

REAL ESTATE *Auction* October 30th | 1 pm

FRANK A. (ANDY) ROGERS ESTATE



Preview

Tuesday
September 17, 2019
& Monday
October 14, 2019
at 1:00 P.M.

AUCTION LOCATION: The Brown County Historical Society
90 Gould St., Nashville, IN 47448.

Multiple Properties

1527 Jackson Branch Ridge Rd. – Home, Garage,
outbuildings, apprx. 4 acre Lake & 56.53 wooded acres
Jackson Branch Rd. – Acreage 59.7 wooded acres
10 Van Buren Street – Professional Building
75-95 Van Buren Street – Franklin Complex
96 Van Buren Street – Bartley House
74 Van Buren Street – Shoppers Lane
(September Elm | Totem Pole | Jack & Jill Nut Shop)
75 Jefferson & 78 Franklin Street – Antique Alley & The
Ferguson House
58 Van Buren Street – Commercial shop (58 South)
Old School Way – Parking Lot

189 Commercial Street A – Vacant lot
189 Commercial Street B – Vacant lot
27 Honeysuckle Ln. – Parking lot
108 Town Hill Rd. – Residential cabin
State Road 135 – 1.1 acre
State Road 135 – 0.61 acre
Oak Run Dr. – Residential Building
Lot 1.08 acre

ucpropertyauction.com
(812) 822-3200



TIM ELLIS | 812-322-3514



**Coffey Realty
& Auction**

JIMMIE DEAN COFFEY | 812.287.7016

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TERMS & CONDITIONS

**Estate of Frank A. Rogers; Frank A. Rogers Revocable Trust;
Commercial 100, LLC; Nashville House, Inc.**

Real Estate Liquidation Auction including:

Properties: (sale order subject to change)

1. 1527 Jackson Branch Ridge Rd. – Home, Garage and 56.53 acres
2. Jackson Branch Rd. – Acreage 59.7 acres
3. 10 Van Buren Street – Professional Building
4. 75-95 Van Buren Street – Commercial shops
5. 96 Van Buren Street – Commercial shop
6. 74 Van Buren Street – Commercial shops
7. 75 Jefferson & 78 Franklin Street – Antique Alley
8. 58 Van Buren Street – Commercial shop
9. Old School Way – Parking Lot
10. 189 Commercial Street A – Vacant lot
11. 189 Commercial Street B – Vacant lot
12. 27 Honeysuckle Ln. – Parking lot
13. 38 Town Hill Rd. – Residential cabin
14. State Road 135 – 1.1 acre
15. State Road 135 - 0.61 acre
16. Oak Run Dr. – Residential Building Lot 1.08 acre

The Properties will be offered at Public Auction on Wednesday, October 30, 2019 beginning at 1:00 pm EDT. The auction will be held at The Brown County Historical Society - 90 Gould St, Nashville, IN 47448.

- The properties will be sold subject to seller's confirmation.
- The Auction is subject to prior sale.
- The properties will be sold using the “**Bidder's Option Multi-Tract**” Auction format; which means that you will be free to bid on any tract as a single parcel or any combination up to and including all tracts during the auction up to the time the auctioneer has concluded the auction. Bidding will remain open on all parcels until the auctioneer closes the bidding.
- Buyers Premium
 - A **10%** buyer's premium will be added to the final bid and charged to the buyer, the final bid plus the 10% buyer's premium will establish the final sales price.
 - **Example:** \$100,000.00 bid + 10% buyer's premium \$10,000.00 = \$110,000.00 final sale price
- A **10.0%** down payment at the close of auction will be required as non-refundable down payment deposit. Cash, cashier's check or a personal or corporate check immediately negotiable with a bank letter of credit is satisfactory for the down payment. The down

TERMS & CONDITIONS



**Coffey Realty
& Auction**

payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and that you are capable of paying cash at closing. The balance of the purchase price will be due on delivery of clear title on or before November 29, 2019.

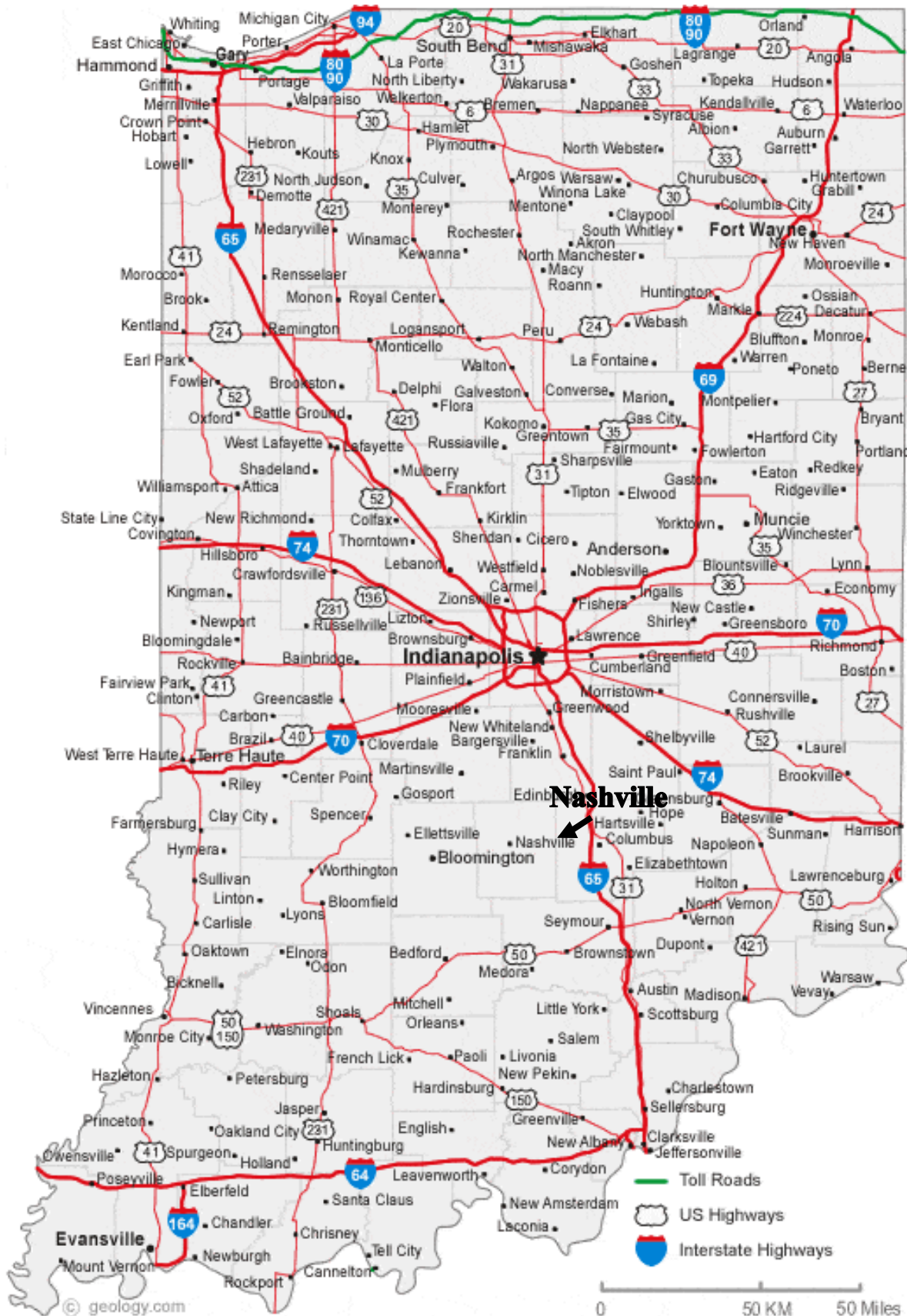
- A promissory note will be signed along with the down payment check.
- Survey: Seller will NOT provide a current survey of the properties.
- Final closing is NOT contingent upon financing.
- Auction Registration will begin one hour prior to the sale. The following will be required for bidders to become registered to bid at the auction.
 - A picture ID
 - A \$5,000.00 guaranteed/certified check made out to yourself will be required to bid.
 - A written opening bid
- Seller(s) agree to furnish the appropriate deed (i.e. Personal Representative's Deed, Co-Trustees' Deed, Corporate Deed).
- Seller's insurance will be cancelled as of midnight the date of closing.
- Real Estate Taxes: Seller shall pay all real estate taxes and assessments due and payable through date of closing. Buyer accepts the property subject to taxes for 2019 after date of closing and due and payable in 2020.
- Rents will be prorated to the date of closing.
- Security Deposits, if any, will be transferred on the date of closing.
- The Seller will provide an owner's policy of Title Insurance, which will be determined by the amount of the final sale price.
- Closing shall take place at the office of: Brown County Abstract Co.
 - Buyer and seller will share the closing fees equally.
 - Closings will be held on or before November 27, 2019
- Possession will be granted at final closing, subject to "Tenants Rights".
- The successful Bidders shall execute a "Real Estate Auction Purchase Contract" for the properties immediately after being declared the Successful Bidder by the Auctioneer.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the properties.
 - Further; All Properties sell **AS-IS** with no warranties expressed or implied.
- United Country Coffey Realty & Auction and Tim Ellis Realtors & Auctioneers and their representatives are exclusive agents of the Seller.
- All announcements made at the Auction take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this information is published; however the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

SALE SITE: The Brown County Historical Society - 90 Gould St, Nashville, IN 47448

VIEWING INSTRUCTIONS: Auction preview by appointment or scheduled preview dates. – Tuesday, September 17, 2019 – 1:00pm and Monday, October 14, 2019 – 1:00pm

SELLER'S ATTORNEY: Slotegraaf Niehoff, P.C., 200 E Third Street, Bloomington, Indiana 47401. (812) 332-6000.

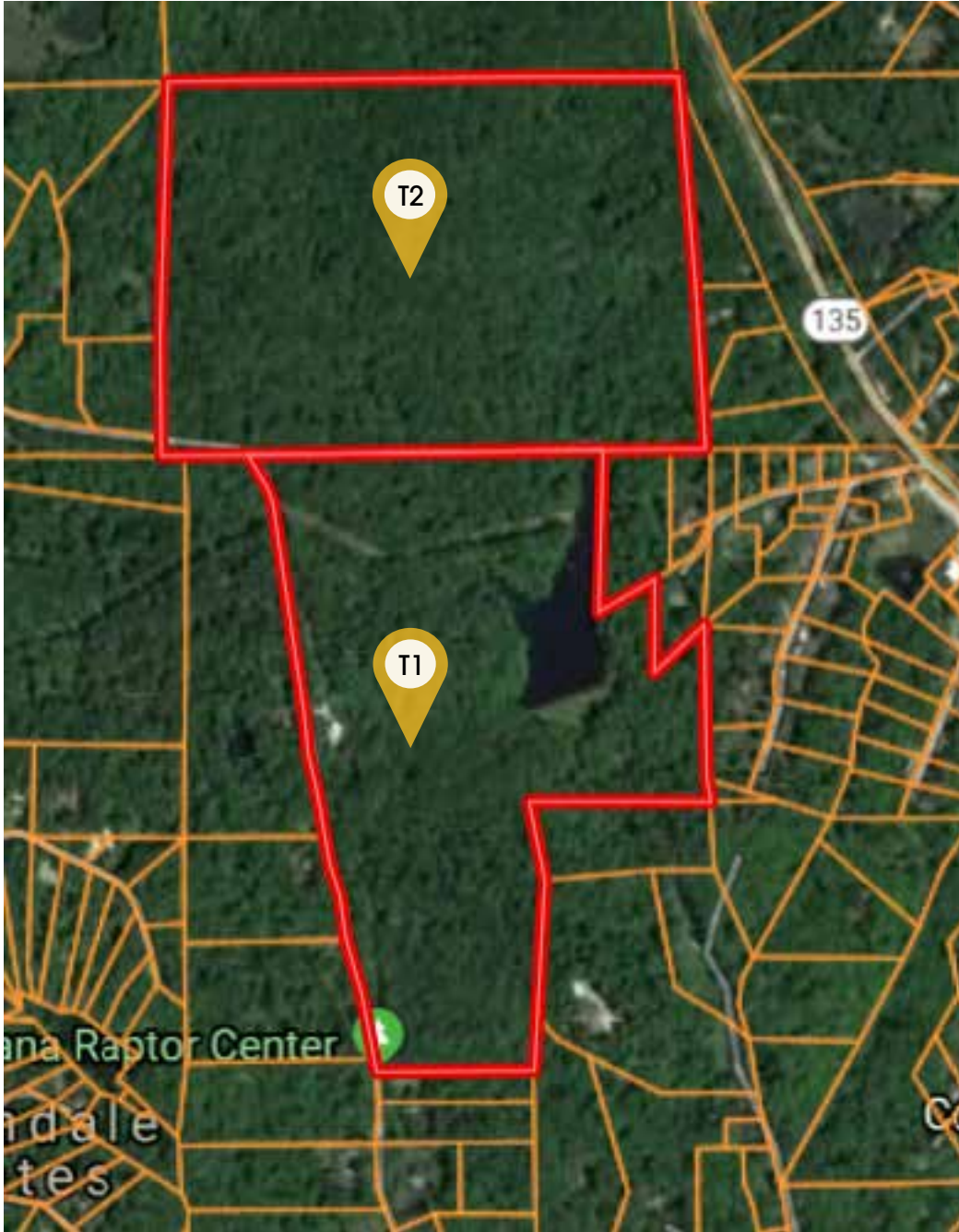
STATE MAP



TRACT MAP



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& Auction



TRACT MAP



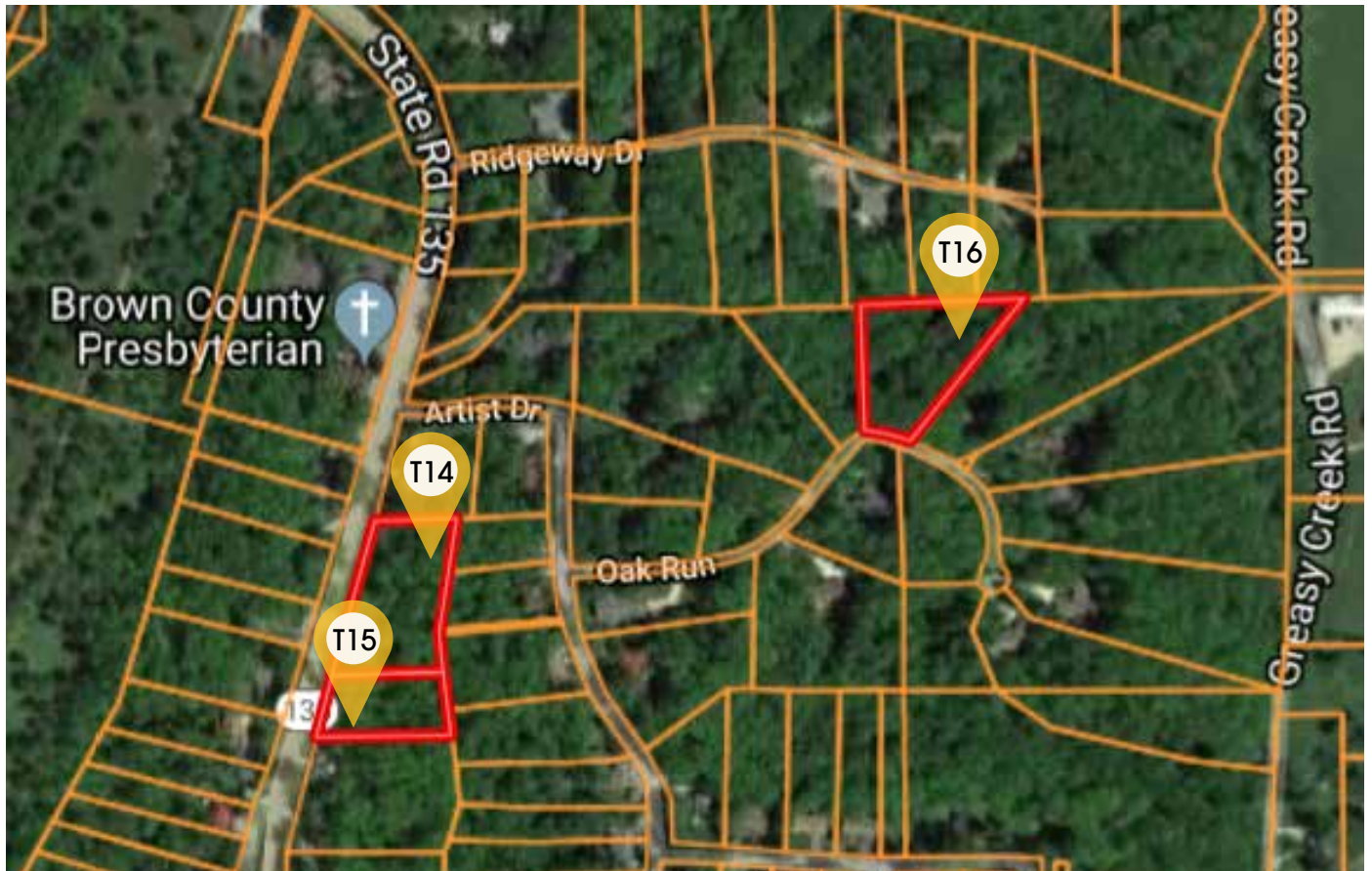
TRACT MAP



Coffey Realty
& Auction



TRACT MAP



PROPERTY RELATED CONTACTS

UNITED COUNTRY COFFEY REALTY & AUCTION
JIMMIE DEAN COFFEY
812.822.3200
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COUNTY ASSESSOR
812•988•5466

COUNTY EXTENSION OFFICE
812•988•5495

COUNTY SURVEYOR
812•988•5500

AUDITOR OFFICE
812•988•5485

TREASURER
812•988•7064

CITY POLICE DEPARTMENT
812•988•5533

SHERIFF OFFICE
812•988•6655

STATE POLICE DEPARTMENT
812•332•4411

CHAMBER OF COMMERCE
812•988•0234

ECONOMIC DEVELOPMENT
[HTTPS://WWW.THEBROWNCOUNTYCHAMBER.ORG](https://www.thebrowncountychamber.org)

DNR FISH & WILDLIFE
[HTTP://WWW.IN.GOV/DNR/WATER/3844.HTM](http://www.in.gov/dnr/water/3844.htm)

WEBSITES OF INTEREST
[HTTPS://WWW.TOWNOFNASHVILLE.ORG](https://www.townofnashville.org)
[HTTPS://WWW.BROWNCOUNTY.COM/](https://www.browncounty.com/)

TRACT 1



**Coffey Realty
& Auction**

1527 JACKSON BRANCH RIDGE RD. NASHVILLE, IN 47448

GENERAL DESCRIPTION:

LOG HOME BUILT IN 1859 WITH ADDITIONS, DETACHED 2-STORY GARAGE, APPRX. 4 ACRE LAKE AND 56.53 +/- WOODED ACRES

LEASE INFO:

VACANT

Sq. Ft.:

3,966 +/-

ANNUAL TAX:

\$3,394

HVAC:

ELECTRIC

2 UNITS PLUS 1 UNIT IN 2ND LEVEL OF GARAGE

BATHS:

2

ZONING:

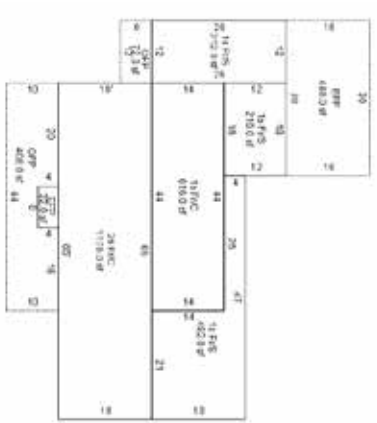
R2



TRACT 1

Tax Card | 1527 JACKSON BRANCH RIDGE RD.

Occupancy	Story Height	Attic	Bsm't	Crawl	Value
1 Single Family	2.00	0 None	0 None	0	
2 Duplex	1 1/4	1 Unfin	1 1/4	1	
3 Triplex	2 Other	2 1/2 Fin	2	2	
4 4-6 Family	3 Bluelvl	3 3/4 Fin	3	3/4	
5 M home	4 Tr-lvl	4 Fin	4	Full	
0 Row Type					
Construction					
1 Frame or Alum.	1	2,796	1,000	2,796	149,000
2 Stucco	1	1,170	2,000	1,170	40,100
3 Tile					
4 Concrete Block					
5 Metal					
6 Concrete					
7 Brick					
8 Stone					
9 Frame w/Masonry	1,786	Crawl			7,500
Roofing					
Asphalt Shingles					
State or Tile					
Total Base 196,600					
Row-Type Adjustment					
Earth					1,000
Slab					
Sub & Joists					196,600
sq.ft. SUB-TOTAL					
Wood					
Parquet					
Tile					
Carpet					
Unfinished					7,900
Interior Finish	1 2	3966	Air Conditioning (+)		7,900
Plaster/Dry Wall			No Electricity (-)		
Paneling					
Fiberboard					
Unfinished					1,600
Accommodations					
Total # Rooms	6				213,400
Bedrooms	4				
Family Room	1				
Formal Dining Room	0				
Rec Room Type					
Fireplace Area					
Metal Openings	2				35,200
Heating / Air Conditioning					
Central Warm Air					100
Hot Water or Steam					
Heat Pump					
No Heat					
Gravity/Wall/Space					
Central Air Cond.					
REMODELING & MODERNIZATION					
Plumbing #	TF				
Full Baths	1				
Half Baths	1				
Kitchen Sink	1				
Water Heater	1				
Extra fixtures	0				
Total	7				
No Plumb/Wtr Only					

Parcel Number	Sketch	Residential	Card 1	Value Adjustment / Exterior Features
003-13470-00				Value Adjustments Exterior Features Porch- Open Frm/ equal- 1st fl - 1 - 408sf - 11100 Porch- Open Frm/ equal- 1st fl - 1 - 72sf - 3600 Porch- Enclos Frm/ equal- 1st - 1 - 32sf - 3500 Porch- Enclos Frm/ equal- 1st - 1 - 480sf - 17000

Use	Ht.	Const Type	Grd	Year Const	Esty Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rpic Cost	Dep Obs	REM Val %	Nbhd Fctr	Trend Fctr	Improvement Value	
Dwelling	0	Frame C	C	1853	1950	A	22.59	1	28.00	24x42	0.95	1	236170	42	136980	1.00	1.38	189000	
Main Garage	0	Frame C	C	1988	1988	A	6500.00	0	6.45	24x42	0.95	1	26810	SV	20380	1.00	1.38	20000	
Attic-	0	NA	C	1988	1988	A							6180	SV	4700	1.00	1.38	5000	
SUMMARY OF IMPROVEMENTS																			
													Card Improvement Total						
													Total Improvement Value						

Report Created on 11/27/2017 5:04:32 PM

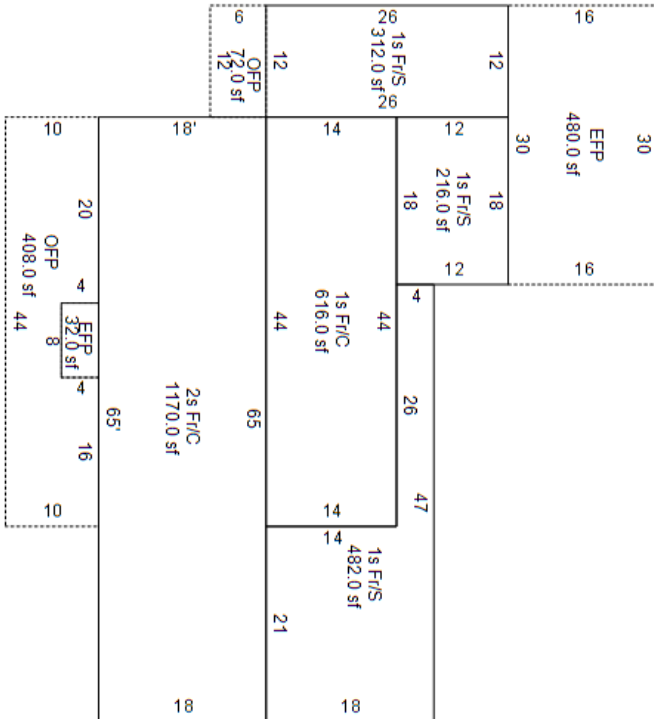
INDIANA PROPERTY RECORD CARD

TRACT 1

Tax Card | 1527 JACKSON BRANCH RIDGE RD.

Parcel Number		003-13470-00
Year	2017	Card 1
Property Address		1527 JACKSON BRANCH RIDGE RD
<p>2s F/C) Fr 2s 1170 \ C 1170, 1s F/C) Fr 1s-1f 616 \ C 616, Open Frame Porch) OFF 408, Encl Frame Porch) EFP 32, 1s F/S) Fr 1s-1f 482, 1s F/S) Fr 1s-1f 216, Encl Frame Porch) EFP 480, 1s F/S) Fr 1s-1f 312, Open Frame Porch) OFF 72</p>		

SKETCH/AREA TABLE ADDENDUM		AREA CALCULATIONS SUMMARY	
Name	Description	Size (Sqft)	
1s F/C	1s-1f	616	
1s F/S	1s-1f	482	
1s F/S	1s-1f	216	
1s F/S	1s-1f	312	
2s F/C	2s	1170	
Encl Frame Porch	EFP	32	
Encl Frame Porch	EFP	480	
Open Frame Porch	OFF	408	
Open Frame Porch	OFF	72	
Total Sqft.		3788	



TRACT 2



Coffey Realty
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JACKSON BRANCH RIDGE RD. NASHVILLE, IN 47448

GENERAL DESCRIPTION:

59.71 +/- WOODED ACRES

LEASE INFO:

VACANT

ANNUAL TAX:

\$2,456.36

UTILITIES AVAILABLE:

RURAL ELECTRIC AND WATER, TELECOMMUNICATIONS

HVAC:

NONE

BATHS:

NONE

ZONING:

R2



TRACT 2

TAX CARD | JACKSON BRANCH RD.

Occupancy	Story Height	Attic	Bsmnt	Crawl
1 <input type="checkbox"/> Single Family	0 <input type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input type="checkbox"/> None
2 <input type="checkbox"/> Duplex	1 <input type="checkbox"/> Other	1 <input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/> 1
3 <input type="checkbox"/> Triplex	2 <input type="checkbox"/> Bi-level	2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/> 2
4 <input type="checkbox"/> 4-6 Family	3 <input type="checkbox"/> Tri-level	3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/> 3
5 <input type="checkbox"/> M home	4 <input type="checkbox"/> Fin	4 <input type="checkbox"/> Full	4 <input type="checkbox"/> Full	4 <input type="checkbox"/> 4
0 <input type="checkbox"/> Row Type				

Construction	Base Area	Floor	Fin. Liv. Area	Value
1 <input type="checkbox"/> Frame or Alum.				
2 <input type="checkbox"/> Stucco				
3 <input type="checkbox"/> Tile				
4 <input type="checkbox"/> Concrete Block				
5 <input type="checkbox"/> Metal				
6 <input type="checkbox"/> Concrete				
7 <input type="checkbox"/> Brick				
8 <input type="checkbox"/> Stone				
9 <input type="checkbox"/> Frame w/Masonry				

Roofing	Asphalt Shingles	States or Tile	Total Base
1 <input type="checkbox"/>			
2 <input type="checkbox"/>			
3 <input type="checkbox"/>			
4 <input type="checkbox"/>			
5 <input type="checkbox"/>			
6 <input type="checkbox"/>			
7 <input type="checkbox"/>			
8 <input type="checkbox"/>			
9 <input type="checkbox"/>			

Floors	Row-Type Adjustment	sq.ft.	SUB-TOTAL
1 <input type="checkbox"/>			
2 <input type="checkbox"/>			
3 <input type="checkbox"/>			
4 <input type="checkbox"/>			
5 <input type="checkbox"/>			
6 <input type="checkbox"/>			
7 <input type="checkbox"/>			
8 <input type="checkbox"/>			
9 <input type="checkbox"/>			

Interior Finish	Plaster/Dry Wall	Paneling	Fiberboard	Unfinished	Accommodations	Total # Rooms
1 <input type="checkbox"/>						
2 <input type="checkbox"/>						
3 <input type="checkbox"/>						
4 <input type="checkbox"/>						
5 <input type="checkbox"/>						
6 <input type="checkbox"/>						
7 <input type="checkbox"/>						
8 <input type="checkbox"/>						
9 <input type="checkbox"/>						

Parcel Number	Sketch	Value Adjustment / Exterior Features
005-14670-00	Residential Card 1	Value Adjustments Exterior Features

Use	Ht.	Const Type	Grid	Year Const	Estv Year	Cnd	Base Rate	Feat	Adj Rate	Size or Area	LCM	No. Un.	Rate Cost	Dep Obs	REN Val	% Cmp	Nbrd Fctr	Trend Fctr	Improvement Value	

Report Created on 11/27/2017 4:59:15 PM

INDIANA PROPERTY RECORD CARD

TRACT 3



Coffey Realty
& Auction

10 VAN BUREN ST N NASHVILLE, IN 47448

GENERAL DESCRIPTION:

PROFESSIONAL BUILDING

2-1/2 STORY COMMERCIAL BUILDING WITH A PARTIAL BASEMENT

GROSS LEASE INFO:

RETAIL SHOP \$2,000 / MTH. THROUGH DECEMBER 31. 2020

PROFESSIONAL OFFICE \$2,700 MTH/MTH

PROFESSIONAL OFFICE \$450 MTH/MTH

PROFESSIONAL OFFICE \$225 MTH/MTH

Sq. Ft.:

9,013 +/- ABOVE GRADE

2,320 +/- BELOW GRADE

ANNUAL TAX:

\$11,904

BATHS:

6

ZONING:

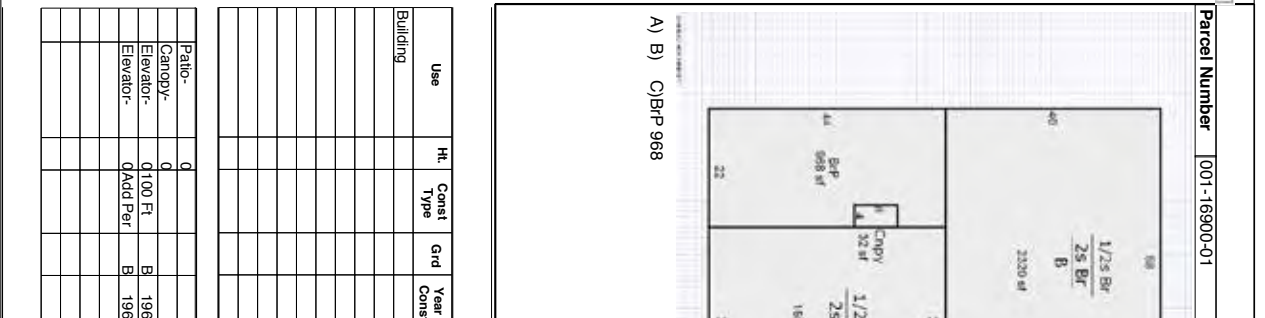
B1



TRACT 3

TAX CARD | 10 VAN BUREN ST N

Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type
Built-Up									
Walls									
Frame or equal									
Brick or equal									
Metal or equal									
Open									
Finishing									
Wood Joist									
Fire Resistant									
Fireproof Steel									
Form Concrete									
Flooring									
Softwood									
Hardwood									
Parquet									
Carpet									
Unfinished									
Other									
Finish Type									
Unfinished									
Semifinished									
Finished Open									
Finished Divided									
Heating & Air Conditioning									
No Heating									
Central Warm Air									
Hot Water or Steam									
Unit Heating									
Central Air									
Package or Unit Air									
Sprinkler									
Plumbing									
Full Baths									
Half Baths									
Extra fixtures									
Total									
Other Fixtures									
Wash Fountains									
Circular 36"									
Circular 54"									
Semi-circular 36"									
Semi-circular 54"									
Industrial Gang Sinks									
4' long, 4 man									
8' long 8 man									
Shower-Column									
Circular, 5 per									
Semi-circular, 3 per									
Corner, 2 per									
Shower Multi-Stall									
Circular, 5 per									
Semi-circular, 3 per									
Corner, 2 per									
Gang Shower Heads									
Drinking Fountains									
Refrigerated Water Coolers									
.....with Hot & Cold Water									
Emergency Shower									
Eye Wash									



Use	Ht.	Const Type	Grid	Year Const	Effiv Year	Chd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rfpic Cost	Dep Obs	REMI Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											12080	0.95			647750	100	100	647800	

Use	Ht.	Const Type	Grid	Year Const	Effiv Year	Chd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rfpic Cost	Dep Obs	REMI Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Patio	0	0	0	0	0	0			11.78	1	968	0.95	11400						
Canopy	0	0	0	0	0	0			9.38	1	32	0.95	300						
Elevator	0	1100 FL	B	1966	1966	A				1		0.95	72700						
Elevator	0	4Add Per	B	1966	1966	A				4		0.95	30000						

Use	Ht.	Const Type	Grid	Year Const	Effiv Year	Chd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rfpic Cost	Dep Obs	REMI Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
															Card Improvement Total		647750		
															Total Improvement Value		647750		

TRACT 3

TAX CARD | 10 VAN BUREN ST N

SKETCH/AREA TABLE ADDENDUM		
Parcel Number 001-16900-01	Card 1	
Year 2017		
Property Address 10 VAN BUREN ST N		
A) B) C) BRP 968		
SKETCH/AREA TABLE ADDENDUM		
AREA CALCULATIONS SUMMARY		
Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 4



Coffey Realty
& Auction

75-95 S VAN BUREN ST NASHVILLE, IN 47448

GENERAL DESCRIPTION:
FRANKLIN COMPLEX

GROSS LEASE INFO:
\$13,010 CURRENT MONTHLY RENTS & LEASES FROM MULTIPLE UNITS

Sq. Ft.:
BUILDING 1 – 6,418 +/- ABOVE GRADE
BUILDING 2 – 3,208 +/- ABOVE GRADE, 640 +/- BELOW GRADE

ANNUAL TAX:
\$11,289.54

UTILITIES:
RENTS INCLUDE WATER
TENANTS PAY ALL OTHER UTILITIES

ZONING:
B1



TRACT 4

TAX CARD | 75 S VAN BUREN ST

SKETCH/AREA TABLE ADDENDUM		
Parcel Number 001-18000-02	Card 1	
Year 2017	Card 1	
Property Address 75 VAN BUREN ST S		
A\2S BR [738]B\1S FR [2436]		
SKETCH/AREA TABLE ADDENDUM		
AREA CALCULATIONS SUMMARY		
Name	Description	Size (Sqft)
	Total Sqft.	



Coffey Realty & Auction

TRACT 4

TAX CARD | 95 S VAN BUREN ST

Parcel Number	001-18000-01	Ownership Name	PENMANTA CORP. F A RODGERS	Transfer of Ownership Date		Grantor		Year	2017	Valid		Card 1 Amount		Type	
County	BROWN, IN	Address	PO BOX 187 NASHVILLE, IN 47448												
Township	WASHINGTON														
Corporation															
District															
Map	001093192302700														
Alt Parcel	07-07-19-100-481-000-005														
Property Class	420														
Tax District	NASHVILLE														
Neighborhood	7014010-nashville cent bus dist primary-7014010														
Property Address	95 VAN BUREN ST S NASHVILLE, IN 47448														
Account	12630	Page		VALUATION RECORD											
Book		Legal	OP LOT 47	Assessment Year	2017	2016	2015								
				Reason for Change											
				Land	Homestead-C1	0	0								
					Residential-C2	0	0								
					Non-Residential-C3	194,200	194,200	194,200							
					Total Land	194,200	194,200	194,200							
				Improvements	Homestead-C1	0	0								
					Residential-C2	0	0								
					Non-Residential-C3	263,900	263,900	248,600							
					Total Imp	263,900	263,900	248,600							
				Total Assessed Value:	458,100	458,100	442,800								

Property Sub Class:

COM SMALL DET RETAIL (-10000)-420

LAND DATA AND COMPUTATIONS

PRINTED FROM BROWN COUNTY, INDIANA

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
11		8692	24.00	24.00	194210				194210
Acreage / Sq. Ft.									
Total Acreage									
				0.19					
Total Land Value									
									194200

2014/May/28 RA FW-JC
2014/Oct2 Data Entry-BP

Report Created on 11/27/2017 6:00:11 PM

TRACT 4

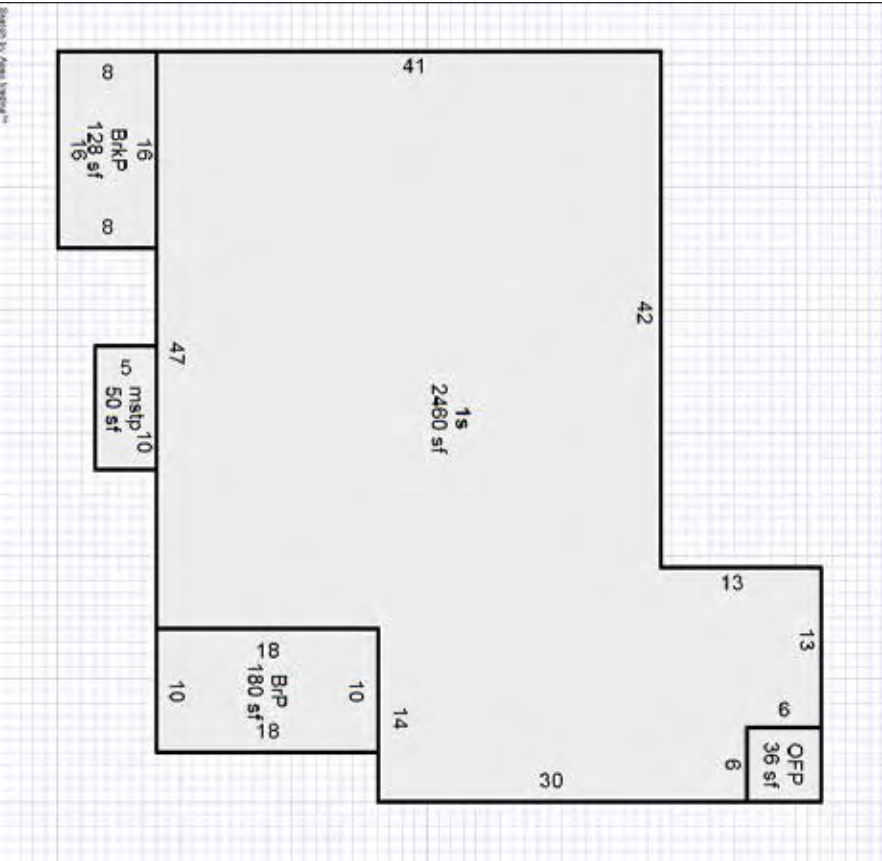
TAX CARD | 95 S VAN BUREN ST

SKETCH/AREA TABLE ADDENDUM

Parcel Number	001-18000-01
Year	2017
Property Address	95 VAN BUREN ST S
Card	Card 2

A[2S FR [2460]B]1S FR [128]C]1S FR M[STP B [50]D]B[R]P [180]E]O[F]P [36]

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 5



Coffey Realty
& Auction

96 S VAN BUREN ST NASHVILLE, IN 47448

GENERAL DESCRIPTION:

BARTLY HOUSE
2-STORY HISTORIC HOUSE BEING USED AS A RETAIL SHOP

GROSS LEASE INFO:

\$2,700 MONTHLY RENTS

Sq. Ft.:

4,662

ANNUAL TAX:

\$2,299.70

ZONING:

B1



TRACT 5

TAX CARD | 96 VAN BUREN ST

Parcel Number	001-21100-01	Ownership	ROGERS, FRANK A	Transfer of Ownership		Year	2017	Card 1	
County	BROWN, IN	Name		Date		Grantor		Valid	
Township	WASHINGTON							Amount	
Corporation								Type	
District									
Map	001093192303200	Address	PO BOX 187 NASHVILLE, IN 47448						
Alt Parcel	07-07-19-100-488-000-005								
Property Class	429								
Tax District	NASHVILLE								
Neighborhood	7014010-nashville cent bus dist primary-7014010								
Property Address	96 VAN BUREN ST NASHVILLE, IN 47448								
Account	14039	Page		Assessment Year	2017	2016	2015		
Book				Reason for Change					
Legal	OP PT LOT 66								
Topography	<input type="checkbox"/> Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy	Pub. Utilities	<input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity	Street or Rd.	<input type="checkbox"/> Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley	Neighborhood	<input type="checkbox"/> Improving <input checked="" type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> Other <input type="checkbox"/> Blighted		
Property Sub Class: COM OTR RETAIL STRUCTURES-429									

Memorandum

2014/May/22 RA FW-JC
2014/Oct3 Data Entry-BP

LAND DATA AND COMPUTATIONS

PRINTED FROM BROWN COUNTY, INDIANA

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
11		Acreage / Sq. Ft. 4225			24.00	24.00	101400		101400
Total Acreage 0.10									
Total Land Value									101400

Report Created on 11/27/2017 6:00:24 PM

INDIANA PROPERTY RECORD CARD

TRACT 5

TAX CARD | 96 VAN BUREN ST

Root Type	Walls	Finish Type	Other	Unfinished	Semifinished	Finished Open	Finished Divided	Heating & Air Conditioning	No Heating	Central Warm Air	Hot Water or Steam	Unit Heating	Central Air	Package or Unit Air	Sprinkler	Plumbing	Full Baths	Hall Baths	Extra Fixtures	Total	Other Fixtures	Wash Fountains	G/F	ES	SS
Built-Up																									
Frame or equal																									
Brick or equal																									
Metal or equal																									
Open																									
Framing																									
Wood Joist																									
Fire Resistant																									
Fireproof Steel																									
Raint Concrete																									
Flooring																									
Softwood																									
Hardwood																									
Parquet																									
Carpet																									
Unfinished																									
Other																									
Unfinished																									
Semifinished																									
Finished Open																									
Finished Divided																									
Heating & Air Conditioning																									
No Heating																									
Central Warm Air																									
Hot Water or Steam																									
Unit Heating																									
Central Air																									
Package or Unit Air																									
Sprinkler																									
Plumbing																									
Full Baths																									
Hall Baths																									
Extra Fixtures																									
Total																									
Other Fixtures																									
Wash Fountains																									
Circular 36"																									
Circular 54"																									
Semi-circular 36"																									
Semi-circular 54"																									
Industrial Gang Sinks																									
4 Long, 4 man																									
8 long 8 man																									
Shower-Column																									
Circular, 5 per																									
Semi-circular, 3 per																									
Corner, 2 per																									
Shower Multi-Stall																									
Circular, 5 per																									
Semi-circular, 3 per																									
Corner, 2 per																									
Gang Shower Heads																									
Drinking Fountains																									
Refrigerated Water Coolers																									
....with Hot & Cold Water																									
Emergency Shower																									
Eye Wash																									

Parcel Number: 001-21100-01 | Sketch: Commercial | Card 1

Use: Commercial | Pricing Key: G/M | S.F. Area: 224 | Effective Perimeter L/F: 224 | P.A.R.: 16 | Average Size / Units: 736 / 1 | Section Level: 10 | HT. RATE: 150.79 | 1 | 8 | 150.79 | 2 | 8 | 131.11

Frame / PE Adj. [+ -] -8.99 | Wall Ht. Adj. [+ -] -8.76 | BASE PRICE 133.04 | B.P.A. % 1.00 | Sub-Total 133.04 | Ceiling 0.00 | Interior Finish 0.00 | Division Walls 0.00 | Lighting 0.00 | Heating/Air Cond. 0.00/-4.71 | Sprinkler 0.00 | S.F. Price 128.33 | Area 944.50 | Sub-Total 7734.0 | Plumbing 64.00 | Unit Finish 736 | Special Features 108350 | Exterior Features 7734.0 | TOTAL BASE 80420 | Grade Factor 1.00 | Location Multiplier 0.95 | Reproduction Cost 76400 | Phys Dep Yr Bit/Cond 52 / 1990 / A | Obsolence 0 | Remainder Value 36270

SUMMARY OF IMPROVEMENTS

Use	Ht.	Const Type	Grd	Year Const	Effiv Year	Chd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Publ-Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.	
Building											2096	0.95			120430	100	100	120400	-72100	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																				
Patio- Concr.	0			0	0				4.75	1	400	0.95	1900	/						
Porch- Open	0			0	0				51.43	1	70	0.95	3600	/						
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES															Card Improvement Total	120430				
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES															Total Improvement Value	120430				

TRACT 6

74 S VAN BUREN ST NASHVILLE, IN 47448

GENERAL DESCRIPTION:

SHOPPER'S LANE (SEPTEMBER ELM | TOTEM POLE | JACK & JILL NUT SHOP)
COMMERCIAL RETAIL SHOPS

GROSS LEASE INFO:

\$1,200 THROUGH 5/30/2022
\$1,000 THROUGH 12/31/2024
\$1,500 MTH/MTH
TOTAL MONTHLY INCOME \$3,700

Sq. Ft.:

3 UNITS TOTALING 4,700 SQ FT

ANNUAL TAX:

\$2,365.76

UTILITIES:

TENANT PAYS UTILITIES, NUT SHOP TENANT PAYS FIRE INSURANCE

ZONING:

B1





Coffey Realty & Auction

TRACT 6

TAX CARD | 74 VAN BUREN ST

Parcel Number	001-21100-00	Ownership Name	COMMERCIAL 100, LLC	Transfer of Ownership Date		Grantor		Year	2017	Card 1	Amount	Type	
County	BROWN, IN	Address	PO BOX 187 NASHVILLE, IN 47448										
Township	WASHINGTON	Map	001093192303101										
Corporation		Alt Parcel	07-07-19-100-485.000-005										
District		Tax District	NASHVILLE										
Plat		Neighborhood	7014010-nashville cent bus dist primary-/014010										
Property Class	420	Property Address	74 VAN BUREN ST S NASHVILLE, IN 47448										
Topography	<input type="checkbox"/> Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy	Pub. Utilities	<input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity	Street or Rd	<input type="checkbox"/> Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley	Neighborhood	<input type="checkbox"/> Improving <input checked="" type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> Other <input type="checkbox"/> Blighted	Account	3280	Page			
Legal	OP PT LOT 65	Assessment Year Reason for Change		Land	Homestead-C1 Residential-C2 Non-Residential-C3 Total Land	0 0 95,300 95,300	0 0 95,300 95,300	0 0 57,100 57,100	0 0 57,100 57,100	0 0 56,500 56,500	0 0 152,400 152,400	0 0 151,800 151,800	

Property Sub Class: COM SMALL DET RETAIL (-10000)-420

Memorandum

Jack & Jill Nut Shop/Tolem Post
2014/May/22 RA FW-JC
2014/Oct3 Data Entry-BP

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
11		Acreage / Sq. Ft.	3970		24.00	24.00	95280		95280
Total Acreage									
0.09									
Total Land Value									
95300									

Report Created on 1/27/2017 6:00:18 PM

INDIANA PROPERTY RECORD CARD

TRACT 6

TAX CARD | 74 VAN BUREN ST

SKETCH/AREA TABLE ADDENDUM							
Parcel Number 001-21100-00	Card 1						
Year 2017							
Property Address 74 VAN BUREN ST S							
A) 1S MAS [540]							
SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY						
<p>18</p> <p>30</p> <p>1S 540</p> <p>30</p> <p>18</p>	<table border="1"> <thead> <tr> <th>Name</th> <th>Description</th> <th>Size (Sqft)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Sqft.</td> <td></td> </tr> </tbody> </table>	Name	Description	Size (Sqft)		Total Sqft.	
Name	Description	Size (Sqft)					
	Total Sqft.						

TRACT 6

TAX CARD | 74 VAN BUREN ST

SKETCH/AREA TABLE ADDENDUM							
Parcel Number 001-21100-00	Card 2						
Year 2017							
Property Address 74 VAN BUREN ST S							
A)1S MAS [936]							
SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY						
	<table border="1"> <thead> <tr> <th>Name</th> <th>Description</th> <th>Size (Sqft)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Sqft.</td> <td></td> </tr> </tbody> </table>	Name	Description	Size (Sqft)		Total Sqft.	
Name	Description	Size (Sqft)					
	Total Sqft.						

TRACT 6

TAX CARD | 74 VAN BUREN ST

SKETCH/AREA TABLE ADDENDUM							
Parcel Number 001-21100-00	Card 3						
Year 2017							
Property Address 74 VAN BUREN ST S							
A) 1S MAS [874]							
SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY						
	<table border="1"> <thead> <tr> <th>Name</th> <th>Description</th> <th>Size (Sqft)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Sqft.</td> <td></td> </tr> </tbody> </table>	Name	Description	Size (Sqft)		Total Sqft.	
Name	Description	Size (Sqft)					
	Total Sqft.						

TRACT 7



Coffey Realty
& Auction

75 JEFFERSON ST & 78 FRANKLIN ST NASHVILLE, IN 47448

GENERAL DESCRIPTION:

ANTIQUE ALLEY & THE FERGUSON HOUSE
2-STORY HISTORIC HOUSE BEING USED AS A RETAIL SHOP

GROSS LEASE INFO:

\$6,925 MTH/MTH (SEVERAL TENANTS)
\$850 PER MTH THROUGH 12/31/2019
\$1,350 PER MTH THROUGH 5/31/2021 (3 TENANTS)
\$1,200 PER MTH THROUGH 8/31/2021
\$500 PER MTH THROUGH 9/31/2019
TOTAL MONTHLY INCOME \$10,825

Sq. Ft.:

NUMEROUS BUILDINGS TOTALING 10,246 SQ FT

ANNUAL TAX:

\$11,884.06

UTILITIES:

OWNER PAYS WATER (OUTDOOR COMMUNITY SPIGOT)
TENANTS PAY ALL OTHER UTILITIES

ZONING:

B2



TRACT 7

TAX CARD | 75 JEFFERSON ST

Parcel Number 001-28100-03	Ownership Name COMMERCIAL 100, LLC	Transfer of Ownership Date	Grantor	Year 2017	Valid	Card 1	Amount	Type		
County BROWN, IN	Township WASHINGTON									
Corporation										
District										
Map 001093192303401	Address PO BOX 187 NASHVILLE, IN 47448									
Alt Parcel 07-07-19-100-489-000-005	Property Class 420									
Tax District NASHVILLE	Neighborhood 7014010-nashville cent bus dist primary-7014010									
Property Address 75 JEFFERSON ST S NASHVILLE, IN 47448										
Topography Level <input type="checkbox"/> Valley <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Shallow	Pub. Utilities Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity <input type="checkbox"/>	Street or Rd Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Other <input type="checkbox"/> Alley <input type="checkbox"/>	Neighborhood Improving <input type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> Other <input type="checkbox"/> Blighted <input type="checkbox"/>	VALUATION RECORD						
Property Sub Class: COM SMALL DET RETAIL (-10000)-420				Assessment Year Reason for Change	2017	2016	2015			
Account Book Legal OP LOT 105				27022	Page					
Land				Homestead-C1	0	0	0			
				Residential-C2	170,900	170,900	170,900			
				Non-Residential-C3	170,900	170,900	170,900			
				Total Land	170,900	170,900	170,900			
Improvements				Homestead-C1	0	0	0			
				Residential-C2	110,500	111,500	117,900			
				Non-Residential-C3	110,500	111,500	117,900			
				Total Imp	110,500	111,500	117,900			
Total Assessed Value:				281,400	282,400	288,800				

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
11		8092			24.00	24.00	194210	0.12	170900
Total Acreage			0.19						Total Land Value
									170900

Report Created on 11/27/2017 6:00:26 PM

INDIANA PROPERTY RECORD CARD

TRACT 7

TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM							
Parcel Number 001-28100-03	Card 1						
Year 2017							
Property Address 75 JEFFERSON ST S							
A1S FR OFP (490)1S FR OFP (680)							
SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY						
	<table border="1"> <thead> <tr> <th>Name</th> <th>Description</th> <th>Size (Sqft)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Sqft.</td> <td></td> </tr> </tbody> </table>	Name	Description	Size (Sqft)		Total Sqft.	
Name	Description	Size (Sqft)					
	Total Sqft.						

TRACT 7

TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM		
Parcel Number	001-28100-03	
Year	2017	Card 2
Property Address	75 JEFFERSON ST S	
A) 1S FR OFF [920] B) 1S FR OFF [180]		
SKETCH/AREA TABLE ADDENDUM		
AREA CALCULATIONS SUMMARY		
Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 7

TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM		
Parcel Number 001-28100-03	Card 3	
Year 2017	Property Address 75 JEFFERSON ST S	
A1S FR OFP [323B]1S FR OFP [112]		
SKETCH/AREA TABLE ADDENDUM		
AREA CALCULATIONS SUMMARY		
Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 7

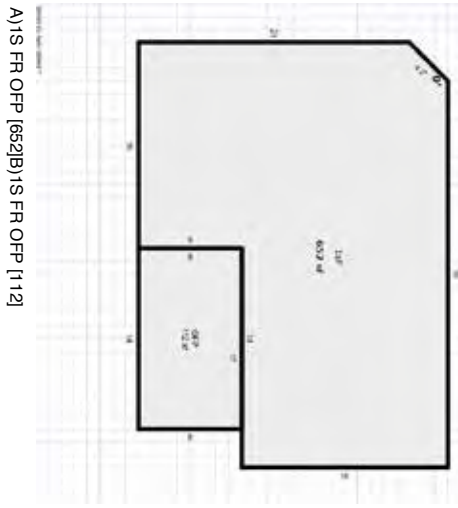
TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM		
Parcel Number 001-28100-03	Card 4	
Year 2017		
Property Address 75 JEFFERSON ST S		
A)1S FR OFF [374]B)1S FR OFF [120]		
SKETCH/AREA TABLE ADDENDUM		
AREA CALCULATIONS SUMMARY		
Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 7

TAX CARD | 75 JEFFERSON ST

Root Type	Sketch	Use	M/General	HT.	RATE	HT.	RATE	HT.	RATE	HT.	RATE
BULL-TUP		Pricing Key	GM								
Walls		S.F. Area	652								
Frame or equal		Effective Perimeter L/F	112								
Brick or equal		P.A.R.	17								
Metal or equal		Average Size / Units	652 / 1								
Open		Section Level	8	158.53							
Wood Joist											
Fire Resistant											
Fireproof Steel											
Reinf. Concrete											
Flooring		Frame / PE Adj. [+ -]	-8.99								
Softwood		Wall Ht. Adj. [+ -]	-13.92								
Hardwood		BASE PRICE	135.62								
Parquet		B.P.A. %	1.00								
Carpet		SUB-total	135.62								
Unfinished		Ceiling	0.00								
Other		Interior Finish	0.00								
Finish Type		Division Walls	0.00								
Unfinished		Lighting	0.00								
Semifinished		Heating/Air Cond.	0.00/-4.71								
Finished Open		Sprinkler	0.00								
Finished Divided		S.F. Price	130.91								
Heating & Air Conditioning		Area	652								
No Heating		SUB-total	85350								
Central Warm Air		Plumbing									
Hot Water or Steam		Unit Finish									
Unit Heating		Special Features									
Central Air		Exterior Features									
Package or Unit Air		TOTAL BASE	89650								
Sprinkler		Grade Factor	0.90								
Plumbing		Location Multiplier	0.95								
Full Baths		Reproduction Cost	76650								
Half Baths		Phys Dep/ Yr Bit/Cond	80 / 1973 / A								
Extra fixtures		Obsolence	0								
Total		Remainder Value	15330								
Other Fixtures											
Wash Fountains											
G/F											
ES											
SS											
Circular 36"											
Circular 54"											
Semi-circular 36"											
Semi-circular 54"											
Industrial Gang Sinks											
4 long, 4 man											
8 long 8 man											
Shower-Column											
Circular, 5 per											
Semi-circular, 3 per											
Corner, 2 per											
Shower Multi-Stall											
Circular, 5 per											
Semi-circular, 3 per											
Corner, 2 per											
Gang Shower, Heads											
Drinking Fountains											
Refrigerated Water Coolers											
..... with Hot & Cold Water											
Emergency Shower											
Eye Wash											



A) 1S FR OPP [652] B) 1S FR OPP [112]

SUMMARY OF IMPROVEMENTS

Use	HT.	Const Type	Grd	Year Const	Effiv Year	Chd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	L/CM	Publ Cost	Dep Obs	REM Val	% Comp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											652	0.95			15330	100	100	15300	
Porch-Open	0			0	0				38.39	1	112	0.95	4300					15330	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
Total Improvement Value																			

TRACT 7

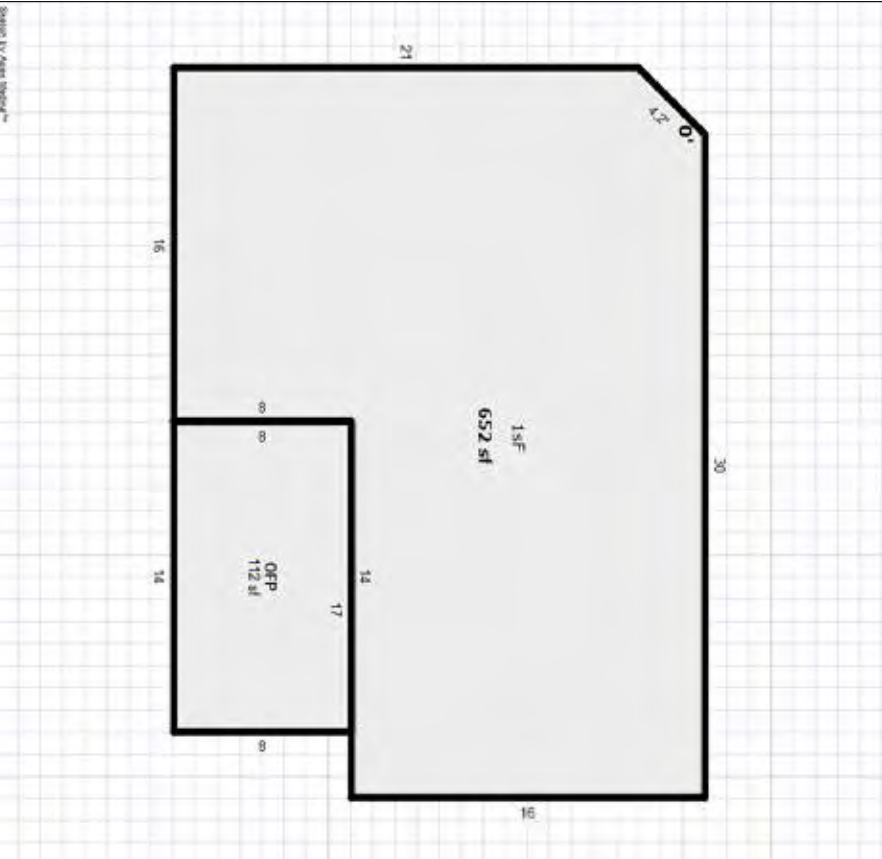
TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM

Parcel Number	001-28100-03
Year	2017
Property Address	75 JEFFERSON ST S
Card	6

A1S FR OFP [662B]1S FR OFP [112]

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	

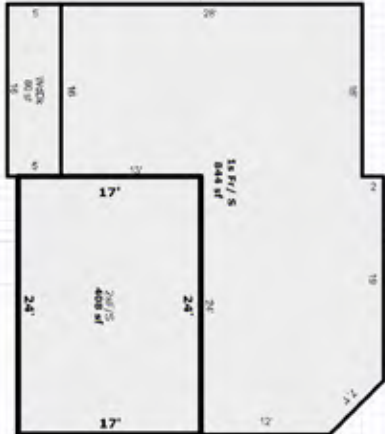
TRACT 7

TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM							
Parcel Number 001-28100-03	Card 7						
Year 2017							
Property Address 75 JEFFERSON ST S							
A) IS FR OFF [971]							
SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY						
	<table border="1"> <thead> <tr> <th>Name</th> <th>Description</th> <th>Size (Sqft)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Sqft.</td> <td></td> </tr> </tbody> </table>	Name	Description	Size (Sqft)		Total Sqft.	
Name	Description	Size (Sqft)					
	Total Sqft.						

TRACT 7

TAX CARD | 75 JEFFERSON ST

Roof Type	Use	Parcel Number	Sketch	Commercial	Card 8	Use	Pricing Key	M/Utility/Storage	M/General
Built-Up		001-28100-03			8				
Walls									
Frame or equal									
Brick or equal									
Metal or equal									
Open									
Finish Type									
Unfinished									
Finished									
Finished Divided									
Heating & Air Conditioning									
No Heating									
Central Warm Air									
Hot Water or Steam									
Unit Heating									
Central Air									
Package or Unit Air									
Sprinkler									
Plumbing									
Full Baths									
Half Baths									
Extra Fixtures									
Total									
Other Fixtures									
Wash Fountains									
G/F									
ES									
SS									
Circular 36"									
Circular 54"									
Semi-circular 36"									
Semi-circular 54"									
Industrial Gang Sinks									
4 long, 4 man									
8 long 8 man									
Shower-Column									
Circular, 5 per									
Semi-circular, 3 per									
Corner, 2 per									
Shower Multi-Stall									
Circular, 5 per									
Semi-circular, 3 per									
Corner, 2 per									
Gang Shower Heads									
Drinking Fountains									
Refrigerated Water Coolers									
.....with Hot & Cold Water									
Emergency Shower									
Eye Wash									

Use	Ht.	Const	Grid	Year	Ethy	Crnd	Base Rate	Feat	Adj Rate	No.	Size or	LCM	Rpic Cost	Dep	REM Val	%	Trend	True Tax Value	Val. Adj. / Sound Val.
Building	Type	Year	Const	Year	Year					Unit	Area			Obs	31640	100	100	31640	
Wood Deck	0			0	0				21.25	1	80	0.95	1700	7				31640	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
																		31640	
																		141350	
SUMMARY OF IMPROVEMENTS																			
TOTAL BASE							14290								14290			120810	
Grade Factor							1.00								1.00			0.90	
Location Multiplier							0.95								0.95			103290	
Reproduction Cost							13580								13580			103290	
Phys Dep/Yr Bt/Cond							80 / 1982 / A								72 / 1982 / A			11	
Obsolescence							0								0			0	
Remainder Value							2720								2720			28920	

TRACT 7

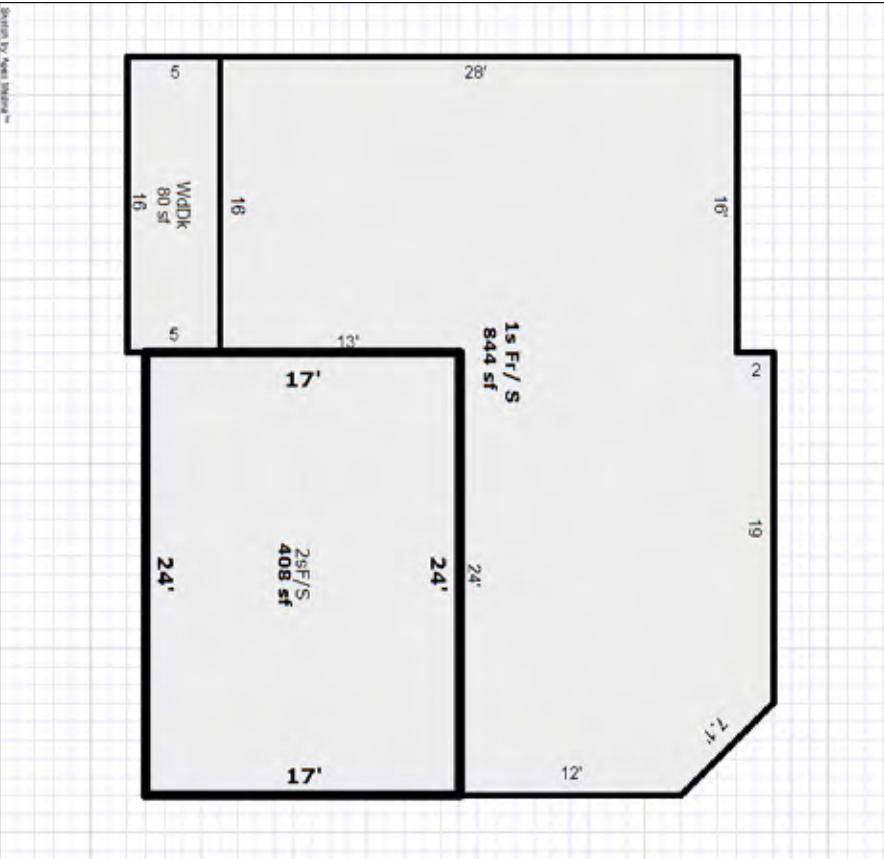
TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM

Parcel Number	001-28100-03
Year	2017
Property Address	75 JEFFERSON ST S
Card 8	

A)1S FR OFF [12S2]B)1S FR OFF [80]

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 7

TAX CARD | 75 JEFFERSON ST

SKETCH/AREA TABLE ADDENDUM		
Parcel Number 001-28100-03	Card 9	
Year 2017		
Property Address 75 JEFFERSON ST S		
SKETCH/AREA TABLE ADDENDUM		
AREA CALCULATIONS SUMMARY		
Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 7

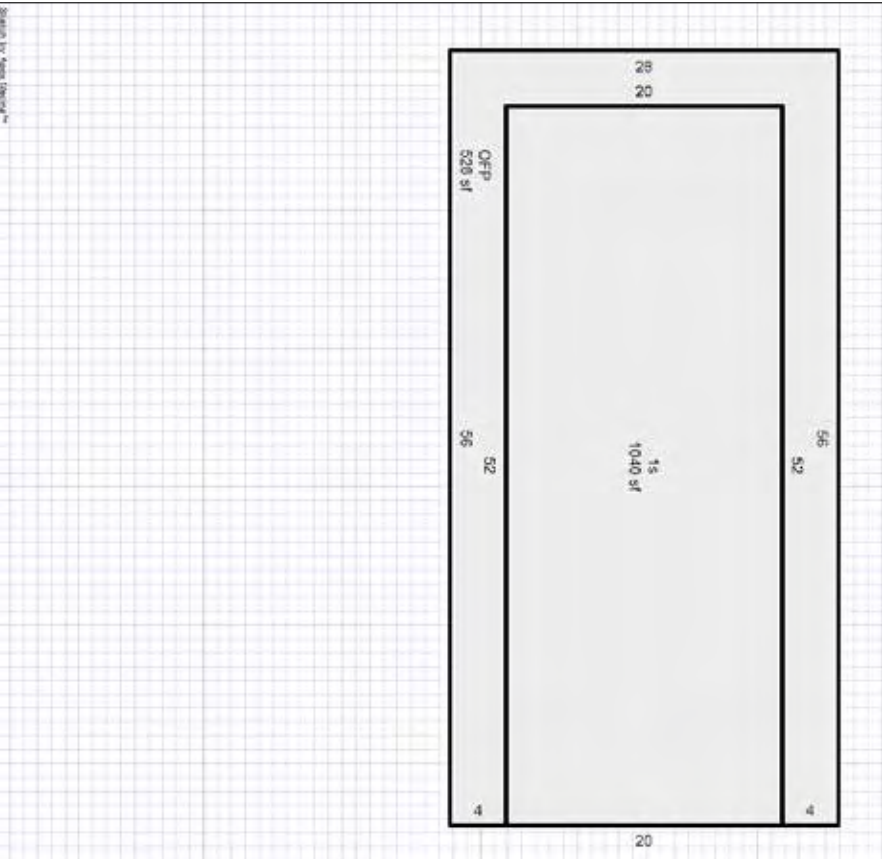
TAX CARD | 78 FRANKLIN ST

SKETCH/AREA TABLE ADDENDUM

Parcel Number	001-28100-02
Year	2017
Property Address	78 FRANKLIN ST W
Card 1	

A)1S FRFB [1040]B)OFF [528]

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name	Description	Size (Sqft)
	Total Sqft.	

TRACT 7

TAX CARD | 78 FRANKLIN ST

Roof Type	
Build T-Up	
Walls	
Frame or equal	
Brick or equal	
Metal or equal	
Open	
Framing	
Wood Joist	
Fire Resistant	
Fireproof Steel	
Reinf. Concrete	
Flooring	
Sotwood	
Hardwood	
Parquet	
Carpet	
Unfinished	
Other	
Finish Type	
Unfinished	
Semifinished	
Finished Open	
Finished Divided	
Heating & Air Conditioning	
No Heating	
Central Warm Air	
Hot Water or Steam	
Unit Heating	
Central Air	
Package or Unit Air	
Sprinkler	
Plumbing	
Full Baths	
Half Baths	
Extra Fixtures	
Total	0
Other Fixtures	
Wash Fountains	
G/F	
ES	
SS	
Circular 36"	
Circular 54"	
Semi-circular 36"	
Semi-circular 54"	
Industrial Gang Sinks	
4' long .4 man	
8' long 8 man	
Shower-Column	
Circular, 5 per	
Semi-circular, 3 per	
Corner, 2 per	
Shower Multi-Stall	
Circular, 5 per	
Semi-circular, 3 per	
Corner, 2 per	
Gang Shower Heads	
Drinking Fountains	
Refrigerated Water Coolers	
.....With Hot & Cold Water	
Emergency Shower	
Eye Wash	

Parcel Number 001-28100-02

Sketch Commercial Card 2

A1S FRB [544]

Use M.General

Pricing Key GC/M

S.F. Area 544

Effective Perimeter L/F 96

P.A.R. 18

Average Size / Units 544 / 1

Section Level 1

HT. RATE 8 | RATE 166.27

Frame / P/E Adj. [+ -] -8.99

Wall Ht. Adj. [+ -] -14.70

BASE PRICE 142.58

B.P.A. % 1.00

Sub-total 142.58

Ceiling 0.00

Interior Finish 0.00

Division Walls 0.00

Lighting 0.00

Heating/Air Cond. 0.00/-4.71

Sprinkler 0.00

S.F. Price 137.87

Area 544

Sub-total 75000

Plumbing

Unit Finish

Special Features

Exterior Features

TOTAL BASE 75000

Grade Factor 0.90

Location Multiplier 0.95

Reproduction Cost 64130

Phys Dep' Yr Bilt/Cond 80 / 1968 / A

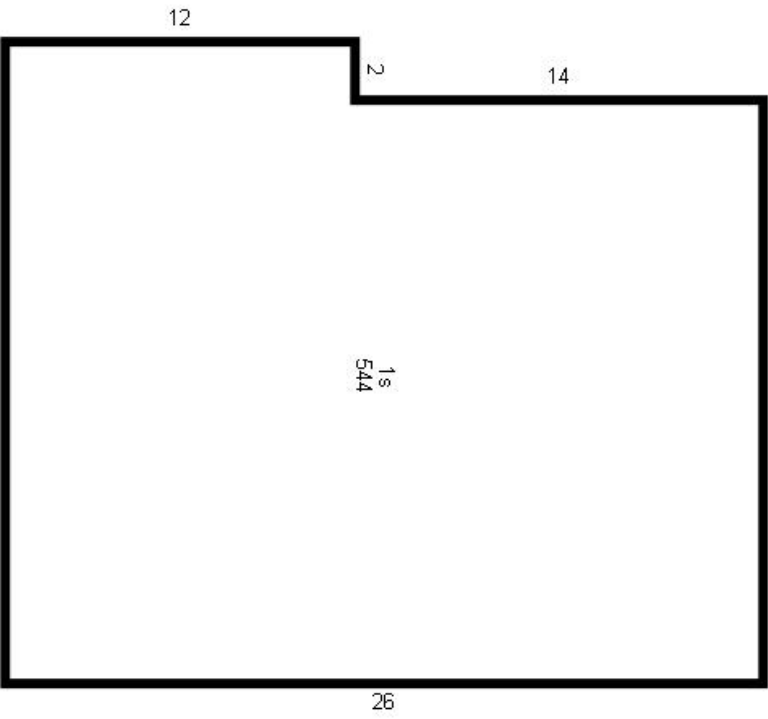
Obsolescence 0

Remainder Value 12830

Use	Ht.	Const Type	Grd Const	Year Const	Effty Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Pipe Cost	Dep Obs	REN Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											544	0.95			12830	100	100	12800	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
Gang Shower Heads																			
Drinking Fountains																			
Refrigerated Water Coolers																			
.....With Hot & Cold Water																			
Emergency Shower																			
Eye Wash																			
Card Improvement Total															12830				
Total Improvement Value															169590				

TRACT 7

TAX CARD | 78 FRANKLIN ST

SKETCH/AREA TABLE ADDENDUM	
Parcel Number 001-28100-02	Card 2
Year 2017	
Property Address 78 FRANKLIN ST W	
A\1S FRB [544]	
SKETCH/AREA TABLE ADDENDUM	
	
AREA CALCULATIONS SUMMARY	
Name	Description
	Total Sqft.
	Size (Sqft)

TRACT 7

TAX CARD | 78 FRANKLIN ST

SKETCH/AREA TABLE ADDENDUM							
Parcel Number 001-28100-02	Card 3						
Year 2017							
Property Address 78 FRANKLIN ST W							
A\1S FRB [1425]B\OFF [272]							
SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY						
	<table border="1"> <thead> <tr> <th>Name</th> <th>Description</th> <th>Size (Sqft)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Sqft.</td> <td></td> </tr> </tbody> </table>	Name	Description	Size (Sqft)		Total Sqft.	
Name	Description	Size (Sqft)					
	Total Sqft.						

TRACT 8



Coffey Realty
& Auction

58 VAN BUREN ST NASHVILLE, IN 47448

GENERAL DESCRIPTION:
RETAIL SHOP (58 SOUTH)

LEASE INFO:
\$1,400 MTH/MTH

Sq. Ft.:
884 SQ FT

ANNUAL TAX:
\$1,182.88

ZONING:
B1



TRACT 8

TAX CARD | 58 VAN BUREN ST

Parcel Number	001-21100-09	Ownership Name	COMMERCIAL 100, LLC
County	BROWN, IN	Address	PO BOX 187 NASHVILLE, IN 47448
Township	WASHINGTON	Property Class	420
Corporation		Tax District	NASHVILLE
District		Neighborhood	7014010-nashville cent bus dist primary-7014010
Map	001093192303100	Property Address	58 VAN BUREN ST S NASHVILLE, IN 47448
Alt Parcel	07-07-19-100-483-000-005	Account	3280
Property Class	420	Book	Legal
Tax District	NASHVILLE	Page	OP PT LOT 64
Neighborhood	7014010-nashville cent bus dist primary-7014010	Assessment Year	2017
Property Address	58 VAN BUREN ST S NASHVILLE, IN 47448	Reason for Change	Land

Topography	<input type="checkbox"/> Level	<input type="checkbox"/> Pub. Utilities	<input type="checkbox"/> Street or Rd.	<input type="checkbox"/> Neighborhood
<input type="checkbox"/> High	<input type="checkbox"/> Water	<input type="checkbox"/> Paved	<input type="checkbox"/> Improved	<input type="checkbox"/> Marrowg
<input type="checkbox"/> Low	<input type="checkbox"/> Sewer	<input type="checkbox"/> Unpaved	<input type="checkbox"/> Static	<input checked="" type="checkbox"/> Declining
<input type="checkbox"/> Rolling	<input type="checkbox"/> Gas	<input type="checkbox"/> Proposed	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Other
<input type="checkbox"/> Swampy	<input type="checkbox"/> Electricity	<input type="checkbox"/> Alley	<input type="checkbox"/> Blighted	

Property Sub Class: COM SMALL DET RETAIL (-10000)-420

Memorandum

2012/Feb/28 RA FW-KS
2012/April/4 data entry -KE
2014/May/28 RA FW-JC
2014/Oct3 Data Entry-BP

Transfer of Ownership Date	Grantor	Year	2017	Valid	Amount	Type

Assessment Year	2017	2016	2015
Reason for Change			
Land			
Homestead-C1	0	0	0
Residential-C2	0	0	0
Non-Residential-C3	41,700	41,700	41,700
Total Land	41,700	41,700	41,700
Improvements			
Homestead-C1	0	0	0
Residential-C2	41,800	41,800	41,300
Non-Residential-C3	41,800	41,800	41,300
Total Imp	83,500	83,500	83,000
Total Assessed Value:	83,500	83,500	83,000

LAND DATA AND COMPUTATIONS

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
			1738		24.00	24.00	41710		41710
Total Acreage			0.04						41700

Land Type

F Front Lot	81 Legal Ditch
R Rear Lot	82 Public Road
1 Comm. Ind Land	83 Utility Trans. Tower
11 Primary	9 Homestead
12 Secondary	91 Res. Excess Acres
13 Undeveloped Usable	92 Ag Excess Acres
14 Undeveloped Unusable	
2 Classified Land	0 Other
3 Undeveloped Land	1 Topography
4 Trable Land	2 Under Improved
5 Non-trable Land	3 Excess Frontage
6 Non-trable Land	4 Shape or Size
7 Other Farmland	5 Corner Inlt.
8 Ag Support Land	

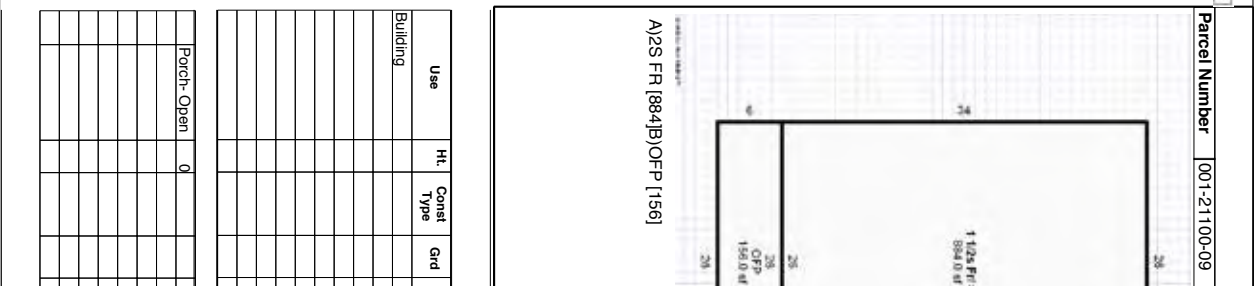
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INDIANA PROPERTY RECORD CARD

TRACT 8

TAX CARD | 58 VAN BUREN ST

Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type	Roof Type
Built-Up									
Walls									
Frame or equal									
Brick or equal									
Metal or equal									
Open									
Framing									
Wood Joist									
Fire Resistant									
Fireproof Steel									
Reinf. Concrete									
Flooring									
Softwood									
Hardwood									
Parquet									
Carpet									
Unfinished									
Other									
Finish Type									
Unfinished									
Semifinished									
Finished Open									
Finished Divided									
Heating & Air Conditioning									
No Heating									
Central Warm Air									
Hot Water or Steam									
Unit Heating									
Central Air									
Package or Unit Air									
Sprinkler									
Plumbing									
Full Baths									
Half Baths									
Extra Fixtures									
Total									
Other Fixtures									
Wash Fountains									
G/F									
ES									
SS									
Circular 36"									
Circular 54"									
Semi-circular 36"									
Semi-circular 54"									
Industrial Gang Sinks									
4 long, 4 man									
8 long 8 man									
Shower-Column									
Circular, 5 per									
Semi-circular, 3 per									
Corner, 2 per									
Shower Multi-Stall									
Circular, 5 per									
Semi-circular, 3 per									
Corner, 2 per									
Gang Shower Heads									
Drinking Fountains									
Refrigerated Water Coolers									
.....with Hot & Cold Water									
Emergency Shower									
Eye Wash									



Use	Ht.	Const	Grid	Year	Effy	Crnd	Base Rate	Feat	Adj Rate	No.	Size or	LCM	Rpic Cost	Dep	REM Val	%	Trend	True Tax Value	Val. Adj. / Sound Val.
Use	Ht.	Const	Grid	Year	Effy	Crnd	Base Rate	Feat	Adj Rate	No.	Size or	LCM	Rpic Cost	Dep	REM Val	%	Trend	True Tax Value	Val. Adj. / Sound Val.
Building											1328	0.95			41780	100	100	41800	
Porch-Open	0				0						156	0.95	5600					41780	
<p>SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES</p> <p>35,900 1 156 0.95 5600</p>																			

Use	Ht.	Const	Grid	Year	Effy	Crnd	Base Rate	Feat	Adj Rate	No.	Size or	LCM	Rpic Cost	Dep	REM Val	%	Trend	True Tax Value	Val. Adj. / Sound Val.
Building											1328	0.95			41780	100	100	41800	
Porch-Open	0				0						156	0.95	5600					41780	
<p>SUMMARY OF IMPROVEMENTS</p> <p>35,900 1 156 0.95 5600</p>																			

TRACT 8

TAX CARD | 58 VAN BUREN ST

SKETCH/AREA TABLE ADDENDUM							
Parcel Number 001-21-100-09	Card 1						
Year 2017							
Property Address 58 VAN BUREN ST S							
A)2S FR [884B]OFP [156]							
SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY						
	<table border="1"> <thead> <tr> <th>Name</th> <th>Description</th> <th>Size (Sqft)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Total Sqft.</td> <td></td> </tr> </tbody> </table>	Name	Description	Size (Sqft)		Total Sqft.	
Name	Description	Size (Sqft)					
	Total Sqft.						

TRACT 9



**Coffey Realty
& Auction**

OLD SCHOOL WAY NASHVILLE, IN 47448

GENERAL DESCRIPTION:
PAVED PARKING LOT (BEHIND NASHVILLE HOUSE)

ANNUAL TAX:
\$3,037.08

ZONING:
B2



TRACT 9

TAX CARD | OLD SCHOOL WAY

Parcel Number	001-21100-08	Ownership Name	ROEERS,FRANK A	Transfer of Ownership Date		Grantor		Year	2017	Card 1		Amount		Type
County	BROWN, IN													
Township	WASHINGTON													
Corporation														
District														
Plat														
Map	001093192302900	Address	PO BOX 187 NASHVILLE, IN 47448											
Alt Parcel	07-07-19-100-480,000-005													
Property Class	456													
Tax District	NASHVILLE													
Neighborhood	7014010-nashville cent bus dist primary-/7014010													
Property Address	OLD SCHOOL WAY NASHVILLE, IN 47448													
Account	14039	Page		Assessment Year	2017	2016	2015	VALUATION RECORD						
Book		Legal	OP IN LOT 9	Reason for Change										
				Land	Homestead-C1	0	0	0						
					Residential-C2	0	0	0	194,200	194,200	194,200	194,200	194,200	194,200
					Non-Residential-C3	0	0	0	194,200	194,200	194,200	194,200	194,200	194,200
				Total Land	0	0	0	3,400	3,400	3,400	3,400	3,400	3,400	3,400
				Improvements	Homestead-C1	0	0	0	3,400	3,400	3,400	3,400	3,400	3,400
					Residential-C2	0	0	0	3,400	3,400	3,400	3,400	3,400	3,400
					Non-Residential-C3	0	0	0	3,400	3,400	3,400	3,400	3,400	3,400
				Total Imp	0	0	0	3,400	3,400	3,400	3,400	3,400	3,400	3,400
				Total Assessed Value:	197,600	197,600	197,600	197,600	197,600	197,600	197,600	197,600	197,600	197,600
PRINTED FROM BROWN COUNTY, INDIANA														
Property Sub Class: COM PARKING LOT OR STRUCTURE-456														
Memorandum														
2014/May/28 RA FW- JC 2014/Oct2 Data Entry-BP														
LAND DATA AND COMPUTATIONS														
Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value					
11		8092	24.00	24.00	194210									
Acreage / Sq. Ft.														
Total Residential Land Value										194,200				
Total Non-Residential Land Value										0				
Total Land Value										194,200				

TRACT 9

TAX CARD | OLD SCHOOL WAY

Occupancy	Story Height	Attic	Bsm't / Crawl	Sketch	Value Adjustment / Exterior Features
<input type="checkbox"/> 1 Single Family <input type="checkbox"/> 2 Duplex <input type="checkbox"/> 3 Triplex <input type="checkbox"/> 4 4-6 Family <input type="checkbox"/> 5 M home <input type="checkbox"/> 0 Row Type	<input type="checkbox"/> 0 Other <input type="checkbox"/> 1 Bi-level <input type="checkbox"/> 2 Tri-level <input type="checkbox"/> 3 Fin <input type="checkbox"/> 4 Fin	<input type="checkbox"/> None <input type="checkbox"/> 1 Unfin <input type="checkbox"/> 2 1/2 Fin <input type="checkbox"/> 3 3/4 Fin <input type="checkbox"/> 4 Full	<input type="checkbox"/> None <input type="checkbox"/> 1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Parcel Number 001-21100-08 Residential Card 1	Value Adjustments Exterior Features
Construction 1 Frame or Alum. 2 Stucco 3 Tile 4 Concrete Block 5 Metal 6 Concrete 7 Brick 8 Stone 9 Frame w/Masonry	Base Area Floor Fin./Liv./Area Value	Row-Type Adjustment sq. ft. SUB-TOTAL	Total Base Row-Type Adjustment sq. ft. SUB-TOTAL		
Roofing Asphalt Shingles Slate or Tile Metal Floors 1 2 Earth Slab SUD & Joists Wood Parquet Tile Carpet Linoleum Unfinished Interior Finish 1 2 Plaster/Dry Wall Paneling Fiberboard Unfinished Accommodations Total # Rooms Bedrooms Family Room Formal Dining Room Rec Room Type Fireplace Heating / Air Conditioning Central Warm Air Hot Water or Steam Heat Pump No Heat Gravity/Wall/Space Central Air Cond. Plumbing # TF Full Baths Half Baths Kitchen Sink Water Heater Extra Fixtures Total	Garages Attached Garage (+) Attached Carport (+) Basement Exterior Features Sub-Total Grade and Design Location Multiplier Remodeling & Modernization Amount Date	Full Urfin Interior (-) Half Urfin Interior (-) Extra Living Units (+) Rec. Room (+) Fireplace (+) Loft (+) No Heat Air Conditioning (-) No Electricity (-) Plumbing (+) TF: 5 - 5 Specialty Plumbing (+) Special Features Sub-Total One Unit Total # Rooms Sub-Total 1 Unit(s) Garages Integral Attached Garage (+) Attached Carport (+) Basement Exterior Features Sub-Total Grade and Design Location Multiplier Remodeling & Modernization Amount Date	Summary of Improvements Use Paving -Asph Ht. Const. Yr. Estv. Yr. Cnd. Base Rate Feat. Adj. Rate Size or Area LCM No. Un. Rpt. Cost Dep. Ops REM Val % Cmp Nbrhd Trend Imprvment Value 5 2-in on 5 C 1975 1983 G 2.50 0 2.50 2X0 1 17100 80 34200 100 1.00 3400	Card Improvement Total Total Improvement Value	

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INDIANA PROPERTY RECORD CARD

TRACT 10 & 11



**Coffey Realty
& Auction**

189 COMMERCIAL ST (A) & (B) NASHVILLE, IN 47448

GENERAL DESCRIPTION:

VACANT LOT (CORNER OF COMMERCIAL & MAIN)

ANNUAL TAX:

\$7,206.32 (BEFORE SPLIT, INCLUDES BOTH A & B)

ZONING:

B2





Coffey Realty & Auction

TRACT 11

TAX CARD | 189 COMMERCIAL ST

Parcel Number	001-07000-00	Ownership Name	COMMERCIAL 100, LLC	Transfer of Ownership Date		Grantor		Year	2017	Card 1		Amount		Type
County	BROWN, IN													
Township	WASHINGTON													
Corporation														
District														
Map	001093192102000	Address	PO BOX 187 NASHVILLE, IN 47448											
Alt Parcel	07-07-19-100-669,000-005													
Property Class	400													
Tax District	NASHVILLE													
Neighborhood	7014011-nashville cent bus dist Secondary-7014011													
Property Address	189 COMMERCIAL ST NASHVILLE, IN 47448													
Account	27022	Page		Assessment Year	2017	Reason for Change		2016		2015				
Legal	PT NW & OP LOT 1 19-9-3 SURVEY 8-2-2002													
Topography	Level <input type="checkbox"/> Pub. Utilities <input type="checkbox"/> Street or Rd. <input type="checkbox"/> Neighborhood <input type="checkbox"/> High <input type="checkbox"/> Water <input type="checkbox"/> Paved <input type="checkbox"/> Improving <input type="checkbox"/> Low <input type="checkbox"/> Sewer <input type="checkbox"/> Unpaved <input type="checkbox"/> Static <input type="checkbox"/> Rolling <input type="checkbox"/> Gas <input type="checkbox"/> Proposed <input type="checkbox"/> Declining <input type="checkbox"/> Swampy <input type="checkbox"/> Electricity <input type="checkbox"/> Sidewalk <input type="checkbox"/> Other <input type="checkbox"/> <input type="checkbox"/> Blighted <input type="checkbox"/>													
Property Sub Class:	COM VACANT LAND-400													
Memorandum														
2014/MAY20 RA FW- JC 2014/OCT17 Data Entry-bp														
LAND DATA AND COMPUTATIONS														
Land Type		Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value				
F Front Lot	81 Legal/Ditch													
R Rear Lot	82 Public Road													
1 Comm. Ind Land	83 Utility Trans. Tower													
11 Primary	9 Homestead													
12 Secondary	91 Res. Excess Acres													
13 Underdeveloped Usable	92 Ag Excess Acres													
14 Underdeveloped Unusable	Influence Factors													
2 Classified Land	0 Other													
3 Underdeveloped Land	1 Topography													
4 Tillable Land	2 Under Improved													
5 Non-tillable Land	3 Excess Frontage													
6 Woodland	4 Shape or Size													
7 Other Farmland	9 Corner Int.													
8 Ag Support Land														
Total Acreage	1.23													
Total Residential Land Value										469100				
Total Non-Residential Land Value										0				
Total Land Value										469100				

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INDIANA PROPERTY RECORD CARD

TRACT 11

TAX CARD | 189 COMMERCIAL ST

Occupancy	Story Height	Attic	Bsmnt/Crawl	Value
1 <input type="checkbox"/> Single Family	0 <input checked="" type="checkbox"/> None	0 <input checked="" type="checkbox"/> None 0 <input type="checkbox"/>	1 <input type="checkbox"/> 1/4 1 <input type="checkbox"/>	
2 <input type="checkbox"/> Duplex	1 <input type="checkbox"/> Other	2 <input type="checkbox"/> 1/2 Fin	2 <input type="checkbox"/> 1/2 2 <input type="checkbox"/>	
3 <input type="checkbox"/> Triplex	2 <input type="checkbox"/> Bi-level	3 <input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4 3 <input type="checkbox"/>	
4 <input type="checkbox"/> 4-6 Family	3 <input type="checkbox"/> Tri-level	4 <input type="checkbox"/> Fin	4 <input type="checkbox"/> Full 4 <input type="checkbox"/>	
5 <input type="checkbox"/> M home				
6 <input type="checkbox"/> Row Type				
Construction	Base Area	Floor	Fin./Liv./Area	Value
1 Frame or Alum.				
2 Stucco				
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete				
7 Brick		Attic		
8 Stone		Basement		
9 Frame w/Masonry		Crawl		
Roofing				
Asphalt Shingles				
State or Tile				
Metal				
Floors	1	2		
Earth				
Slab				
Sub & Joists				
Wood				
Parquet				
Tile				
Carpet				
Lino/leum				
Unfinished				
Interior Finish	1	2		
Plaster/DRY Wall				
Paneling				
Fiberboard				
Unfinished				
Accommodations				
Total # Rooms				
Bedrooms				
Family Room				
Formal Dining Room				
Rec Room/Type				
Area				
Fireplace				
Stacks				
Metal Openings				
Heating / Air Conditioning				
Central Warm Air				
Hot Water or Steam				
Heat Pump				
No Heat				
Gravily/Wall/Space				
Central Air Cond.				
Plumbing	#	TF		
Full Baths				
Half Baths				
Kitchen Sink				
Water Heater				
Extra Fixtures				
Total				
No Plumb/Wtr Only				

Row-Type Adjustment	sqft.	SUB-TOTAL
Full Unfin Interior (-)		
Half Unfin Interior (-)		
Extra Living Units (+)		
Rec. Room (+)		
Fireplace (+)		
Loft (+)		
No Heat (-)		
Air Conditioning (+)		
No Electricity (-)		
Plumbing (+/+)		
TF-5 - 5		
Specialty Plumbing (+)		
Special Features		
Sub-Total One Unit		0
Sub-Total 1 Units		0

Use	Ht.	Const Type	Grd Const	Year Const	Effiv Year	Chd	Base Rate	Faet	Adj Rate	Size or Area	LCM	No. Un.	Rpic Cost	Dep Obs	REIN Val	% Cmp	Nbrhd Fctr	Trend Fctr	Improvement Value	

SUMMARY OF IMPROVEMENTS										

Sketch	Value Adjustment / Exterior Features
Parcel Number 001-07000-00 Residential Card 1	Value Adjustments Exterior Features

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INDIANA PROPERTY RECORD CARD

TRACT 12



Coffey Realty
& Auction

**27 HONEYSUCKLE LN
NASHVILLE, IN 47448**

GENERAL DESCRIPTION:
PARKING LOT (BEHIND PROFESSIONAL BUILDING)

ANNUAL TAX:
\$966.26

ZONING:
B1



TRACT 12

TAX CARD | 27 HONEYSUCKLE LN

Parcel Number 001-16900-02	Ownership Name NASHVILLE HOUSE INC.	Transfer of Ownership Date	Grantor	Year 2017	Valid	Card 1 Amount	Type		
County BROWN, IN	Township WASHINGTON								
Corporation									
District									
Map 001093192205201	Address PO BOX 187 NASHVILLE, IN 47448								
All Parcel 07-07-19-100-391.001-005									
Property Class 456									
Tax District NASHVILLE									
Neighborhood 7014010-nashville cent bus dist primary-7014010									
Property Address 27 HONEYSUCKLE LN NASHVILLE, IN 47448									
Topography <input type="checkbox"/> Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy	Pub. Utilities <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity	Street or Rd. <input type="checkbox"/> Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sheswick <input type="checkbox"/> Alley	Neighborhood <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Static <input type="checkbox"/> Declining <input type="checkbox"/> Other <input type="checkbox"/> Blighted						
Property Sub Class: 2014/May20 RA FW- JC 2014/Sept25 Data Entry-BP		Memorandum COM PARKING LOT OR STRUCTURE-456		VALUATION RECORD					
				Assessment Year Reason for Change	2017	2016	2015		
				Account Book Legal	11792				
				Page					
				Legal OP PT LOT 57					
				Land					
				Improvements					
				Total Assessed Value:	31,500	31,500	31,500		
				LAND DATA AND COMPUTATIONS					
Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
11		Acreage / Sq. Ft. 1289			24.00	24.00	30430		30430
				Total Residential Land Value		Total Non-Residential Land Value		Total Land Value	
				30430		0		30430	
				0.03				30400	

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INDIANA PROPERTY RECORD CARD

TRACT 12

TAX CARD | 27 HONEYSUCKLE LN

Occupancy	Story Height	Attic	Bsmnt/Crawl	Value	Sketch	Value Adjustment / Exterior Features
<input type="checkbox"/> 1 Single Family <input type="checkbox"/> 2 Duplex <input type="checkbox"/> 3 Triplex <input type="checkbox"/> 4 4-6 Family <input type="checkbox"/> 5 M home <input type="checkbox"/> 0 Row Type	<input type="checkbox"/> 1 Other <input type="checkbox"/> 2 Bi-level <input type="checkbox"/> 3 Tri-level <input type="checkbox"/> 4 Fin	<input type="checkbox"/> 0 None <input type="checkbox"/> 1 Unfin <input type="checkbox"/> 2 1/2 Fin <input type="checkbox"/> 3 3/4 Fin <input type="checkbox"/> 4 Full	<input checked="" type="checkbox"/> 0 None <input type="checkbox"/> 1 1/4 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 3/4 <input type="checkbox"/> 4 Full		Parcel Number: 001-16900-02 Residential Card 1	Value Adjustments Exterior Features
Construction 1 Frame or Alum. 2 Stucco 3 Tile 4 Concrete Block 5 Metal 6 Concrete 7 Brick 8 Stone 9 Frame w/masonry	Base Area _____ Floor _____ Fin./Liv./Area _____	Roofing Asphalt Shingles State or Tile Metal Floors Earth Slab Sub & Joists Wood Parquet Tile Carpet Linoleum Unfinished Interior Finish Plaster/Dry Wall Paneling Fiberglass Unfinished	Row-Type Adjustment sqft. SUB-TOTAL Full Unfin Interior (-) Half Unfin Interior (-) Extra Living Units (+) Rec. Room (+) Fireplace (+) Loft (+) No Heat (-) Air Conditioning (+) No Electricity (-)	Total Base _____ Row-Type Adjustment _____ SUB-TOTAL _____	Use Paving -Asph 5 2-in on 5 C 1966 1967 A Base Rate: 2.50 Feet: 0 Adj Rate: 2.50 Size of Area: 2x0 LCM No.: 1 Rpt Cost: 5400 Dep Obs: 80 REM Val: 1090 % Cmp: 100 Nbrhd Feat: 1.00 Trend Improvement Value: 1100	SUMMARY OF IMPROVEMENTS Card Improvement Total: 1100 Total Improvement Value: 1100

Report Created on 1/12/2017 5:57:37 PM

INDIANA PROPERTY RECORD CARD

TRACT 13



Coffey Realty
& Auction

38 TOWN HILL RD NASHVILLE, IN 47448

GENERAL DESCRIPTION:

RESIDENTIAL CABIN

(NO SEPTIC SYSTEM) CURRENTLY ON HOLDING TANK THAT MUST BE PUMPED
REGULARLY. NEAR CITY SEWER.

GROSS LEASE INFO:

\$800 PER MONTH THROUGH 6/1/2020

SQ. FT.:

855

ANNUAL TAX:

\$883.80

ZONING: R1



TRACT 13

TAX CARD | 38 TOWN HIL RD

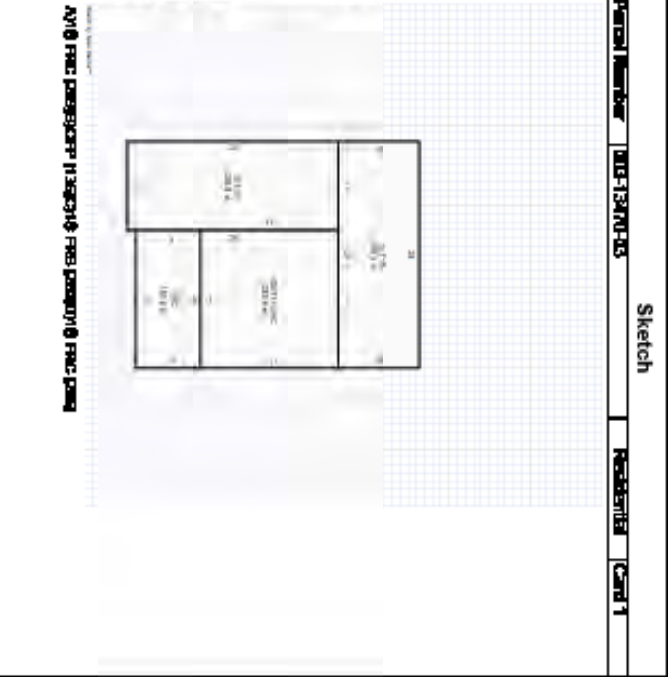
Occupancy	Story Height	Area	Basal Area
1 Single Family	1.00	0	0
2 Duplex	1	1	1
3 Triplex	Other	1/2	1/2
4 4-6 Family	2	1/2	1/2
5 Multiunit	3	3/4	3/4
D Other Type	4	FM	4

Room	Room Type	Area	Value
1 Porch or Deck	100	100	64,700
2 Garage	100	100	64,700
3 Tr			
4 Concrete Walk			
5 Walk			
6 Concrete			
7 Walk	200	200	129,400
8 Stairs	200	200	129,400
9 Other	575	575	368,975
Total Rooms			849,475

Room	Room Type	Area	Value
1 Full Bath	100	100	64,700
2 Half Bath	100	100	64,700
3 Living	100	100	64,700
4 Dining	100	100	64,700
5 Kitchen	100	100	64,700
6 Bed	100	100	64,700
7 Bed	100	100	64,700
8 Bed	100	100	64,700
9 Other	575	575	368,975
Total Rooms			849,475

Room	Room Type	Area	Value
1 Full Bath	100	100	64,700
2 Half Bath	100	100	64,700
3 Living	100	100	64,700
4 Dining	100	100	64,700
5 Kitchen	100	100	64,700
6 Bed	100	100	64,700
7 Bed	100	100	64,700
8 Bed	100	100	64,700
9 Other	575	575	368,975
Total Rooms			849,475

Room	Room Type	Area	Value
1 Full Bath	100	100	64,700
2 Half Bath	100	100	64,700
3 Living	100	100	64,700
4 Dining	100	100	64,700
5 Kitchen	100	100	64,700
6 Bed	100	100	64,700
7 Bed	100	100	64,700
8 Bed	100	100	64,700
9 Other	575	575	368,975
Total Rooms			849,475



Room	Room Type	Area	Value
1 Full Bath	100	100	64,700
2 Half Bath	100	100	64,700
3 Living	100	100	64,700
4 Dining	100	100	64,700
5 Kitchen	100	100	64,700
6 Bed	100	100	64,700
7 Bed	100	100	64,700
8 Bed	100	100	64,700
9 Other	575	575	368,975
Total Rooms			849,475

Report Created on 11/22/2017 6:07:12 PM

Page 2 of 4

TRACT 13

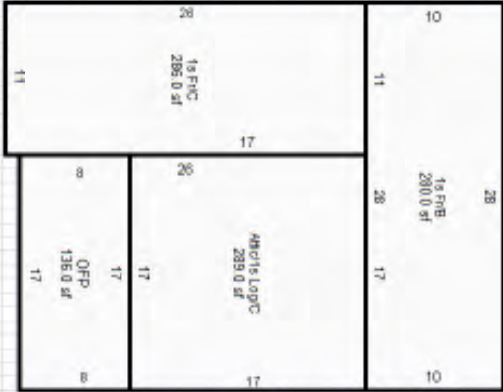
TAX CARD | 38 TOWN HIL RD

SKETCH/AREA TABLE ADDENDUM

Parcel Number
000-134070-03
Year 2017 Parcel 1
Property Address
38 TOWN HIL RD

ANYS FRIC (286.0 SF) 17
ANYS FRIC (299.0 SF) 17
ANYS FRIC (136.0 SF) 17

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Name Description Area Sqft
Total Sqft

TRACT 14



Coffey Realty
& Auction

N STATE ROAD 135 NASHVILLE, IN 47448

GENERAL DESCRIPTION:
1.1 ACRE WOODED LOT



TRACT 15



Coffey Realty
& Auction

N STATE ROAD 135 NASHVILLE, IN 47448

GENERAL DESCRIPTION:
0.61 ACRE WOODED LOT

ANNUAL TAX:
\$599.12

ZONING:
R1



TRACT 15

TAX CARD | N STATE ROAD 135

Occupancy	Story Height	Attic	Bsmt/Crawl	Sketch	Value Adjustment / Exterior Features		
<input type="checkbox"/> Single Family <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> 4-6 Family <input type="checkbox"/> M home <input type="checkbox"/> Row Type	<input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	<input type="checkbox"/> None <input type="checkbox"/> Unfn <input type="checkbox"/> 1/2 Fin <input type="checkbox"/> 3/4 Fin <input type="checkbox"/> Fin	<input type="checkbox"/> None 0 <input type="checkbox"/> 1/4 <input type="checkbox"/> 1/2 <input type="checkbox"/> 3/4 <input type="checkbox"/> Full	Parcel Number 001-2-1000-24 Residential Card 1	Value Adjustments Exterior Features		
Construction <input type="checkbox"/> 1 Frame or Alum. <input type="checkbox"/> 2 Stucco <input type="checkbox"/> 3 Tile <input type="checkbox"/> 4 Concrete Block <input type="checkbox"/> 5 Metal <input type="checkbox"/> 6 Concrete <input type="checkbox"/> 7 Brick <input type="checkbox"/> 8 Stone <input type="checkbox"/> 9 Frame w/ Masonry	Base Area <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Floor <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	Fin./Liv. Area <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4				
Roofing <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> State or Tile <input type="checkbox"/> Metal <input type="checkbox"/> Earth <input type="checkbox"/> Slab <input type="checkbox"/> Sub & Joists <input type="checkbox"/> Wood <input type="checkbox"/> Parquet <input type="checkbox"/> Tile <input type="checkbox"/> Carpet <input type="checkbox"/> Linoleum <input type="checkbox"/> Unfinished	Row-Type Adjustment sq. ft. SUB-TOTAL	Total Base <input type="checkbox"/> 1 <input type="checkbox"/> 2	Full Unfn Interior (-) Half Unfn Interior (-) Extra Living Units (+) Rec. Room (+) Fireplace (+) Loft (+) No Heat (-) Air Conditioning (+) No Electricity (-)				
Interior Finish <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11 <input type="checkbox"/> 12	Plumbing <input type="checkbox"/> TF-5 - 5 <input type="checkbox"/> Specialty Plumbing <input type="checkbox"/> Special Features	Plumbing (+) TF-5 - 5 (+) Specialty Plumbing (+) Special Features	Use <input type="checkbox"/> HT <input type="checkbox"/> Const Type <input type="checkbox"/> Gnd <input type="checkbox"/> Year Const <input type="checkbox"/> Ertiv Year <input type="checkbox"/> Gnd <input type="checkbox"/> Base Rate <input type="checkbox"/> Feet <input type="checkbox"/> Adj Rate <input type="checkbox"/> Size or Area <input type="checkbox"/> LCM <input type="checkbox"/> No. Un. <input type="checkbox"/> Rpic Cost <input type="checkbox"/> Dep Obs <input type="checkbox"/> REM Val <input type="checkbox"/> % Cmp <input type="checkbox"/> Nbrd Fctr <input type="checkbox"/> Trrnd Fctr <input type="checkbox"/> Imprvment Value				
Accommodations Total # Rooms Bedrooms Family Room Formal Dining Room Rec Room Type Area Fireplace Stacks Water Openings <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10 <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input type="checkbox"/> 13 <input type="checkbox"/> 14 <input type="checkbox"/> 15 <input type="checkbox"/> 16 <input type="checkbox"/> 17 <input type="checkbox"/> 18 <input type="checkbox"/> 19 <input type="checkbox"/> 20 <input type="checkbox"/> 21 <input type="checkbox"/> 22 <input type="checkbox"/> 23 <input type="checkbox"/> 24 <input type="checkbox"/> 25 <input type="checkbox"/> 26 <input type="checkbox"/> 27 <input type="checkbox"/> 28 <input type="checkbox"/> 29 <input type="checkbox"/> 30 <input type="checkbox"/> 31 <input type="checkbox"/> 32 <input type="checkbox"/> 33 <input type="checkbox"/> 34 <input type="checkbox"/> 35 <input type="checkbox"/> 36 <input type="checkbox"/> 37 <input type="checkbox"/> 38 <input type="checkbox"/> 39 <input type="checkbox"/> 40 <input type="checkbox"/> 41 <input type="checkbox"/> 42 <input type="checkbox"/> 43 <input type="checkbox"/> 44 <input type="checkbox"/> 45 <input type="checkbox"/> 46 <input type="checkbox"/> 47 <input type="checkbox"/> 48 <input type="checkbox"/> 49 <input type="checkbox"/> 50 <input type="checkbox"/> 51 <input type="checkbox"/> 52 <input type="checkbox"/> 53 <input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56 <input type="checkbox"/> 57 <input type="checkbox"/> 58 <input type="checkbox"/> 59 <input type="checkbox"/> 60 <input type="checkbox"/> 61 <input type="checkbox"/> 62 <input type="checkbox"/> 63 <input type="checkbox"/> 64 <input type="checkbox"/> 65 <input type="checkbox"/> 66 <input type="checkbox"/> 67 <input type="checkbox"/> 68 <input type="checkbox"/> 69 <input type="checkbox"/> 70 <input type="checkbox"/> 71 <input type="checkbox"/> 72 <input type="checkbox"/> 73 <input type="checkbox"/> 74 <input type="checkbox"/> 75 <input type="checkbox"/> 76 <input type="checkbox"/> 77 <input type="checkbox"/> 78 <input type="checkbox"/> 79 <input type="checkbox"/> 80 <input type="checkbox"/> 81 <input type="checkbox"/> 82 <input type="checkbox"/> 83 <input type="checkbox"/> 84 <input type="checkbox"/> 85 <input type="checkbox"/> 86 <input type="checkbox"/> 87 <input type="checkbox"/> 88 <input type="checkbox"/> 89 <input type="checkbox"/> 90 <input type="checkbox"/> 91 <input type="checkbox"/> 92 <input type="checkbox"/> 93 <input type="checkbox"/> 94 <input type="checkbox"/> 95 <input type="checkbox"/> 96 <input type="checkbox"/> 97 <input type="checkbox"/> 98 <input type="checkbox"/> 99 <input type="checkbox"/> 100	Sub-Total One Unit 0	Sub-Total 1 Unit(s) 0	Garages <input type="checkbox"/> Integral <input type="checkbox"/> Attached Garage (+) <input type="checkbox"/> Attached Carport (+) <input type="checkbox"/> Basement <input type="checkbox"/> Exterior Features				
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TRACT 16



Coffey Realty
& Auction

OAK RUN DR NASHVILLE, IN 47448

GENERAL DESCRIPTION:
1.08 ACRE WOODED LOT

ANNUAL TAX: \$774.24

ZONING: R1





Coffey Realty & Auction

TRACT 16

TAX CARD | OAK RUN DRIVE

Parcel Number 001-21000-14	Ownership Name ROGERS, FRANK A	Transfer of Ownership Date	Grantor	Year 2017	Valid	Card 1 Amount	Type	
County BROWN, IN	Address PO BOX 187 NASHVILLE, IN 47448							
Township WASHINGTON								
Corporation								
District								
Map 001093183101304								
Alt Parcel 07-07-18-300-261-000-005								
Property Class 500								
Tax District NASHVILLE								
Neighborhood 7015030-sr 135n/artist drive area-7015030								
Property Address OAK RUN DR NASHVILLE, IN 47448								
Topography Level <input type="checkbox"/> High <input type="checkbox"/> Low <input type="checkbox"/> Rolling <input type="checkbox"/> Swampy	Pub. Utilities Water <input type="checkbox"/> Sewer <input type="checkbox"/> Gas <input type="checkbox"/> Electricity	Street or Rd Paved <input type="checkbox"/> Unpaved <input type="checkbox"/> Proposed <input type="checkbox"/> Sidewalk <input type="checkbox"/> Alley <input type="checkbox"/> Blighted <input type="checkbox"/>	Neighborhood Improving <input type="checkbox"/> Static <input checked="" type="checkbox"/> Declining <input type="checkbox"/> Other <input type="checkbox"/>	VALUATION RECORD				
Property Sub Class: MEMORANDUM				Assessment Year 2017				
Memorandum 2014/May/29 RA FW- JC 2014/Aug/21 Data Entry-BP				Reason for Change PT SW 1/4 LOT 5 18-09-03 1.080 ACRES				
VACANT PLATTED LOT-500				Land				
				Improvements				
				Total Assessed Value:				
				PRINTED FROM BROWN COUNTY, INDIANA				
				LAND DATA AND COMPUTATIONS				
				Actual Frontage				
				Effective Frontage				
				Effective Depth				
				Factor				
				Base Rate				
				Adjusted Rate				
				Estimated Value				
				Influence Factor				
				Land Value				
				Total Residential Land Value				50,400
				Total Non-Residential Land Value				0
				Total Land Value				50,400

Report Created on 11/27/2017 5:50:00 PM

INDIANA PROPERTY RECORD CARD

TITLE SEARCHES



**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS1

EFFECTIVE DATE: JUNE 7, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

COMMERCIAL 100, LLC

The land referred to in this Search is described as follows:

Part of In-Lot No. 60, Original Plat to the Town of Nashville, Indiana, more particularly described as follows:
Beginning at a point 50.0 feet East of the Southwest corner of said In-Lot 60 and running thence East 86 feet;
thence North 59-1/2 feet;
thence West 86 feet;
thence South 59-1/2 feet to the place of beginning.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS1

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
COMMERCIAL 100, LLC

TOWN OF NASHVILLE

PARCEL NO. - 001-16900-01

STATE ID NO. - 07-07-19-100-400.000-005

Legal Description - OP PT. IN-LOT 60

Land Value - \$122,800

Improved Value - \$652,100

May - \$5,952.00 - PAID

Nov - \$5,952.00 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. Terms and provisions set forth in instrument entitled "Easement," recorded March 23, 2004 as Instrument No. 2004-1283.
3. Terms and provisions set forth in instrument entitled "Easement For Sidewalk and Improvements," recorded December 8, 2004 as Instrument No. 2004-5521.
4. Terms and provisions set forth in instrument entitled "Grant of Easement For Public Art," recorded February 12, 2014 as Instrument No. 2014-0323; amended in "Amended Grant of Easement For Public Art," recorded May 21, 2014 as Instrument No. 2014-1175.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against COMMERCIAL 100, LLC. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



**Coffey Realty
& Auction**

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS2

EFFECTIVE DATE: JUNE 7, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

NASHVILLE HOUSE, INC.

The land referred to in this Search is described as follows:

A part of Lots Numbered 57 and 58 in the Original Plat of the Town of Nashville, Indiana, and more particularly described as follows:

Beginning at a point 40.0 feet South of the Northwest corner of said Lot 57 and running thence East 65.0 feet to a point;
thence South 39.0 feet to a point;
thence West 65.0 feet to a point on the East line of a 14.0 foot alley;
thence North, along said alley line, 39.0 feet to the place of beginning.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS2

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
NASHVILLE HOUSE INC.

TOWN OF NASHVILLE

PARCEL NO. - 001-16900-02

STATE ID NO. - 07-07-19-100-391.001-005

Legal Description - OP PT. LOT 57

Land Value - \$30,400

Improved Value - \$1,100

May - \$241.95 - PAID

Nov - \$241.95 - UNPAID

PARCEL NO. - 001-16900-03

STATE ID NO. - 07-07-19-100-392.000-005

Legal Description - OP PT. LOT 58

Land Value - \$30,400

Improved Value - \$1,100

May - \$241.18 - PAID

Nov - \$241.18 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
against NASHVILLE HOUSE, INC. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS3

EFFECTIVE DATE: JUNE 7, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

COMMERCIAL 100, LLC

The land referred to in this Search is described as follows:

PARCEL NO. 1:

Lot 64 in the Original Plat of the Town of Nashville, Brown County, Indiana.

Also, Part of Lot 65 in the Original Plat of the Town of Nashville, Brown County, Indiana, described as follows:

Beginning at a point in the West line of said Lot, 22-1/2 feet North of the Southwest corner of said Lot;
thence East 65 feet to a point;
thence South 22-1/2 feet to a point in the South line of said Lot;
thence East along said South line 71 feet to the Southeast corner of said Lot;
thence North along the East line of said Lot 59-1/2 feet to the Northeast corner of said Lot;
thence West along said North line 136 feet to the Northwest corner of said Lot;
thence South along the West line of said Lot 37 feet to the point of beginning.

EXCEPT THEREFROM, Part of Lot Number Sixty-Four (64) and part of Lot Number Sixty-Five (65) in the Original Plat of the Town of Nashville, Brown County, Indiana, according to the Plat thereof as recorded in Plat Cabinet 1, Sleeve 258A, in the office of the Recorder of Brown County, Indiana, described as follows:
Beginning at a P.K. nail found marking the Northwest corner of Lot Number Sixty-Four (64) in said Original Plat;

thence South 89 degrees 50 minutes 00 seconds East (assumed bearing) 94.26 feet to a rebar set;
thence South 00 degrees 00 minutes 00 seconds West 29.14 feet;
thence South 89 degrees 50 minutes 00 seconds East 41.74 feet to a drill hole in concrete in the East line of said Lot Number Sixty-Four (64);
thence South 00 degrees 00 minutes 00 seconds West on and along the East line of said Lot Number Sixty-Four (64) 22.21 feet to a drill hole in concrete;
thence North 89 degrees 50 minutes 00 seconds West 36.59 feet;
thence South 00 degrees 00 minutes 00 seconds West 17.35 feet;
thence North 89 degrees 50 minutes 00 seconds West 5.15 feet;
thence South 00 degrees 00 minutes 00 seconds West 25.80 feet to a rebar set;
thence North 89 degrees 50 minutes 00 seconds West 14.22 feet to a rebar set;
thence South 00 degrees 00 minutes 00 seconds West 4.00 feet to a rebar set;
thence North 89 degrees 50 minutes 00 seconds West 10.76 feet to a rebar set;
thence North 00 degrees 00 minutes 00 seconds East 2.00 feet to a rebar set;
thence North 89 degrees 50 minutes 00 seconds West 4.28 feet to a rebar set marking the Northeast corner of a tract deeded from MLT and Associates, Inc. to John and Marilyn Rudd and recorded in Deed Record Number 162, pages 104-105 in the office of the Recorder of Brown County, Indiana;
thence North 89 degrees 50 minutes 00 seconds West 65.00 feet to a P.K. nail found in the West line of said Lot Number Sixty-Five (65) marking the Northwest corner of said Rudd tract;
thence North 00 degrees 00 minutes 00 seconds East on and along the West line of said Lot Number Sixty-Five (65) and on and along the West line of said Lot Number Sixty-Four (64) 96.50 feet to the beginning, containing in said Exception 0.232 acre, more or less (10,105.46 square feet, more or less).

PARCEL NO. 2:

ALSO, the right of ingress and egress over an eight (8) foot wide easement from the South exit of the Brown County Playhouse to Franklin Street lying in part of Lot Number Sixty-Five (65) and part of Lot Number Sixty-Six (66) in the Original Plat of the Town of Nashville, Brown County, Indiana, according to the Plat thereof as recorded in Plat Cabinet 1, Sleeve 258A, in the office of the Recorder of Brown County, Indiana, described as follows:

TITLE SEARCHES



Commencing at a P.K. nail found marking the Southwest corner of Lot Number Sixty-Six (66) in said Original Plat;
thence South 89 degrees 50 minutes 00 seconds East (assumed bearing) on and along the South line of said Lot Number Sixty-Six (66) 65.00 feet to the Southeast corner of a tract deeded from MLT and Associates Inc. to John and Marilyn Rudd and recorded in Deed Record Number 162, pages 104-105 in the office of the Recorder of Brown County, Indiana and the point of beginning for the easement herein described;
thence North 00 degrees 00 minutes 00 seconds East 82.00 feet to a rebar set marking the Northeast corner of said Rudd tract;
thence South 89 degrees 50 minutes 00 seconds East 4.28 feet to a rebar set;
thence South 00 degrees 00 minutes 00 seconds West 2.00 feet to a rebar set;
thence South 89 degrees 50 minutes 00 seconds East 3.72 feet;
thence South 00 degrees 00 minutes 00 seconds West 80.00 feet to the South line of said Lot Number Sixty-Six (66);
thence North 89 degrees 50 minutes 00 seconds West on and along said South line 8.00 feet to the beginning, containing 0.015 acre, more or less (648.56 square feet, more or less).

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS3

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
COMMERCIAL 100, LLC

TOWN OF NASHVILLE

PARCEL NO. - 001-21100-09
Legal Description - OP PT. LOT 64
Land Value - \$41,700
May - \$591.44 - PAID

STATE ID NO. - 07-07-19-100-483.000-005

Improved Value - \$35,300
Nov - \$591.44 - UNPAID

PARCEL NO. - 001-21100-00
Legal Description - OP PT. LOT 65
Land Value - \$95,300
May - \$1,182.88 - PAID

STATE ID NO. - 07-07-19-100-485.000-005

Improved Value - \$58,700
Nov - \$1,182.88 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
against COMMERCIAL 100, LLC. FOR TEN YEARS LAST PAST, WE FIND NONE.

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS4

EFFECTIVE DATE: JUNE 7, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

COMMERCIAL 100, LLC

The land referred to in this Search is described as follows:

PARCEL NO. 1:

Seventy-one (71) feet by parallel lines off the entire East end of In-Lot No. 66 in the Original Plat of the Town of Nashville, Brown County, Indiana.

PARCEL NO. 2:

In-Lots No. 103, 104 and 105 in the Original Plat of the Town of Nashville, Brown County, Indiana.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS4

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
ROGERS, FRANK A.

TOWN OF NASHVILLE

PARCEL NO. - 001-21100-01

STATE ID NO. - 07-07-19-100-488.000-005

Legal Description - OP PT. LOT 66

Land Value - \$101,400

Improved Value - \$48,300

May - \$1,149.85 - PAID

Nov - \$1,149.85 - UNPAID

ALSO, in name of

COMMERCIAL 100, LLC

TOWN OF NASHVILLE

PARCEL NO. - 001-28100-02

STATE ID NO. - 07-07-19-100-491.000-005

Legal Description - OP LOT 103

Land Value - \$170,900

Improved Value - \$146,700

May - \$2,439.49 - PAID

Nov - \$2,439.49 - UNPAID

PARCEL NO. - 001-28100-05

STATE ID NO. - 07-07-19-100-490.000-005

Legal Description - OP LOT 104

Land Value - \$170,900

Improved Value - NONE SHOWN

May - \$1,312.69 - PAID

Nov - \$1,312.69 - UNPAID

PARCEL NO. - 001-28100-03

STATE ID NO. - 07-07-19-100-489.000-005

Legal Description - OP LOT 105

Land Value - \$170,900

Improved Value - \$114,200

May - \$2,189.85 - PAID

Nov - \$2,189.85 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

TITLE SEARCHES



No. TS ROGERS4

2. Right of way of Van Buren Street and Indiana State Highway No. 135 along the Easterly line of Parcel No. 1.
3. Grant of Right of Sewage and Drain and incidental purposes from Delbert Read and Meta L. Read, husband and wife, to Derk Smit and Christine Smit, husband and wife, dated September 23, 1954 and recorded September 27, 1954 in Miscellaneous Record No. 11, page 565.
4. Terms and provisions set forth in instrument entitled "Consent For Temporary Right-of-Way and Access To Private Land For Purpose of Construction, Maintenance or Repairs," recorded April 23, 2010 as Instrument No. 2010-1141. (Pertains to In-Lot No. 105)
5. Terms and provisions set forth in instrument entitled "Consent For Temporary Right-of-Way and Access To Private Land For Purpose of Construction, Maintenance or Repairs," recorded April 23, 2010 as Instrument No. 2010-1142. (Pertains to In-Lot No. 103)
6. Terms and provisions set forth in instrument entitled "Consent For Temporary Right-of-Way and Access To Private Land For Purpose of Construction, Maintenance or Repairs," recorded April 23, 2010 as Instrument No. 2010-1143. (Pertains to In-Lot No. 104)
7. Terms and provisions set forth in instrument entitled "Agreement For Construction and Lease of Public Rest Room Facilities," recorded June 30, 1992 in Lease Record No. 2, pages 26-31.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against COMMERCIAL 100, LLC. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



No. TS ROGERS4

INFORMATION NOTE:

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against FRANK A. ROGERS. FOR TEN YEARS LAST PAST, WE FIND THE FOLLOWING:

Judgment Docket No. 21, page 207 shows Foreign Judgments under the original Cause No. 49D13-0910-MF-046465 filed against Frank A. Rogers et al, jointly and severally, and in favor of Busey Bank as follows:

in the amount of \$1,786,939.24, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana; and

in the amount of \$446,659.19, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

Said judgments have not been released in the Judgment Docket located in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana, however the CCS from the Marion County Clerk's office (attached hereto) shows three entries stating judgments have been fully satisfied. (See entries on February 29, 2012 and March 1, 2012.)

Proceedings pending under cause entitled "Estate of Frank A. Rogers: Old National Wealth Management, Petitioner vs. Penmanta Corporation, Claimant," filed July 31, 2018 Under Cause No. 07C01-1807-EU-000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

TITLE SEARCHES



**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS5

EFFECTIVE DATE: JUNE 7, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

ESTATE OF FRANK A. ROGERS

The land referred to in this Search is described as follows:

In Lot Number 47 in the Original Plat of the Town of Nashville, Brown County, Indiana.

ALSO, 40.2 feet by parallel lines off the entire South side of In Lot Number 48 in the Original Plat of the Town of Nashville, Brown County, Indiana.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS5

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
PENMANTA CORP.
F. A. ROGERS

TOWN OF NASHVILLE

PARCEL NO. - 001-18000-01
Legal Description - OP LOT 47
Land Value - \$194,200
May - \$3,582.42 - PAID

STATE ID NO. - 07-07-19-100-481.000-005

Improved Value - \$272,200
Nov - \$3,582.42 - UNPAID

PARCEL NO. - 001-18000-02
Legal Description - OP PT. LOT 3/5 OF 48
Land Value - \$116,500
May - \$2,062.35 - PAID

STATE ID NO. - 07-07-19-100-479.000-005

Improved Value - \$152,000
Nov - \$2,062.35 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. Old School Way along the Easterly line of subject real estate.
3. East edge of Van Buren Street along the Westerly line of subject real estate.
4. Proceedings pending under cause entitled "Unsupervised Estate of Frank A. Rogers: Penmanta Corporation, Claimant vs. Old National Wealth Management, Petitioner," filed July 31, 2018 under Cause No. 07C01-1807-EU-000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
against FRANK A. ROGERSREVOCABLE TRUST. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



No. TS ROGERS5

FOR INFORMATION ONLY:

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against FRANK A. ROGERS. FOR TEN YEARS LAST PAST, WE FIND THE FOLLOWING:

Judgment Docket No. 21, page 207 shows Foreign Judgments under the original Cause No. 49D13-0910-MF-046465 filed against Frank A. Rogers et al, jointly and severally, and in favor of Busey Bank as follows:

in the amount of \$1,786,939.24, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana; and

in the amount of \$446,659.19, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

Said judgments have not been released in the Judgment Docket located in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana, however the CCS from the Marion County Clerk's office (attached hereto) shows three entries stating judgments have been fully satisfied. (See entries on February 29, 2012 and March 1, 2012.)

Proceedings pending under cause entitled "Estate of Frank A. Rogers: Old National Wealth Management, Petitioner vs. Penmanta Corporation, Claimant," filed July 31, 2018 Under Cause No. 07C01-1807-EU-000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS6

EFFECTIVE DATE: JUNE 21, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

FRANK A. ROGERS REVOCABLE TRUST

The land referred to in this Search is described as follows:

The Southeast quarter of the Southeast quarter of Section 11; the Southwest quarter of the Southwest quarter of Section 12; a part of the Northwest quarter of the Northwest quarter of Section 13; a part of the Northeast quarter of the Northeast quarter of Section 14; and a part of the Southeast quarter of the Northeast quarter of Section 14, all in Township 9 North, Range 2 East of the Second Principal Meridian, Brown County, Indiana, described as follows:

Beginning at a stone at the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 11;

thence East on and along the North line of said quarter quarter 1316.10 feet to a stone marking the Northeast corner thereof;

thence East on and along the North line of the Southwest quarter of the Southwest quarter of Section 12, 611.20 feet to a stone marking the Northeast corner thereof;

thence South on and along the East line of the said quarter quarter 1338.48 feet to the Southeast corner thereof;

thence West on and along the South line of the said quarter quarter 292.20 feet;

thence South 00 degrees 09 minutes West 901.49 feet;

thence Northeast 128.61 feet;

thence Northeast 292.00 feet to the East line of the Northwest quarter of the Northwest quarter of Section 13;

thence South on and along the East line 710.20 feet to the Southeast corner thereof;

TITLE SEARCHES



SEARCH NO. TS ROGERS6

thence West on and along the South line of the said quarter quarter 618.00 feet to the Southwest corner thereof;
thence South on and along the East line of the Southeast quarter of the Northeast quarter of Section 14, 943.05 feet;
thence North 87 degrees 38 minutes West 630.23 feet to the center line of a public road;
thence North 10 degrees 41 minutes West 284.56 feet on and along the said center line;
thence North 17 degrees 01 minute West 136.47 feet on and along said center line;
thence North 11 degrees 22 minutes West 419.25 feet on and along said center line;
thence North 09 degrees 03 minutes West on and along said center line 995.65 feet;
thence North 07 degrees 42 minutes West on and along said center line 271.12 feet;
thence North 31 degrees 27 minutes 30 seconds West on and along said center line 173.20 feet to the South line of the Southeast quarter of the Southeast quarter of Section 11;
thence West on and along the said South line 254.25 feet to a stone marking the Southwest corner thereof;
thence North on and along the West line of the said quarter quarter 1344.80 feet to the place of beginning, containing 116.24 acres, more or less.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS6

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
ROGERS, FRANK A. and BEULAH FRANCES WASHINGTON TOWNSHIP
PARCEL NO. - 003-13470-00 STATE ID NO. - 07-06-14-200-100.000-004
Legal Description - PT. NW NW 13-9-2 NE NE & NE PT. SE NE 14-9-2 56.53 ACRES
Land Value - \$206,300 Improved Value - \$218,600
Homestead Exemption - \$45,000 Supplemental Exemption - \$66,010
May - \$1,647.00 - PAID Nov - \$1,647.00 - UNPAID

ROGERS, FRANK A. and BEULAH FRANCES JACKSON TOWNSHIP
PARCEL NO. - 005-14670-00 STATE ID NO. - 07-06-11-400-158.000-002
Legal Description - SW SW 12-9-2 & PT. SE 11-9-2 59.71 ACRES
Land Value - \$199,300 Improved Value - NONE SHOWN
May - \$1,228.18 - PAID Nov - \$1,228.18 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. Jackson Branch Ridge Road along the Westerly line of subject real estate.
3. Easement for water line and incidental purposes granted to Brown County Water Utility, Inc., its successors and assigns, dated May 2, 2001 and recorded July 26, 2001 as Instrument No. 2001-3306.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
against FRANK A. ROGERS REVOCABLE TRUST. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



No. TS ROGERS6

FOR INFORMATION ONLY:

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against FRANK A. ROGERS. FOR TEN YEARS LAST PAST, WE FIND THE FOLLOWING:

Judgment Docket No. 21, page 207 shows Foreign Judgments under the original Cause No. 49D13-0910-MF-046465 filed against Frank A. Rogers et al, jointly and severally, and in favor of Busey Bank as follows:

in the amount of \$1,786,939.24, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana; and

in the amount of \$446,659.19, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

Said judgments have not been released in the Judgment Docket located in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana, however the CCS from the Marion County Clerk's office (attached hereto) shows three entries stating judgments have been fully satisfied. (See entries on February 29, 2012 and March 1, 2012.)

Proceedings pending under cause entitled "Estate of Frank A. Rogers: Old National Wealth Management, Petitioner vs. Penmanta Corporation, Claimant," filed July 31, 2018 Under Cause No. 07C01-1807-EU-000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS7

EFFECTIVE DATE: JUNE 21, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

FRANK A. ROGERS REVOCABLE TRUST

The land referred to in this Search is described as follows:

A part of Lot Numbered Twenty One in Mullaney's Addition to the Town of Nashville, Brown County, Indiana, described as follows:

Beginning at the Southwest corner of Lot Numbered Twenty One (No. 21) in Mullaney's Addition to the Town of Nashville;

thence North 350 feet;

thence North 13 degrees East 70 feet;

thence North 14 degrees 24 minutes East 30 feet all along the East line of Indiana State Highway No. 135 right-of-way to the point of beginning for the real estate herein conveyed;

thence North 14 degrees 24 minutes East 120 feet;

thence South 89 degrees 33 minutes East 215.22 feet;

thence South 00 degrees 02 minutes West 118.36 feet;

thence North 89 degrees 33 minutes West 244.99 feet to the place of beginning, containing 0.61 of an acre, more or less.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS7

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
ROGERS, FRANK A. TOWN OF NASHVILLE
PARCEL NO. - 001-21000-24 STATE ID NO. - 07-07-18-300-340.000-005
Legal Description - PT. LOT 21 MULLANEY ADDITION 0.610 ACRE
Land Value - \$39,000 Improved Value - NONE SHOWN
May - \$299.56 - PAID Nov - \$299.56 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. State Road No. 135 along the Westerly line of subject real estate.
3. Easement for water line and incidental purposes granted to Brown County Water Utility, Inc., its successors and assigns, dated July 28, 1971 and recorded September 15, 1971 in Miscellaneous Record No. 22, page 450; Assignment to the Town of Nashville in instrument entitled "Assignment of Right of Way Easement," dated December 21, 1995 and recorded January 9, 1996 in Easement Record No. 10, page 503.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
against FRANK A. ROGERS REVOCABLE TRUST. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



No. TS ROGERS7

FOR INFORMATION ONLY:

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against FRANK A. ROGERS. FOR TEN YEARS LAST PAST, WE FIND THE FOLLOWING:

Judgment Docket No. 21, page 207 shows Foreign Judgments under the original Cause No. 49D13-0910-MF-046465 filed against Frank A. Rogers et al, jointly and severally, and in favor of Busey Bank as follows:

in the amount of \$1,786,939.24, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana; and

in the amount of \$446,659.19, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

Said judgments have not been released in the Judgment Docket located in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana, however the CCS from the Marion County Clerk's office (attached hereto) shows three entries stating judgments have been fully satisfied. (See entries on February 29, 2012 and March 1, 2012.)

Proceedings pending under cause entitled "Estate of Frank A. Rogers: Old National Wealth Management, Petitioner vs. Penmanta Corporation, Claimant," filed July 31, 2018 Under Cause No. 07C01-1807-EU-000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

TITLE SEARCHES



**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS8

EFFECTIVE DATE: JUNE 21, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

FRANK A. ROGERS REVOCABLE TRUST

The land referred to in this Search is described as follows:

Lot Numbered Five (5) in Big Tree Subdivision as shown on the plat recorded January 7, 1983 in Plat Cabinet No. 1, Sleeve 184A, in the office of the Recorder of Brown County, Indiana.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS8

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
ROGERS, FRANK A. TOWN OF NASHVILLE
PARCEL NO. - 001-21000-14 STATE ID NO. - 07-07-18-300-261.000-005
Legal Description - PT. SW 18-9-3 1.08 ACRES LOT 5 BIG TREE SUBDIVISION
Land Value - \$50,400 Improved Value - NONE SHOWN
May - \$387.12 - PAID Nov - \$387.12 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. Oak Run Drive along the Southerly line of subject real estate.
3. Easement for water line and incidental purposes granted to Brown County Water Utility, Inc., its successors and assigns, dated July 28, 1971 and recorded September 15, 1971 in Miscellaneous Record No. 22, page 450; Assignment to the Town of Nashville in instrument entitled "Assignment of Right of Way Easement," dated December 21, 1995 and recorded January 9, 1996 in Easement Record No. 10, page 503.
4. Covenants, restrictions, easements and set back lines as set forth on plat of Big Tree Subdivision recorded January 7, 1983 and re-recorded July 25, 1988 in Plat Cabinet No. 1, Sleeve 184A, and all amendments thereto.
5. Terms and provisions set forth in instrument entitled "Dedication of Streets and Easements," recorded August 3, 1988 as Instrument No. 1988-2144.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
against FRANK A. ROGERS REVOCABLE TRUST. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



No. TS ROGERS8

FOR INFORMATION ONLY:

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against FRANK A. ROGERS. FOR TEN YEARS LAST PAST, WE FIND THE FOLLOWING:

Judgment Docket No. 21, page 207 shows Foreign Judgments under the original Cause No. 49D13-0910-MF-046465 filed against Frank A. Rogers et al, jointly and severally, and in favor of Busey Bank as follows:

in the amount of \$1,786,939.24, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana; and

in the amount of \$446,659.19, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

Said judgments have not been released in the Judgment Docket located in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana, however the CCS from the Marion County Clerk's office (attached hereto) shows three entries stating judgments have been fully satisfied. (See entries on February 29, 2012 and March 1, 2012.)

Proceedings pending under cause entitled "Estate of Frank A. Rogers: Old National Wealth Management, Petitioner vs. Penmanta Corporation, Claimant," filed July 31, 2018 Under Cause No. 07C01-1807-EU-000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

TITLE SEARCHES



**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS9

EFFECTIVE DATE: JUNE 21, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

FRANK A. ROGERS REVOCABLE TRUST

The land referred to in this Search is described as follows:

In-Lot Number Nine (9) in the Original Plat of the Town of Nashville, Brown County, Indiana.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS9

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
ROGERS, FRANK A. TOWN OF NASHVILLE
PARCEL NO. - 001-21000-08 STATE ID NO. - 07-07-19-100-480.000-005
Legal Description - OP IN-LOT 9 TOWN OF NASHVILLE
Land Value - \$194,200 Improved Value - \$3,500
May - \$1,518.54 - PAID Nov - \$1,518.54 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. Old School Way along the Westerly line of subject real estate.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
against FRANK A. ROGERS REVOCABLE TRUST. FOR TEN YEARS LAST PAST, WE FIND NONE.

TITLE SEARCHES



No. TS ROGERS9

FOR INFORMATION ONLY:

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against FRANK A. ROGERS. FOR TEN YEARS LAST PAST, WE FIND THE FOLLOWING:

Judgment Docket No. 21, page 207 shows Foreign Judgments under the original Cause No. 49D13-0910-MF-046465 filed against Frank A. Rogers et al, jointly and severally, and in favor of Busey Bank as follows:

in the amount of \$1,786,939.24, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana; and

in the amount of \$446,659.19, plus any costs and/or interest that may accrue, dated March 24, 2010 and posted June 30, 2010 under Cause No. 07C01-1006-CB-0375, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

Said judgments have not been released in the Judgment Docket located in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana, however the CCS from the Marion County Clerk's office (attached hereto) shows three entries stating judgments have been fully satisfied. (See entries on February 29, 2012 and March 1, 2012.)

Proceedings pending under cause entitled "Estate of Frank A. Rogers: Old National Wealth Management, Petitioner vs. Penmanta Corporation, Claimant," filed July 31, 2018 Under Cause No. 07C01-1807-EU-000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

TITLE SEARCHES



**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS10

EFFECTIVE DATE: JUNE 21, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

COMMERCIAL 100, LLC

The land referred to in this Search is described as follows:

Lot No. 6 in Hilltop Addition, a subdivision of a part of the Southeast quarter of Section 24, Township 9 North, Range 2 East, and of the Southwest quarter of Section 19, Township 9 North, Range 3 East, Brown County, Indiana, as per plat thereof recorded in Miscellaneous Record No. 9, pages 8-9, and now found in Plat Cabinet No. 1, Sleeve 247A, in the office of the Recorder of Brown County, Indiana.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS10

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
COMMERCIAL 100, LLC

WASHINGTON TOWNSHIP

PARCEL NO. - 003-13470-03

STATE ID NO. - 07-07-19-300-168.000-004

Legal Description - HILLTOP ADDITION LOT 6

Land Value - \$16,200

Improved Value - \$55,800

May - \$441.90 - PAID

Nov - \$441.90 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. Terms, provisions, covenants and restrictions as set forth on Plat of Hilltop Addition recorded in Miscellaneous Record No. 9, pages 8-9, and now found in Plat Cabinet No. 1, Sleeve 247A, in the office of the Recorder of Brown County, Indiana.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against COMMERCIAL 100, LLC. FOR TEN YEARS LAST PAST, WE FIND NONE.

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS11

EFFECTIVE DATE: August 9, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

COMMERCIAL 100, LLC

The land referred to in this Search is described as follows:

Part of the Northwest quarter of Section 19, Township 9 North, Range 3 East, Washington Township, Brown County, Indiana, described as follows:

Commencing at the Northwest corner of Lot Number Two (2) in Shulz Addition to the Town of Nashville, Brown County, Indiana, according to the Plat thereof as recorded in Plat Cabinet No. 1, Sleeve 251 A, in the office of the Recorder of Brown County, Indiana, also the Northeast corner of a tract described to United States Postal Service in Deed Record No. 141, page 505, in the office of the Recorder of Brown County, Indiana; thence North 69 degrees 56 minutes 26 seconds West (bearing from deed) 329.91 feet to an iron pipe found marking the Northwest corner of said United States Postal Service tract; thence South 05 degrees 46 minutes 00 seconds East 306.80 feet to a capped rebar set marking the Southwest corner of said United States Postal Service tract and the beginning; thence South 72 degrees 01 minute 00 seconds East with the South line of said United States Postal Service tract 137.10 feet to a capped rebar found on the Westerly right of way of Commercial Street; thence the following three (3) courses are with said Westerly right of way: South 05 degrees 52 minutes 40 seconds West 239.54 feet to a capped rebar set, South 05 degrees 53 minutes 53 seconds West 95.05 feet to a capped rebar set and

No. TS ROGERS11

South 58 degrees 48 minutes 43 seconds West 30.00 feet to a capped rebar set on the Northerly right of way of Main Street;
thence North 68 degrees 03 minutes 20 seconds West with said Northerly right of way 140.38 feet to a capped rebar set marking the Southeast corner of a tract described to Hall in Deed Record No. 141, page 393, in the office of the Recorder of Brown County, Indiana;
thence North 13 degrees 43 minutes 41 seconds East 109.90 feet to a capped rebar set marking the Northeast corner of said Hall tract;
thence North 70 degrees 07 minutes 09 seconds West 80.01 feet to a capped rebar set marking the Northwest corner of said Hall tract;
thence South 17 degrees 15 minutes 21 seconds West 106.22 feet to a drill hole in concrete found on the Northerly right of way of said Main Street marking the Southwest corner of said Hall tract;
thence North 68 degrees 16 minutes 15 seconds West with said Northerly right of way 20.00 feet to a railroad spike found marking the Southeast corner of a tract described to P.G.S. LLC in Instrument No. 2000-3967, in the office of the Recorder of Brown County, Indiana;
thence the following four (4) courses are with the Easterly line of said P.G.S. LLC tract:
North 23 degrees 52 minutes 27 seconds East 25.47 feet to a railroad spike found,
North 02 degrees 50 minutes 47 seconds East 25.22 feet to a railroad spike found,
North 23 degrees 36 minutes 56 seconds West 17.80 feet to a railroad spike found and
North 04 degrees 45 minutes 35 seconds West 60.66 feet to a rebar found;
Thence North 04 degrees 26 minutes 11 seconds West with the Easterly line of said P.G.S. LLC tract and a portion of the Easterly line of a tract described to Lorenz in Deed Record No. 165, page 8, in the office of the Recorder of Brown County, Indiana, 15.19 feet to a rebar found;
thence North 08 degrees 49 minutes 29 seconds West with the Easterly line of said Lorenz tract and a portion of the Easterly line of a tract described to Thompson in Instrument No. 2000-1644, in the office of the Recorder of Brown County, Indiana, 77.39 feet to a rebar found;
thence North 08 degrees 32 minutes 18 seconds East with the Easterly line of said Thompson tract 80.44 feet to a capped rebar set marking the Northeast corner of said Thompson tract, also the Southwest corner of a tract described to Roberts in Deed Record No. 150, page 198, in the office of the Recorder of Brown County, Indiana;
thence South 89 degrees 40 minutes 54 seconds East with the South line of said Roberts tract and the South line of a tract described to Heimburger in Deed Record No. 144, page 239, in the office of the Recorder of Brown County, Indiana, 160.53 feet to a capped rebar set marking the Southeast corner of said Heimburger tract;
thence North 00 degrees 23 minutes 58 seconds West with the Easterly line of said Heimburger tract 2.87 feet to the beginning, containing 1.938 acres, more or less,

TITLE SEARCHES



No. TS ROGERS11

EXCEPT THEREFROM part of the Northwest quarter of Section 19, Township 9 North, Range 3 East, Washington Township, Brown County, Indiana, described as follows:
Commencing at the Northwest corner of Lot No. 2 in Shulz Addition to the Town of Nashville, Brown County, Indiana, according to the plat thereof as recorded in Plat Cabinet No. 1, Sleeve 251A, in the office of the Recorder of Brown County, Indiana, also the Northeast corner of a tract described to The United States Postal Service in Deed Record No. 141, page 505, in the office of the Recorder of Brown County, Indiana;
thence North 69 degrees 56 minutes 26 seconds West (bearing from deed) 329.91 feet to an iron pipe found marking the Northwest corner of said United States Postal Service tract;
thence South 05 degrees 46 minutes 00 seconds East 306.80 feet to a capped rebar found marking the Southwest corner of said United States Postal Service tract and the beginning;
thence South 72 degrees 01 minute 00 seconds East with said South line of said United States Postal Service tract 137.10 feet to a capped rebar found on the Westerly right of way of Commercial Street;
thence South 05 degrees 52 minutes 40 seconds West with said Westerly right of way 221.67 feet to a capped rebar set;
thence the following two (2) courses are through the lands of Rogers described in Deed Record No. 133, pages 106-108, in the office of the Recorder of Brown County, Indiana:
North 73 degrees 01 minute 42 seconds West 146.09 feet to a capped rebar set and
North 08 degrees 23 minutes 17 seconds East 219.67 feet to a capped rebar found marking the Southeast corner of a tract described to Heimburger in Deed Record No. 144, page 239, in the office of the Recorder of Brown County, Indiana;
thence North 00 degrees 23 minutes 58 seconds West with the Easterly line of Heimburger 2.87 feet to the beginning, containing in said Exception 0.706 acre, more or less,

Leaving herein described 1.229 acres, more or less.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS11

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
COMMERCIAL 100, LLC TOWN OF NASHVILLE

PARCEL NO. - 001-07000-00 STATE ID NO. - 07-07-19-100-669.000-005
Legal Description - PT NW & OP LOT 1 19-9-3 1.229 ACRES
Land Value - \$469,100 Improved Value - NONE SHOWN
May - \$3,603.16 - PAID Nov - \$3,603.16 - UNPAID

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

2. Matters set forth on survey certified December 12, 2000 by Robert Allen, Registered Land Surveyor No. S0078, and recorded August 2, 2002 in Plat Cabinet No. 2, Sleeve 122, as Instrument No. 2002-3933.
3. Matters set forth on unrecorded survey certified October 2, 2014 by Paul Maurer, Registered Land Surveyor No. 880006.
4. Easement for gas line and incidental purposes granted to Indiana Natural Gas Corporation, its successors and assigns, recorded May 13, 1969 in Miscellaneous Record No. 19, pages 510-511.
5. Terms and provisions set forth in instrument entitled "Release and Quit-Claim of Easements," recorded December 27, 1988 in Easement Record No. 6, page 551.
6. Terms and provisions set forth in instrument entitled "Easement For Roadway And Declaration Of Dedication To The Public," recorded August 17, 1983 in Easement Record No. 4, pages 443-445.
7. Terms and provisions set forth in letter recorded August 18, 1987 in Miscellaneous Record No. 47, pages 519-520 regarding transference of all rights-of-way and improvements, such as: streets, sidewalks, storm sewers, sanitary sewers, and water mains, to the Town of Nashville.

TITLE SEARCHES



No. TS ROGERS11

8. Perpetual, Non-Exclusive Easement over the existing driveway along a portion of the Westerly line of subject real estate set forth in Deed Record No. 57, page 523, and shown on unrecorded plat of survey certified August 22, 1983 by Robert Allen, Registered Land Surveyor No. S0078.
9. Fences do not coincide with historical legal descriptions, thus creating possible adverse rights.
10. Curbs along the most Northeasterly corner of subject real estate encroach by as much as 1.5 feet onto subject real estate.
11. Rights of adjoining owners to the concurrent use of easements for ingress, egress and parking as set forth on survey certified December 12, 2000 by Robert Allen, Registered Land Surveyor No. S0078, and recorded August 2, 2002 in Plat Cabinet No. 2, Sleeve 122, as Instrument No. 2002-3933.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against COMMERCIAL 100, LLC. FOR TEN YEARS LAST PAST, WE FIND NONE.

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS12

EFFECTIVE DATE: August 9, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

FRANK A. ROGERS

The land referred to in this Search is described as follows:

Part of Lot Number 21 in Mullaney's Addition to the Town of Nashville, Indiana, located in the Southwest quarter of Section 18, Township 9 North, Range 3 East of the Second Principal Meridian, Washington Township, Brown County, Indiana, described as follows:

Commencing at a 1 inch (inside diameter) iron pipe found marking the Northwest corner of Lot No. 23 in Sayer Subdivision (recorded in Miscellaneous Record No. 7, page 179, in the office of the Recorder of Brown County, Indiana);

thence North 11 degrees 28 minutes 33 seconds West (bearing from adjoining survey) 117.64 feet to a 5/8 inch capped rebar (stamped Etter S0219) set and the place of beginning;

thence South 86 degrees 19 minutes 00 seconds West 223.44 feet to a 5/8 inch capped rebar (stamped Etter S0219) set on the East right of way of State Road No. 135;

thence North 14 degrees 51 minutes 14 seconds East with said right of way 328.41 feet to a 5/8 inch capped rebar (stamped Etter S0219) set;

thence leaving said right of way North 85 degrees 45 minutes 42 seconds East 155.89 feet to a 5/8 inch capped rebar (stamped LS 7749) found;

thence South 08 degrees 26 minutes 27 seconds West 109.48 feet to a 5/8 inch capped rebar (stamped LS 7749) found;

thence South 08 degrees 30 minutes 28 seconds West 121.84 feet to a 1 inch (inside diameter) iron pipe found;

thence South 11 degrees 28 minutes 33 seconds East 87.56 feet to the beginning, containing 1.279 acres, more or less.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS12

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of ROGERS, FRANK A.

TOWN OF NASHVILLE

NO TAXES SHOWN

AUDITOR'S NOTE: This parcel was removed from records 30-40 years ago.
New Parcel No. - 001-21000-25

2. Subject real estate adjoins the Easterly right of way of Indiana State Road No. 135.
3. Easement for water line and incidental purposes granted to Brown County Water Utility, Inc., its successors
and assigns, dated July 28, 1971 and recorded September 15, 1971 in Miscellaneous Record No. 22,
page
450; Assignment to the Town of Nashville in instrument entitled "Assignment of Right of Way
Easement,"
dated December 21, 1995 and recorded January 9, 1996 in Easement Record No. 10, page 503.
4. Easement for electric line and incidental purposes granted to Morgan County Rural Electric
Membership,
its successors and assigns, dated December 3, 1940 and recorded April 23, 1942 in Miscellaneous
Record
No. 8, page 452.
5. Matters set forth on Rogers Estate 1.279 Acre Survey dated September 5, 2019 by Robert E. Etter,
Registered Land Surveyor No. S0219, and recorded September 10, 2019 as Instrument No. 2019-2602.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT
DOCKET against FRANK A. ROGERS, individually. FOR TEN YEARS LAST PAST, WE FIND THE
FOLLOWING:

Proceedings pending under cause entitled "Estate of Frank A. Rogers: Old National Wealth Management,
Petitioner vs. Penmanta Corporation, Claimant," filed July 31, 2018 Under Cause No. 07C01-1807-EU-
000024, in the office of the Clerk of the Brown Circuit Court, Brown County, Indiana.

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS13

EFFECTIVE DATE: August 9, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

COMMERCIAL 100, LLC

The land referred to in this Search is described as follows:

Part of the Northwest quarter of Section 19, Township 9 North, Range 3 East of the Second Principal Meridian, Washington Township, Brown County, Indiana, described as follows:
Commencing at a $\frac{3}{4}$ inch (inside diameter) iron pipe found marking the Northwest corner of Lot No. 2 in Shulz Addition to the Town of Nashville;
thence North 69 degrees 56 minutes 26 seconds West (bearing from previous survey) 329.91 feet to a $\frac{3}{4}$ (inside diameter) iron pipe found;
thence South 05 degrees 46 minutes 00 seconds East 306.80 feet to a $\frac{5}{8}$ inch capped rebar (stamped Maurer LS880006) found;
thence South 00 degrees 23 minutes 58 seconds East 2.87 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found and the place of beginning;
thence South 08 degrees 23 minutes 22 seconds West 219.67 feet to a $\frac{5}{8}$ inch capped rebar (stamped Maurer LS880006) found;
thence South 08 degrees 22 minutes 52 seconds West 11.40 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found;
thence North 70 degrees 07 minutes 09 seconds West 80.01 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found;
thence South 17 degrees 16 minutes 21 seconds West 106.22 feet to a mag nail set in concrete on the North right of way of Main Street;
thence North 68 degrees 16 minutes 15 seconds West with said North right of way 19.73 feet to a railroad spike found;

No. TS ROGERS13

thence leaving said North right of way North 23 degrees 52 minutes 27 seconds East 25.47 feet to a $\frac{1}{2}$ inch rebar found;
thence North 02 degrees 50 minutes 47 seconds East 25.22 feet to a railroad spike found;
thence North 23 degrees 36 minutes 56 seconds West 17.80 feet to a railroad spike found;
thence North 04 degrees 45 minutes 35 seconds West 60.66 feet to a $\frac{1}{2}$ inch rebar found;
thence North 04 degrees 26 minutes 11 seconds West 15.19 feet to a $\frac{1}{2}$ inch rebar found;
thence North 08 degrees 49 minutes 29 seconds West 77.39 feet to a $\frac{1}{2}$ inch rebar found;

TITLE SEARCHES



thence North 08 degrees 32 minutes 18 seconds East 80.44 feet to a 5/8 inch capped rebar (stamped ARH RLS S0078) found;
thence South 89 degrees 40 minutes 54 seconds East 160.53 feet to the beginning,
containing 0.783 acre, more or less.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS13

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
COMMERCIAL 100, LLC

TOWN OF NASHVILLE

PARCEL NO. - 001-07000-00
005

STATE ID NO. - 07-07-19-100-669.000-

Legal Description - OP PT. IN-LOT 60

Land Value - \$468,100

Improved Value - NONE SHOWN

May - \$3,603.16 - PAID

Nov - \$3,603.16 - UNPAID

These taxes are assessed on the overall acreage and have not been separately assessed as to subject real estate.

2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.

No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

NOTE: New Parcel No. - 001-07000-00 as to 0.783 acre parcel.

2. Subject real estate adjoins the Northerly right of way of Main Street.
3. Matters set forth on Commercial 100, LLC 0.783 Acre Survey dated August 20, 2019 by Robert E. Etter,
Registered Land Surveyor No. S0219, and recorded September 10, 2019 as Instrument No. 2019-2600.
4. Matters set forth on survey certified December 12, 2000 by Robert Allen, Registered Land Surveyor No. S0078, and recorded August 2, 2002 in Plat Cabinet No. 2, Sleeve 122, as Instrument No. 2002-3933.
5. Matters set forth on unrecorded survey certified October 2, 2014 by Paul Maurer, Registered Land Surveyor
No. 880006.
6. Easement for gas line and incidental purposes granted to Indiana Natural Gas Corporation, its successors and assigns, recorded May 13, 1969 in Miscellaneous Record No. 19, pages 510-511.

TITLE SEARCHES



7. Terms and provisions set forth in instrument entitled "Release and Quit-Claim of Easements," recorded December 27, 1988 in Easement Record No. 6, page 551.
No. TS ROGERS13
8. Terms and provisions set forth in instrument entitled "Easement For Roadway And Declaration Of Dedication To The Public," recorded August 17, 1983 in Easement Record No. 4, pages 443-445.
9. Terms and provisions set forth in letter recorded August 18, 1987 in Miscellaneous Record No. 47, pages 519-520 regarding transference of all rights-of-way and improvements, such as: streets, sidewalks, storm sewers, sanitary sewers, and water mains, to the Town of Nashville.
10. Perpetual, Non-Exclusive Easement over the existing driveway along a portion of the Westerly line of subject real estate set forth in Deed Record No. 57, page 523, and shown on unrecorded plat of survey certified August 22, 1983 by Robert Allen, Registered Land Surveyor No. S0078.
11. Fences do not coincide with historical legal descriptions, thus creating possible adverse rights.
12. Curbs along the most Northeasterly corner of subject real estate encroach by as much as 1.5 feet onto subject real estate.
13. Rights of adjoining owners to the concurrent use of easements for ingress, egress and parking as set forth on survey certified December 12, 2000 by Robert Allen, Registered Land Surveyor No. S0078, and recorded August 2, 2002 in Plat Cabinet No. 2, Sleeve 122, as Instrument No. 2002-3933.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET against COMMERCIAL 100, LLC. FOR TEN YEARS LAST PAST, WE FIND NONE.

**BROWN COUNTY ABSTRACT CO.
22 ARTIST DRIVE, P.O. BOX 67
NASHVILLE, INDIANA 47448**

SEARCH NO. TS ROGERS14

EFFECTIVE DATE: August 9, 2019

The estate or interest in the land described or referred to in this Search and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

COMMERCIAL 100, LLC

The land referred to in this Search is described as follows:

Part of the Northwest quarter of Section 19, Township 9 North, Range 3 East of the Second Principal Meridian, Washington Township, Brown County, Indiana, described as follows:
Commencing at a $\frac{3}{4}$ inch (inside diameter) iron pipe found marking the Northwest corner of Lot No. 2 in Shulz Addition to the Town of Nashville;
thence North 69 degrees 56 minutes 26 seconds West (bearing from previous survey) 329.91 feet to a $\frac{3}{4}$ (inside diameter) iron pipe found;
thence South 05 degrees 46 minutes 00 seconds East 306.80 feet to a $\frac{5}{8}$ inch capped rebar (stamped Maurer LS880006) found;
thence South 00 degrees 23 minutes 58 seconds East 2.87 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found;
thence South 08 degrees 23 minutes 22 seconds West 219.67 feet to a $\frac{5}{8}$ inch capped rebar (stamped Maurer LS880006) found and the place of beginning;
thence South 73 degrees 01 minute 42 seconds East 146.09 feet to a $\frac{5}{8}$ inch rebar (stamped Maurer LS880006) found on the West right of way of Commercial Street;
thence the following three (3) courses are with said West right of way:
South 05 degrees 52 minutes 40 seconds West 17.87 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found,
South 05 degrees 53 minutes 53 seconds West 95.05 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found and
South 58 degrees 48 minutes 43 seconds West 30.00 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found in the North right of way of Main Street;
No. TS ROGERS14

thence North 68 degrees 03 minutes 20 seconds West on and along said North right of way 140.38 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found;
thence leaving said North right of way North 13 degrees 43 minutes 41 seconds East 109.90 feet to a $\frac{5}{8}$ inch capped rebar (stamped ARH RLS S0078) found;
thence North 08 degrees 22 minutes 52 seconds East 11.40 feet to the place of beginning, containing 0.446 acre, more or less.

BROWN COUNTY ABSTRACT CO.

No. TS ROGERS14

SPECIAL EXCEPTIONS:

1. TAXES 2018 payable 2019 in name of
COMMERCIAL 100, LLC

TOWN OF NASHVILLE

PARCEL NO. - 001-07000-00

STATE ID NO. - 07-07-19-100-669.000-005

Legal Description - OP PT. IN-LOT 60

Land Value - \$468,100

Improved Value - NONE SHOWN

May - \$3,603.16 - PAID

Nov - \$3,603.16 - UNPAID

These taxes are assessed on the overall acreage and have not been separately assessed as to subject real estate.
 2019 taxes due and payable 2020 became a lien March 1, 2019, but are not yet due and payable.
 No guaranty or other assurance is made as to the accuracy of the property tax information contained herein.

NOTE: New Parcel No. - 001-07000-07 as to 0.446 acre parcel.

2. Subject real estate adjoins the Northerly right of way of Main Street.
3. The Ease line of subject real estate adjoins the Westerly right of way of Commercial Drive.
4. Matters set forth on Commercial 100, LLC 0.446 Acre Survey dated August 20, 2019 by Robert E. Etter, Registered Land Surveyor No. S0219, and recorded September 10, 2019 as Instrument No. 2019-2601.
5. Matters set forth on survey certified December 12, 2000 by Robert Allen, Registered Land Surveyor No. S0078, and recorded August 2, 2002 in Plat Cabinet No. 2, Sleeve 122, as Instrument No. 2002-3933.
6. Matters set forth on unrecorded survey certified October 2, 2014 by Paul Maurer, Registered Land Surveyor No. 880006.
7. Easement for gas line and incidental purposes granted to Indiana Natural Gas Corporation, its successors and assigns, recorded May 13, 1969 in Miscellaneous Record No. 19, pages 510-511.

No. TS ROGERS14

8. Terms and provisions set forth in letter recorded August 18, 1987 in Miscellaneous Record No. 47, pages 519-520 regarding transference of all rights-of-way and improvements, such as: streets, sidewalks, storm sewers, sanitary sewers, and water mains, to the Town of Nashville.

JUDGMENT SEARCH HAS BEEN MADE IN THE BROWN CIRCUIT COURT JUDGMENT DOCKET
 against COMMERCIAL 100, LLC. FOR TEN YEARS LAST PAST, WE FIND NONE.



REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____ day of _____ 2019, by and between _____ hereinafter called the Seller and _____ hereinafter called the Buyer:

The Seller hereby agrees to sell, and the Buyer hereby agrees to purchase the property described hereafter in "AS IS" condition (except conditions expressly stated in statement of sale and Terms & Conditions). Seller makes no warranties regarding the condition of the property. Buyer accepts the Property **AS IS, WHERE IS, and SUBJECT TO ALL FAULTS.**

The property is located at and commonly known as:

_____ in the City of Nashville, County of Brown, and State of Indiana. It is hereinafter called the Property.

Legally described as: *See Exhibit A attached.*

Buyer herewith agrees to deposit with Brown County Abstract, 22 Artist Drive, Nashville, Indiana 47448 (\$ _____) _____ dollars (10% of the sale price), 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 the appropriate Deed (i.e. Co-Trustees' Deed, Personal Representative's Deed, or Corporate Warranty Deed) with insurable title and free from all encumbrances. Seller will furnish the Buyer with an Owner's Policy of Title Insurance at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Real Estate Taxes: Seller shall pay all real estate taxes and assessments due and payable through date of closing. Buyer accepts the property subject to taxes for 2019 after the date and closing and due and payable in 2020.

Rents (if any) will be pro-rated to the date of closing. Buyer takes the property subject to Tenants' rights on the property, if any.

Closing shall take place on or before November 29, 2019 and shall take place at the office of Brown County Abstract, 22 Artist Drive, Nashville, Indiana 47448.

Fees and Expenses: Seller shall pay the cost for the Owner's title insurance policy, preparation of the Deed, Vendor's Affidavit, Sales Disclosure form, and one-half (1/2) of the Closing Fee. Buyer will pay costs associated with the recording of the deed and one-half (1/2) of the Closing Fee.

Possession is to be given day of final closing, subject to Tenant's Rights.

SAMPLE CONTRACT



Buyer agrees to pay all cost of obtaining a loan including, but not limited to, preparing and recording the Deed and Note and for a 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 transaction, and in the event Buyer chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to the Buyer. If Buyer 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 the 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 Promissory Note for the deposit amount. The Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract.

Per the conditions contained herein, the Terms & Conditions incorporated by reference, and the "statement of sale" also incorporated by reference, the property sells as shown below. This contract is subject to clearance of any check presented to **United Country, Coffey Realty & Auction** payable to **JDC Group, Inc.**

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: _____.

Purchased By:

_____	Date _____
<i>Buyer</i>	
_____	Phone _____
<i>Printed</i>	
Buyer Address: _____	City _____ State _____ Zip _____
_____	Date _____
<i>Buyer</i>	
_____	Phone _____
<i>Printed</i>	

SAMPLE CONTRACT



**Coffey Realty
& Auction**

Buyer Address: _____ City _____ State _____ Zip _____

Buyer's Agent Date _____

Printed Phone _____

Agent Address: _____ City _____ State _____ Zip _____

Names for Deed: _____

Accepted By:

Seller Date _____
Jane Herr, Co-Trustee of the Frank A. Rogers Trust Time: _____
Printed

Seller Date _____
Old National Wealth Management, Personal Representative of the Estate of Frank A. Rogers
And the Co-Trustee of the Frank A. Rogers Trust
Printed



SAMPLE

RENT ROLLS



Coffey Realty
& Auction

Commercial Rent Roll

Properties: 10 Van Buren, 108 Town Hill Rd, 1187 Greasy Creek Rd, 1527 Jackson Branch Ridge, 189 Commercial Street, 36 Franklin Street, 38 Franklin Street, 58 Van Buren, 69 Van Buren, 74 Van Buren, 75 Jefferson Street, 75 Van Buren, 78 Franklin Street, 81 Van Buren, 84 Van Buren, 95 Van Buren, 96 Van Buren, Frank Rogers Corporate, Jefferson Street
As of 07/15/19

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
10 Van Buren													
Mother Earth Desgns,	Professional Bc	0	0.00	2/1/17	12/31/20	0.00		2,000.00	0.00	0.00	0.00	2,000.00	0.00
QAI Training, LLC,	Professional Bc	0	0.00	9/1/17	8/31/19	0.00		2,700.00	0.00	0.00	0.00	2,700.00	0.00
<VACANT>	Professional Bc	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Jacob Moore, Attorney	Professional Bc	0	0.00	8/1/18		0.00		450.00	0.00	0.00	0.00	450.00	0.00
<VACANT>	Professional Bc	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Jason E Salerno, Ator	Professional Bc	0	0.00	4/1/16		0.00		225.00	0.00	0.00	0.00	225.00	0.00
Wendy Gorn,	Professional Bc	0	0.00	11/1/16		0.00		125.00	0.00	0.00	0.00	125.00	0.00
<VACANT>	Professional Bc	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	Professional Bc	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	Professional Bc	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Totals for 10 Van Bn		0				0.00		5,500.00	0.00	0.00	0.00	5,500.00	0.00
108 Town Hill Rd													
Bay, Brett	38 Town Hill Rd	0	0.00	8/1/18	8/1/20	0.00		800.00	0.00	0.00	0.00	800.00	0.00
Totals for 108 TownHl		0				0.00		800.00	0.00	0.00	0.00	800.00	0.00
1187 Greasy Creek Rd													
<VACANT>	1187 Greasy C	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Totals for 1187 Gross		0				0.00		0.00	0.00	0.00	0.00	0.00	0.00
1527 Jackson Branch Ridge													
<VACANT>	1527 Jacks	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Totals for 1527 Jacks		0				0.00		0.00	0.00	0.00	0.00	0.00	0.00
189 Commercial Street													
<VACANT>	189 Commer	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Totals for 189 Commer		0				0.00		0.00	0.00	0.00	0.00	0.00	0.00
36 Franklin Street													
Lawrence Family Glass	36 Frank 1	0	0.00	1/1/11		0.00		2,700.00	0.00	0.00	0.00	2,700.00	0.00
Cathy's Corner,	36 Frank 2	0	0.00			0.00		600.00	0.00	0.00	0.00	600.00	0.00
<VACANT>	36 Frank 3	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	36 Frank 4	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	36 Frank 5	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	36 Frank 6	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	36 Frank 7	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00

RENT ROLLS



Coffey Realty
& Auction

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
38 Franklin Street													
Kelp, Kris	38 Frank 8	0	0.00	8/1/18	10/31/19	0.00		300.00	0.00	0.00	0.00	300.00	0.00
Vintage Rose,	38 Frank 9	0	0.00			0.00		950.00	0.00	0.00	0.00	950.00	0.00
<VACANT>	38 Frank 10	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Totals for 38 Frankll								0	0.00	0.00	0.00	4,550.00	0.00
38 Franklin Street													
Cedar Creek Winery,	38 Franklin Str	0	0.00	8/1/18		0.00		500.00	0.00	0.00	0.00	500.00	0.00
Totals for 38 Frankll								0	0.00	0.00	0.00	500.00	0.00
58 Van Buren													
58 South,	58 South	0	0.00			0.00		1,400.00	0.00	0.00	0.00	1,400.00	0.00
Totals for 58 Van Bur								0	0.00	0.00	0.00	1,400.00	0.00
69 Van Buren													
Rhonda Kay's,	69 Van Bur	0	0.00	1/1/11		0.00	9/1/2018	3,100.00	0.00	0.00	0.00	3,100.00	0.00
Rhonda Kay's,	69 Van Bur Wo	0	0.00	4/1/06		0.00	9/1/2018	360.00	0.00	0.00	0.00	360.00	0.00
Totals for 69 Van Bur								0	0.00	0.00	0.00	3,460.00	0.00
74 Van Buren													
Totem Post,	74 Van Buren	0	0.00		5/30/22	0.00		1,200.00	0.00	0.00	0.00	1,200.00	0.00
Jack & Jill Nut Shop,	78 Van Buren	0	0.00	1/1/11	12/31/24	0.00		1,000.00	0.00	0.00	0.00	1,000.00	0.00
Sesember Elm,	84 Van Buren	0	0.00	9/1/18		0.00		1,500.00	0.00	0.00	0.00	1,500.00	0.00
Totals for 74 Van Bur								0	0.00	0.00	0.00	3,700.00	0.00
75 Jefferson Street													
Rich Hills Magic and Fl,	75 Jefferson #1	0	0.00	8/1/18	9/30/21	0.00		500.00	0.00	0.00	0.00	500.00	0.00
Old McDubin Gold & G	75 Jefferson B	0	0.00	6/1/18	5/31/21	0.00		450.00	0.00	0.00	0.00	450.00	0.00
Agape Peats, LLC,	75 S Jefferson,	0	0.00	3/1/16		0.00		500.00	0.00	0.00	0.00	500.00	0.00
Through The Looking G	Looking Glass	0	0.00	8/1/18		0.00		300.00	0.00	0.00	0.00	300.00	0.00
My Sisters Shoppe,	My Sister's Sho	0	0.00	8/1/18		0.00		1,200.00	0.00	0.00	0.00	1,200.00	0.00
Totals for 75 Jeffers								0	0.00	0.00	0.00	2,950.00	0.00
75 Van Buren													
Male Instinct,	75 Van Bur	0	0.00	5/1/05		0.00		1,600.00	0.00	0.00	0.00	1,600.00	0.00
Totals for 75 Van Bur								0	0.00	0.00	0.00	1,600.00	0.00
78 Franklin Street													
Brown County Pottery,	58 Franklin	0	0.00	1/1/16	12/31/18	0.00		800.00	0.00	0.00	0.00	800.00	0.00
Plum Natural Soap, LLI	90 Franklin	0	0.00	12/1/16		0.00		550.00	0.00	0.00	0.00	550.00	0.00
The Clay Pot,	92 Franklin	0	0.00	6/1/18	5/31/21	0.00		450.00	0.00	0.00	0.00	450.00	0.00
K (K)um Fine Leather	82 W Franklin	0	0.00	1/1/16	12/31/19	0.00		850.00	0.00	0.00	0.00	850.00	0.00
Brown County Weavery	96 Franklin #1	0	0.00	1/1/11		0.00		550.00	0.00	0.00	0.00	550.00	0.00
The Paint Box,	96 Franklin #2	0	0.00	1/1/11		0.00		225.00	0.00	0.00	0.00	225.00	0.00
For Bare Feet Originals	96 Franklin #3	0	0.00	12/1/10	8/31/21	0.00		1,200.00	0.00	0.00	0.00	1,200.00	0.00
LTL Retail,	Ferguson Hous	0	0.00	1/1/11		0.00		2,300.00	0.00	0.00	0.00	2,300.00	0.00
Totals for 78 Frankll								0	0.00	0.00	0.00	6,925.00	0.00

RENT ROLLS



Coffey Realty
& Auction

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
81 Van Buren													
August Moon,	81 Van Buren E	0	0.00	8/1/18		0.00		1,300.00	0.00	0.00	0.00	1,300.00	0.00
Totals for 81 S Van B		0				0.00		1,300.00	0.00	0.00	0.00	1,300.00	0.00
95 Van Buren													
<VACANT>	95 Van Bur 1	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	95 Van Bur 2	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	95 Van Bur 3	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Peem's Ice Cream De	95 Van Bur 4	0	0.00			0.00		1,600.00	0.00	0.00	0.00	1,600.00	0.00
<VACANT>	95 Van Bur 5	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Totals for 95 Van Bur		0				0.00		1,600.00	0.00	0.00	0.00	1,600.00	0.00
96 Van Buren													
Bartley House,	96 Van Buren	0	0.00	1/1/16	12/31/18	0.00		2,700.00	0.00	0.00	0.00	2,700.00	0.00
Totals for 96 Van Bur		0				0.00		2,700.00	0.00	0.00	0.00	2,700.00	0.00
Jefferson Street													
Wooden Wonders,	83 Jefferson	0	0.00	8/1/18		0.00		500.00	0.00	0.00	0.00	500.00	0.00
The Yellow Door,	81 Jefferson	0	0.00	4/1/18	5/31/21	0.00		450.00	0.00	0.00	0.00	450.00	0.00
Totals for Jefferson		0				0.00		950.00	0.00	0.00	0.00	950.00	0.00
Report Totals		0				0.00		37,935.00	0.00	0.00	0.00	37,935.00	0.00

Report Summary

Detail	Value
Total Possible Rent	37,935.00
Vacancy Rent	0.00
Occupied Unit Rent	37,935.00
# of Units	54
Vacant Units	18
Occupied Square Footage	0.00
Occupancy %	0.00%

Auction Advantages * Buyer Benefits

- * Purchase property at fair market value
- * Eliminate sometimes long negotiation periods
- * Reduce time to purchase property
- * Gain confidence as they compete
- * Do not have to worry about contingencies because purchasing and closing dates are known
- * Feel better about purchase - just knowing there is a contending bid just one increment under purchase price
- * Buyers know property owners are motivated to sell
- * Buyers know property owners sell at lowest price possible
- * Buyers can receive favorable financing
- * Buyers set their own purchase price

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