302297 CI /
02/12/1993 SINN, CHARLES R., S 0 MI 1993/4112
12/28/1987 SINN, CHARLES R ST 0 MI 1987/2696
01/01/1900 UNKNOWN WD /

419, Other Commercial Housing

154 Trending 2006 - A/530 1/2

Notes
3/31/2026 2026--TRENDING: 26/27--CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ
2/10/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SJL
3/6/2024 NO SALES DISCLOSURE FORM: 01/01/24 (02/12/93), CORRECTION, NO SDF, \$0, AV
2/23/2024 2024--TRENDING: 24/25--CHANGES TO NBHD DUE TO TRENDING. 02/23/24, AV
2/13/2024 NO SALES DISCLOSURE FORM: 02/01/24, TRUSTEE'S DEED, NO SDF, \$0, AV

8/30/2023 2024--FIELD REVIEW: 24/25 ADDED 6 BEDROOM TO SFR. CHANGED GRADE ON SFR FROM C-1 TO C. CHANGED PCC FROM S20 TO 419, S/3/23, JTF/MG, 8/30/23

2/23/2023 2023--TRENDING: 23/24 - CHG'S TO NBHD DUE TO TRENDING. JH/LB 2/23/23

2/3/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/03/21 KS/SJ

2/2/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/02/21 KS/SJ

2/7/2020 2020--TRENDING: 20/21 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS.

11/26/2019 LAND REVIEW: 20/PAY/21 - LAND CHANGE DUE TO MARKET REVIEW OF AREA. JH 11/26/19

7/9/2019 2020--FIELD REVIEW: 20/21--NO

Land Computations
Calculated Acreage 0.16
Actual Frontage 0
Developer Discount ☐
Parcel Acreage 0.17
81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
84 Solar Energy Land 0.00
9 Homesite 0.16
91/92 Acres 0.00
Total Acres Farmland 0.01
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 \$132,200
91/92 Value \$0
Supp. Page Land Value
CAP 1 Value \$0
CAP 2 Value \$132,200
CAP 3 Value \$0
Total Value \$132,200

Valuation Records (Work In Progress values are not certified values and are subject to change)											
2026	2026	2025	2024	2023	2022						
WIP	Assessment Year	AA	AA	AA	AA						
03/27/2026	Reason For Change	04/08/2026	04/11/2025	04/12/2024	04/06/2023	04/08/2022					
Indiana Cost Mod	As Of Date	Indiana Cost Mod	Other (external)	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod					
1.0000	Valuation Method	1.0000	1.0000	1.0000	1.0000	1.0000					
	Equalization Factor										
	Notice Required	☐	☐	☐	☐	☐					
\$132,200	Land	\$132,200	\$132,200	\$132,200	\$130,900	\$114,900					
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0					
\$132,200	Land Non Res (2)	\$132,200	\$132,200	\$132,200	\$130,900	\$114,900					
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0					
\$298,000	Improvement	\$298,000	\$264,100	\$264,100	\$277,500	\$259,000					
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0					
\$298,000	Imp Non Res (2)	\$298,000	\$264,100	\$264,100	\$271,900	\$247,400					
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$5,600	\$11,600					
\$430,200	Total	\$430,200	\$396,300	\$396,300	\$408,400	\$373,900					
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0					
\$430,200	Total Non Res (2)	\$430,200	\$396,300	\$396,300	\$402,800	\$362,300					
\$0	Total Non Res (3)	\$0	\$0	\$0	\$5,600	\$11,600					

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 61' X 114', CI 61' X 114')											
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Value

9	A		0	0.1570	2.36	\$356,900	\$842,284	\$132,239	0%	1.0000	\$132,240
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Data Source N/A

Collector 05/03/2023 JTF

Appraiser 08/30/2023 MG

409 S. Swain Avenue

Bloomington, IN 47401

8-Bedroom IU Campus-Area Investment Property



Property Snapshot

Year Built	1948 (county records)
Style	1-story
Finished Area	≈2,478 SF total, incl. ≈1,113 SF finished basement
Bed / Bath	10 bedrooms / 2 full baths — two kitchen sinks, two water heaters
County Classification	Other Commercial Housing
Lot Size	7,840 sq ft
Zoning	Residential Multifamily (RM)
Features	Central heat/AC, ≈525 SF concrete patio, ≈2,500 SF asphalt paving / off-street parking

Description

Just off Atwater Avenue, this spacious campus-area property offers a compelling combination of bedroom capacity, finished living space, parking and proximity to Indiana University.

Its combination of eight bedrooms, four full bathrooms, finished space on two levels and off-street parking makes 409 S. Swain particularly well suited for continued investment use in a market where parking is a genuine premium.

Listings as 08/13/2026

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202629115	409 S Swain Avenue	Bloomington	IN	47401	Status	Active	L	\$300,000			
	Area	Monroe County	Parcel ID	53-08-03-204-019.000-009			Type	Site-Built Home				
	Sub	None	Cross Street				Bedrms	10	F Baths	2	H Baths	0
	Location	City/Town/Suburb,		Style	One Story							
	School District	MOC	Elem	Rogers/Binford	JrH	Jackson Creek	SrH	Bloomington South				
	Legal Description	CAMPUS PLACE LOT 65										
	Directions	Driving east on Atwater ave. turn onto S Swain. property is on the left										
	Inside City Limits	City Zoning	Bloo	County Zoning	Zoning Description							

Remarks **AUCTION – LIST PRICE IS THE OPENING BID PRICE. Established IU campus-area investment property at 409 S Swain Ave, conveniently located just off Atwater Avenue. This one-story property offers approximately 2,478 finished SF, including approximately 1,113 SF of finished basement space. County records identify 8 bedrooms, 4 full baths, two kitchen sinks and two water heaters. The property is classified by the county as Other Commercial Housing. Situated on approximately 0.18 acres, additional features include central heat and A/C, a 525 SF concrete patio and approximately 2,500 SF of asphalt paving providing valuable off-street parking. Located near Indiana University, the Jacobs School of Music, IU facilities, dining, entertainment and downtown Bloomington. One of seven edge-of-campus investment properties being offered as part of a generational real estate portfolio auction. Online bidding opens August 27. Live/Simulcast Auction September 3 at 1 PM ET at the Bloomington Convention Center. Buyers should independently verify zoning, permitted uses and all property information. **IMPORTANT PROPERTY VIEWING & INSPECTION INFORMATION** Due to the properties being currently occupied by multiple tenants, all properties included in this auction will be available for viewing and inspection on ONE DAY ONLY: Friday, August 14 | 9:00 AM – 5:00 PM During this designated inspection event, all auction properties will be open and available for prospective buyers, real estate agents, inspectors, contractors, and other professionals to walk through and evaluate. No private or individual showings will be available before or after August 14. Real estate agents will not be able to schedule separate showing appointments for their clients. Buyers are strongly encouraged to attend on August 14 and complete any desired inspections or due diligence during this time. Buyers may bring their real estate agent, inspector, contractor, or other advisors with them. Please plan accordingly, as August 14 will be the only opportunity. **ZONING:** Residential multifamily (RM)

Se	Lo	Lot Ac/SF/Dim	0.1800 / 7,841	.18	Sr	No	Lot Des	0-2.9999				
Township	Perry		Abv Gd Fin SqFt	1,365	Below Gd Fin SqFt	1,113	Ttl Below Gd SqFt	1,113	Ttl Fin SqFt	2,478	Year Built	1948
Age	78	New	No	Date Complete	Ext	Aluminum	Fndtn	Full Basement	# Rooms 13			
Room Dimensions	Inside City Limits			City	Bloomington	County	Zoning Description					
DIM	L											
L	x		Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No	
D	8 x 9	M	B-Main	1	0	Well		Dryer Hookup Elec	No	Guest Qtrs	No	
F	x		B-Upper	0	0	Sewer	City	Dryer Hook Up	No	Split FlrPln	No	
K	10 x 10	M	B-Blw G	1	0	Fuel /	Gas	Disposal	No	Ceiling Fan	No	
B	x		Laundry Rm	Baseme		Heating		Water Soft-Owned	No	Skylight	No	
D	x		Laundry L/W	12x 4		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No	
M	10 x 9	M						Alarm Sys-Sec	No	Fence		
2	12 x 12	M						Alarm	No	Golf Course	No	
3	13 x 9	M						Jet/Grdn Tub	No	Nr Wlkg Trails	No	
4	15 x 10	M	Garage	/	/	x	/	Pool	No	Garage Y/N	No	
5	13 x 10	M	Outbuilding	None		x		Pool Type		Opnr:	No	
R	12 x 9	B	Outbuilding			x		Off Street Pk				
LF	x		Assn Dues	Not Applicable								
E	10 x 9	B	Other Fees									
WtrType			Restrictions									
Water Features			Water	Wtr Name								
			Wtr Frtg	Channel Frtg								
				Lake Type								

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 9/3/2026

Auction Time 1:00pm

Auctioneer Name Cody Coffey

Auctioneer License # AU12500011

Financing: Proposed

Exemptions

Year Taxes Payable 2026

Annual Taxes \$7,257.2

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 24

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Cody Coffey

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

53-08-03-204-019.000-009

General Information
Parcel Number
53-08-03-204-019.000-009
Local Parcel Number
015-41670-00
Tax ID:

Routing Number
03.01 -0093.000

Property Class 419 RENTAL
Other Commercial Housing

Year: 2026

Location Information

County
Monroe
Township
PERRY TOWNSHIP

District 009 (Local 009)
BLOOMINGTON CITY-PERRY TO

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53009152-009

Section/Plat
159 Trending 2006 - A

Location Address (1)
409 S Swain AVE
Bloomington, IN 47401-5127

Zoning

Subdivision

Lot

Market Model
419 - Other Commercial Housing

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage

Other

Printed Monday, April 20, 2026

Review Group 2024

Sinn, Sue Ann Trust

Ownership
Sinn, Sue Ann Trust
2521 Smith Rd
Bloomington, IN 47401

Legal
CAMPUS PLACE LOT 65



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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
03/27/2026	As Of Date	04/08/2026	04/11/2025	04/12/2024	04/06/2023	04/08/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Other (external)	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	☐	☐	☐	☐	☐
\$117,200	Land	\$117,200	\$117,200	\$117,200	\$117,200	\$101,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$117,200	Land Non Res (2)	\$117,200	\$117,200	\$117,200	\$117,200	\$101,900
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$258,400	Improvement	\$258,400	\$249,800	\$249,800	\$240,600	\$216,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$257,100	Imp Non Res (2)	\$257,100	\$248,500	\$248,500	\$239,300	\$214,900
\$1,300	Imp Non Res (3)	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
\$375,600	Total	\$375,600	\$367,000	\$367,000	\$357,800	\$318,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$374,300	Total Non Res (2)	\$374,300	\$365,700	\$365,700	\$356,500	\$316,800
\$1,300	Total Non Res (3)	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300

Land Data (Standard Depth: Res 132', CI 132'

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	0.1820	2.24	\$287,500	\$644,000	\$117,208	0%	1.0000	0.00	100.00	0.00	\$117,210

Land Data (Standard Depth: Res 132', CI 132'

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	0.1820	2.24	\$287,500	\$644,000	\$117,208	0%	1.0000	0.00	100.00	0.00	\$117,210

Land Data (Standard Depth: Res 132', CI 132'

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	0.1820	2.24	\$287,500	\$644,000	\$117,208	0%	1.0000	0.00	100.00	0.00	\$117,210

Land Data (Standard Depth: Res 132', CI 132'

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	0.1820	2.24	\$287,500	\$644,000	\$117,208	0%	1.0000	0.00	100.00	0.00	\$117,210

Land Data (Standard Depth: Res 132', CI 132'

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	0.1820	2.24	\$287,500	\$644,000	\$117,208	0%	1.0000	0.00	100.00	0.00	\$117,210

Land Data (Standard Depth: Res 132', CI 132'

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	0.1820	2.24	\$287,500	\$644,000	\$117,208	0%	1.0000	0.00	100.00	0.00	\$117,210

Land Data (Standard Depth: Res 132', CI 132'

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	0.1820	2.24	\$287,500	\$644,000	\$117,208	0%	1.0000	0.00	100.00	0.00	\$117,210

Land Data (Standard Depth: Res 132', CI 132'

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
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409 S Swain AVE

Transfer of Ownership
Date **Owner** **Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**
02/01/2024 Sinn, Sue Ann Trust 2024001073 TR / /
01/01/2024 Sinn, Charles Robert T 00302408 CI / /
02/16/1993 SINN, CHARLES ROB 0 MI 1993/4680 /
01/01/1900 PELL, RICHARD E & 0 MI 1900/29895 /
01/01/1900 UNKNOWN WD /

419, Other Commercial Housing

Notes
3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ
2/10/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL
3/6/2024 NO SALES DISCLOSURE FORM: 01/01/24 (02/12/93), CORRECTION, NO SDF, \$0, AV
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2/22/2023 2023--TRENDING: 2023/2024-CHANGES TO NBHD DUE TO TRENDING. 2/22/23 ND/LB
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2/7/2020 2020--TRENDING: 2021 CHANGES TO NEIGHBORHOOD DUE TO TRENDING. 02/07/20 JC, SJ, KS.
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7/9/2019 2020-- FIELD REVIEW: 20/21--- NO CHANGE. 05/08/19 KS/SJ
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1/9/2017 2017--TRENDING: CHANGED NBHD FACTOR DUE TO TRENDING. 1/9/17 CA/SJ

159 Trending 2006 - A/530 1/2

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Notes
3/31/2026 2026

2557 S. Smith Road

Bloomington, IN 47401

Expansive Bloomington Home on 5.93 Acres — Not a Rental Property



Property Snapshot

Year Built	1996
Style	1½-story, brick
Finished Area	≈6,794 SF total (≈4,265 SF above grade + ≈2,529 SF finished walk-out basement)
Bed / Bath	5 bedrooms / 4 full baths, 2 half baths
Lot Size	≈5.93 rolling, partially wooded acres
Zoning	CVR — Conservation Residential 2.5
Features	26'×21' living room, 21'×23' recreation room, fireplace, ≈595 SF wood deck, ≈595 SF concrete patio, ≈238 SF open porch, attached garage

Description

Set on nearly six rolling, partially wooded acres, this substantial residence offers a secluded setting while remaining convenient to Indiana University, downtown Bloomington and the city's east and south sides.

Unlike the seven campus-area rentals in this portfolio, 2557 S. Smith Road is offered as a distinctive single residence — it carries no tenants, leases or rent roll, and conveys with vacant possession at closing (subject to the general terms of sale).

County and MLS records contain some differences in reported details for this property; buyers should independently verify square footage, room count, acreage, zoning and permitted uses.



Residential Client Full Detail Report



Listings as 08/13/2026

Page 1 of 1

Property Type	RESIDENTIAL			Status	Active		Auction	Yes			
MLS #	202629907	2557 S Smith Road	Bloomington		IN	47401	Status	Active	L	\$500,000	
	Area	Monroe County		Parcel ID	53-08-12-300-007.000-008			Type	Site-Built Home		
	Sub	None		Cross Street				Bedrms	5	F Baths	4
	Location			Style	One and Half Story			H Baths	2		
	School District	MOC	Elem	Rogers/Binford	JrH	Tri-North			SrH	Bloomington North	
	Legal Description	014-30700-02 PT SW SW 12-8-1W 5.93A PLAT 79									
	Directions	From E 3rd St. turn on Smith Rd. Property is on the left									
Inside City Limits			City Zoning			County Zoning			Zoning Description		

Remarks AUCTION – ***LIST PRICE IS THE OPENING BID PRICE.*** Expansive brick home situated on approximately 5.93 rolling, partially wooded acres in Bloomington. Built in 1996, this 1.5-story home offers approximately 6,794 finished SF, including 4,265 SF above grade and a 2,529 SF finished walk-out basement. MLS information identifies 5 bedrooms, 4 full baths and 2 half baths. Spacious floor plan features large living and recreation areas, fireplace, central heat and A/C and an attached garage. Outdoor amenities include a large wood deck, concrete patio and open porch overlooking the property's wooded setting. Convenient Bloomington location with access to Indiana University, downtown and area amenities. Being offered in conjunction with a generational Bloomington real estate portfolio auction. Online bidding opens August 27. Live/Simulcast Auction September 3 at 1 PM ET at the Bloomington Convention Center. Buyers should independently verify square footage, bedroom/bath counts, acreage, zoning, permitted uses and all property information.

Se	Lo	Lot Ac/SF/Dim		5.9300	/	258,311	5.93	Sr	No	Lot Des	Partially Wooded, Rolling, 3-5.9999				
Township	Perry	Abv Gd Fin SqFt		4,265	Below Gd Fin SqFt		2,529	Ttl	Below Gd SqFt	2,529	Ttl	Fin SqFt	6,794	Year Built	1996
Age	30	New	No <th colspan="2">Date Complete</th> <th>Ext</th> <td>Brick</td> <th>Fndtn</th> <th colspan="5">Full Basement, Walk-Out Basement, Finished</th> <th># Rooms</th> <td>14</td>	Date Complete		Ext	Brick	Fndtn	Full Basement, Walk-Out Basement, Finished					# Rooms	14
Room Dimensions		Inside City Limits			City		County		Zoning Description						
L	DIM	L		Baths	Full	Half	Water	PUBL	Dryer Hookup Gas	No		Fireplace	Yes		
D	26 x 21	M		B-Main	1	1	Well		Dryer Hookup Elec	No		Guest Qtrs	No		
F	21 x 10	M		B-Upper	2	0	Sewer	Septic	Dryer Hook Up	No		Split FirPln	No		
K	24 x 14	M		B-Blw G	1	1	Fuel /	Gas	Disposal	No		Ceiling Fan	No		
B	18 x 14	M		Laundry Rm	Main		Heating		Water Soft-Owned	No		Skylight	No		
D	12 x 10	M		Laundry L/W	9 x 8		Cooling	Central Air	Water Soft-Rented	No		ADA Features	No		
M	12 x 8	M							Alarm Sys-Sec	No		Fence			
2	21 x 14	U							Alarm	No		Golf Course	No		
3	24 x 13	U							Jet/Grdn Tub	No		Nr Wlkg Trails	No		
4	19 x 12	U		Garage	2.0	/ Attached	/	24 x 24	/ 576.00	Pool	No	Garage Y/N	Yes		
5	21 x 23	U		Outbuilding	None		x		Pool Type			Opnr:	No		
R	18 x 15	L		Outbuilding			x		Off Street Pk						
LF	47 x 43	L		Assn Dues		Not Applicable			FIREPLACE	Living/Great Rm, One					
E	24 x 13	U		Other Fees											
WtrType	14 x 13	L		Restrictions											
Water Features		Water			Wtr Name										
		Wtr Frtg			Channel Frtg										
					Lake Type										

Virtual Tours: Unbranded Virtual Tour

Auction	Yes	Auction Reserve Price \$		Auction Date	9/3/2026	Auction Time	1:00pm
Auctioneer Name	Cody Coffey	Auctioneer License #	AU12500011	Exemptions		Year Taxes Payable	2026
Financing:	Proposed	Annual Taxes	\$4,082.3	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	204
Ttl Concessions Paid		Sold/Concession Remarks		Seller Concession Amount \$					

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

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.

53-08-12-300-007.000-008

General Information
Parcel Number
53-08-12-300-007.000-008
Local Parcel Number
014-30700-02
Tax ID:

Routing Number
12.01 -0061.000

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information
County
Monroe
Township
PERRY TOWNSHIP
District 008 (Local 008)
PERRY TOWNSHIP
School Corp 5740
MONROE COUNTY COMMUNITY
Neighborhood 53008025-008
Smith Road - PT - A
Section/Plat

Location Address (1)
2557 S Smith RD
Bloomington, IN 47401-8943

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics
Topography Flood Hazard
Rolling ☐
Public Utilities ERA
Water, Electricity ☐
Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage

Other
Printed Monday, April 20, 2026

Review Group 2025

Sinn, Sue Ann Trust

Ownership
Sinn, Sue Ann Trust
2521 Smith Rd
Bloomington, IN 47401

Legal
PT SW SW 12-8-1W 5.93A



Valuation Records (Work In Progress values are not certified values and are subject to change)											
2026	Assessment Year	2026	2025	2024	2023	2022					
WIP	Reason For Change	AA	AA	AA	AA	AA					
02/20/2026	As Of Date	04/08/2026	04/12/2025	04/12/2024	04/06/2023	04/08/2022					
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	☐	☐	☐	☐	☐					
\$74,700	Land	\$74,700	\$74,700	\$74,700	\$74,700	\$74,700					
\$50,000	Land Res (1)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000					
\$24,700	Land Non Res (2)	\$24,700	\$24,700	\$24,700	\$0	\$0					
\$0	Land Non Res (3)	\$0	\$0	\$0	\$24,700	\$24,700					
\$491,400	Improvement	\$491,400	\$449,100	\$447,400	\$442,600	\$396,200					
\$491,400	Imp Res (1)	\$491,400	\$449,100	\$447,400	\$442,600	\$396,200					
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0					
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0					
\$566,100	Total	\$566,100	\$523,800	\$522,100	\$517,300	\$470,900					
\$541,400	Total Res (1)	\$541,400	\$499,100	\$497,400	\$492,600	\$446,200					
\$24,700	Total Non Res (2)	\$24,700	\$24,700	\$24,700	\$0	\$0					
\$0	Total Non Res (3)	\$0	\$0	\$0	\$24,700	\$24,700					

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	Value
9	A		0	1.0000	1.00	\$50,000	\$50,000	\$50,000	0%	1.0000	\$50,000
91	A		0	4.9300	1.00	\$5,000	\$5,000	\$24,650	0%	1.0000	\$24,650

Data Source N/A

Collector 05/07/2024 JDS

Appraiser 09/06/2024 JACKIE COMBS

2557 S Smith RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Smith Road - PT - A/530080 1/2

Notes
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2/11/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/11/2025 SJ/SL

9/6/2024 2025-REVAL: 25/26 NO CHANGES 9/6/24 JC JDS

2/13/2024 NO SALES DISCLOSURE FORM: 02/01/24, TRUSTEE'S DEED, NO SDF, \$0, AV

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

2/1/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING. 02/01/21 KS/SJ

8/20/2020 2021--FIELD REVIEW: 21/22 CHANGED GRADE from C to C+1 per FIELD NOTES 6/1/2020-KS/MS

2/5/2020 2020--TRENDING: 2020/2021-CHNGD NBHD FACTOR DUE TO TRENDING. ND

2/20/2018 2018 TRENDING: 18/19 - Changed NBHD factor due to trending. 2-20-18 KS/SJ

1/9/2017 2017--FIELD REVIEW: 2017 Changed NBHD factor due to Trending 1/9/2017 cm/jc

Land Computations	
Calculated Acreage	5.93
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.93
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	4.93
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	\$50,000
91/92 Value	\$24,700
Supp. Page Land Value	
CAP 1 Value	\$50,000
CAP 2 Value	\$24,700
CAP 3 Value	\$0
Total Value	\$74,700

Rent Income Analysis

Sinn Portfolio — Bloomington, Indiana Student Rentals

This portfolio has produced consistent rental income for over a decade as individually leased, by-the-bedroom student housing near IU. The tables below summarize historical portfolio-wide performance and the current leasing position of each property.

Historical Portfolio Performance

Year	Gross Income	Net Income	Source
2023	\$283,000	\$142,000	Ownership records
2024	\$267,000	\$151,000	Ownership records
2025	\$202,826	\$60,711	2025 Income/Expense Statement

Note: 2025 reflects a leasing transition to a new third-party management group; see “Occupancy & Leasing Context” for detail. 2023–2024 figures are drawn from ownership's records.

Current Leasing Snapshot

Property	Current Monthly Rent	Leasing Status	Notes
326 S. Eagleson Ave	\$4,250	90% leased (9 of 10)	One room remaining
333 S. Eagleson Ave	\$3,075	Fully leased	Typically leases higher; below historical average
1314 E. Atwater Ave	\$3,475	Fully leased	One of 8 rooms occupied rent-free (family arrangement)
1331 E. Atwater Ave	\$5,819	Fully leased	
409 S. Swain Ave	\$1,325	4 of 10 rooms leased	Actively leasing; figure understated pending data correction
401 S. Highland Ave	\$0	Held back by design	Reserved for a larger group or short-term football-weekend leasing
Current Run Rate*	\$17,944 / mo	~\$215,300 / yr	Excludes 401 Highland and full Swain lease-up

**Run rate reflects currently signed, in-place rent only. 409 S. Swain is still actively leasing (6 rooms remaining), and 401 S. Highland is intentionally held back rather than vacant by default — both represent additional upside beyond this figure.*

Figures current as of 8/13/2026, per ownership. Two rooms (409 S. Swain and one additional unit) had a \$0 rent value entered in error in the property management system; corrected figures will be provided once available.

Occupancy Permits

Rental Permit

<https://apps.bloomington.in.gov/rentpro/Permit?id=1828>



City of Bloomington Housing and Neighborhood Development

A COPY OF THIS PERMIT AND THE RENTAL FILE ARE AVAILABLE FOR THE PUBLIC TO VIEW DURING
REGULAR BUSINESS HOURS AT THE HOUSING AND NEIGHBORHOOD DEVELOPMENT OFFICE

RESIDENTIAL RENTAL OCCUPANCY PERMIT HOUSING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT *City of Bloomington, Indiana*

10/27/2020

Zone RM

Location: 409 S Swain AVE

Owner: Sinn, Charles R. Sr. 2557 S. Smith Rd. Bloomington, IN 47401

Agent: Sinn, Charles Jr. 2559 S. Smith Road. Bloomington, IN 47401

Structures/Units: 1/10

Inspector: Kenneth Liford

Structure	Units	Bedrooms per Unit	Max Occupant Load per Unit
1	10 RH	1 SR	1

The permit certifies compliance with the provision of Title 16 of the Bloomington Municipal Code, "Bloomington Residential Rental Unit and Lodging Establishment Inspection Program", and does not represent compliance with any other Title of the Bloomington Municipal Code or other relevant statutes or ordinances, particularly in regards to laws which regulate the zoning of this property. No change of use shall be made in this location without the prior approval of the applicable departments.

Date Inspected: 08/25/2020

Date Complied: 08/28/2020

PERMIT EXPIRES: 08/28/2025

Housing Official

A copy of the permit must be displayed on the inside of the main entrance of the rental units

Reminder: Each residential rental unit shall be scheduled to receive a cycle inspection at least sixty days prior to the expiration of its permit. Don't forget to call HAND before this time: (16.03.040)

401 N. Morton Street
Bloomington, IN 47404
Fax: (812) 349-3582

City Hall

www.bloomington.in.gov

Rental Inspections: (812) 349-3420
Neighborhood Division: (812) 349-3421
Housing Division: (812) 349-3421



City of Bloomington
Housing and Neighborhood Development

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REGULAR BUSINESS HOURS AT THE HOUSING AND NEIGHBORHOOD DEVELOPMENT OFFICE

RESIDENTIAL RENTAL OCCUPANCY PERMIT
HOUSING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT
City of Bloomington, Indiana

07/22/2021

Location: 333 S Jordan AVE

Zone: RM

Owner: Sinn, Charles R. Sr. 2557 S. Smith Rd. Bloomington, IN 47401

Agent: Sinn, Charles Jr. 2559 S. Smith Road Bloomington, IN 47401

Structures/Units: 1/6

Inspector: Maria McCormick

Structure	Units	Bedrooms per Unit	Max Occupant Load per Unit
1	6 RH	1 SR	1

The permit certifies compliance with the provision of Title 16 of the Bloomington Municipal Code, "Bloomington Residential Rental Unit and Lodging Establishment Inspection Program", and does not represent compliance with any other Title of the Bloomington Municipal Code or other relevant statutes or ordinances, particularly in regards to laws which regulate the zoning of this property. No change of use shall be made in this location without the prior approval of the applicable departments.

Date Inspected: 05/06/2021

Date Complied: 07/06/2021

PERMIT EXPIRES: 07/06/2025

Housing Official

A copy of the permit must be displayed on the inside of the main entrance of the rental units

Reminder: Each residential rental unit shall be scheduled to receive a cycle inspection at least sixty days prior to the expiration of its permit. Don't forget to call HAND before this time. (16.03.040)



**CITY OF
BLOOMINGTON**
HOUSING AND NEIGHBORHOOD DEVELOPMENT
RESIDENTIAL RENTAL OCCUPANCY PERMIT

Complied: 3/20/2023
Inspected: 11/21/2022
Expires: 3/20/2028

326 S Eagleson AVE

Owner

Sinn, Charles R. Sr.

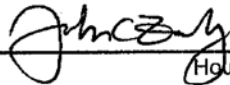
2557 S. Smith Rd Bloomington IN
47401

Representative, Agent

Sinn, Charles Jr.
2559 S. Smith Road
Bloomington IN 47401

Inspector: R. Council

The permit certifies compliance with the provision of Title 16 of the Bloomington Municipal Code, "Bloomington Residential Rental Unit and Lodging Establishment Inspection Program", and does not represent compliance with any other Title of the Bloomington Municipal Code or other relevant statutes or ordinances, particularly in regards to laws which regulate the zoning of this property. No change of use shall be made in this location without the prior approval of the applicable departments.


Housing Official

<u>Structure Identifier</u>	<u>Units</u>	<u>Bedrooms per Unit</u>	<u>Max Occupant Load per Unit</u>
1	10	1	5
	10	10	

A copy of the permit must be displayed on the inside of the main entrance of the rental units

A copy of this permit and the rental file are available for the public to view during regular business hours at the Housing and Neighborhood Development office.

Each residential rental unit shall be scheduled to receive a cycle inspection at least sixty days prior to the expiration of its permit. Don't forget to call HAND before this time. (16.03.040)



City of Bloomington
Housing and Neighborhood Development

A COPY OF THIS PERMIT AND THE RENTAL FILE ARE AVAILABLE FOR THE PUBLIC TO VIEW DURING
REGULAR BUSINESS HOURS AT THE HOUSING AND NEIGHBORHOOD DEVELOPMENT OFFICE

RESIDENTIAL RENTAL OCCUPANCY PERMIT
HOUSING AND NEIGHBORHOOD DEVELOPMENT DEPARTMENT
City of Bloomington, Indiana

02/25/2021

Location: 401 S Highland AVE

Zone: RM

Owner: Sinn, Charles R. Sr. 2557 S. Smith Rd. Bloomington, IN 47401

Agent: Sinn, Charles Jr. 2559 S. Smith Road. Bloomington, IN 47401

Structures/Units: 1/8

Inspector: Mike Arnold

Structure	Units	Bedrooms per Unit	Max Occupant Load per Unit
1	8 RH	1 SR	1

The permit certifies compliance with the provision of Title 16 of the Bloomington Municipal Code, "Bloomington Residential Rental Unit and Lodging Establishment Inspection Program", and does not represent compliance with any other Title of the Bloomington Municipal Code or other relevant statutes or ordinances, particularly in regards to laws which regulate the zoning of this property. No change of use shall be made in this location without the prior approval of the applicable departments.

Date Inspected: 12/01/2020

Date Complied: 02/19/2021

PERMIT EXPIRES: 02/19/2025

B.H.Q.A Variance Conditions of Approval:

10/12/2012 This property has been granted a variance from the Indiana State Fire Safety and Building Safety Commission on October 02, 2012 for the egress requirements.
Project Name: 401 S HIGHLAND AVE WINDOWS; Variance Number: 12-10-24.

Housing Official

A copy of the permit must be displayed on the inside of the main entrance of the rental units

Reminder: Each residential rental unit shall be scheduled to receive a cycle inspection at least sixty days prior to the expiration of its permit. Don't forget to call HAND before this time. (16.03.040)

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Housing Division: (812) 349-3401

Zoning Information

Current Monroe County / City of Bloomington zoning classifications for the seven near-campus rental properties in this portfolio. Buyers should independently verify zoning, permitted uses and any development standards with the City of Bloomington Planning & Transportation Department before bidding.

Mixed Use Medium Scale (MM)

Address	City	Zoning Classification
326 S. Eagleson Ave.	Bloomington, IN	Mixed Use Medium Scale (MM)
333 S. Eagleson Ave.	Bloomington, IN	Mixed Use Medium Scale (MM)
1321 E. Atwater Ave.	Bloomington, IN	Mixed Use Medium Scale (MM)
1331 E. Atwater Ave.	Bloomington, IN	Mixed Use Medium Scale (MM)

Residential Multifamily (RM)

Address	City	Zoning Classification
401 S. Highland Ave.	Bloomington, IN	Residential Multifamily (RM)
409 S. Swain Ave.	Bloomington, IN	Residential Multifamily (RM)

Residential Urban (R4)

Address	City	Zoning Classification
1314 E. Atwater Ave.	Bloomington, IN	Residential Urban (R4)

2557 S. Smith Road is zoned CVR — Conservation Residential 2.5 and is not a near-campus rental property; see its property section for details.

Real Estate Auction Purchase Contract (Sample)



**Coffey Realty
& Auction**

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this 3rd day of September 2026, by and between

hereinafter called the Seller(s) and

hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition (except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: _____
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as:

Buyer herewith agrees to deposit with John Bethel Title Co., \$ 40,000.00 dollars as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Personal Representative's Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before _____ and shall take place at the office of John Bethel Title Co., Bloomington, Indiana

The buyer will pay the closing fee.

The buyer will pay a \$300.00 Broker Transaction fee to United Country Coffey Realty & Auction at closing.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement. "All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to: **John Bethell Title Co.**

High Bid Selling Price \$ _____ .00
Plus 10% Buyer's Premium \$ _____ .00
Total Purchase Price \$ _____ .00
Less Down Payment \$ _____
Total Due at Closing \$ _____ .00

This offer will expire if not accepted on or before: September 4, 2026 at 5:00pm

Purchased By:

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer Date _____

Printed Phone _____
Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____
Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____

Printed Time: _____

Seller Date _____

Printed Time: _____

4228 State Road 54 W - Springville, IN 47462
(812) 822-3200
UnitedCountryIN.com



Coffey Realty
& Auction

PROMISSORY NOTE

Bloomington, Monroe County, Indiana

\$ 40,000.00
Amount

9/4/26
Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:

John Bethel Title Company, Inc.

2626 S. Walnut St.
Bloomington, Indiana 47403

The Sum of forty thousand -----dollars

(\$ 40,000.00), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

Signature Date , 2026

Signature Date , 2026

4228 State Road 54 W - Springville, IN 47462
(812) 822-3200
UnitedCountryIN.com

Bid Certification

Internal Office Use

Received _____

Date

Time

By _____

Approved By _____



**Coffey Realty
& Auction**

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 10% 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: 326 S. Eagleson Ave. | 333 S. Eagleson Ave. | 1321 E. Atwater Ave. | 1331 E. Atwater Ave. |
401 S. Highland Ave. | 409 S. Swain Ave. | 1314 E. Atwater Ave. | 2557 S. Smith Road

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

Return to: 4228 State Road 54 W - Springville, IN 47462
(812) 822-3200 | UnitedCountryIN.com

E-mail: jcoffey@UnitedCountryIN.com cc: pcoffey@UnitedCountryIN.com