# REAL ESTATE Auction October 30th 1 pm

FRANK A. (ANDY) ROGERS ESTATE







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

JIMMIE DEAN COFFEY | 812.287.7016
FRANK A. (ANDY) ROGERS ESTATE | LIC. # - AU01049934



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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
  - o A <u>10%</u> 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 <u>10.0%</u> 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



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.

- o 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.
  - o A picture ID
  - A \$5,000.00 guaranteed/certified check made out to yourself will be required to bid.
  - o 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.
  - o Buyer and seller will share the closing fees equally.
  - o 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.
  - o 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

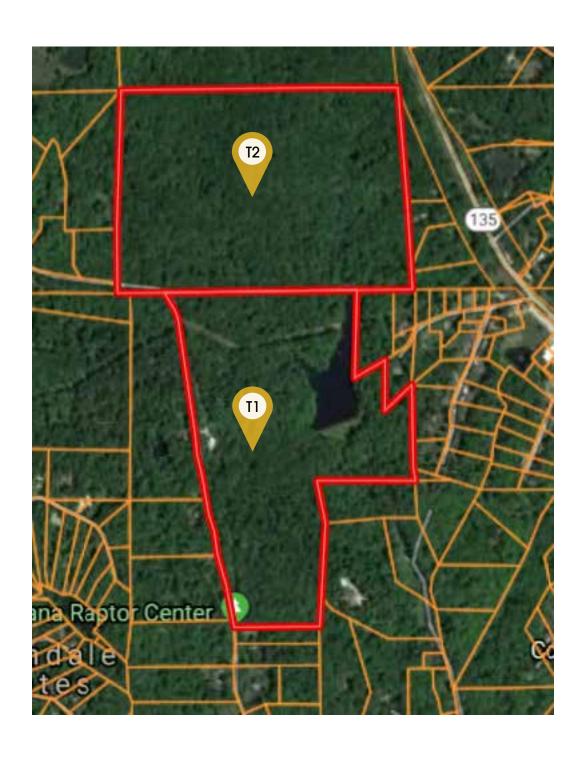
**VIEWING INSTRUCTIONS:** Auction preview by appointment or scheduled preview dates. – Tuesday, September 17, 2019 – 1:00pm and Monday, October 14, 2019 – 1:00pm

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

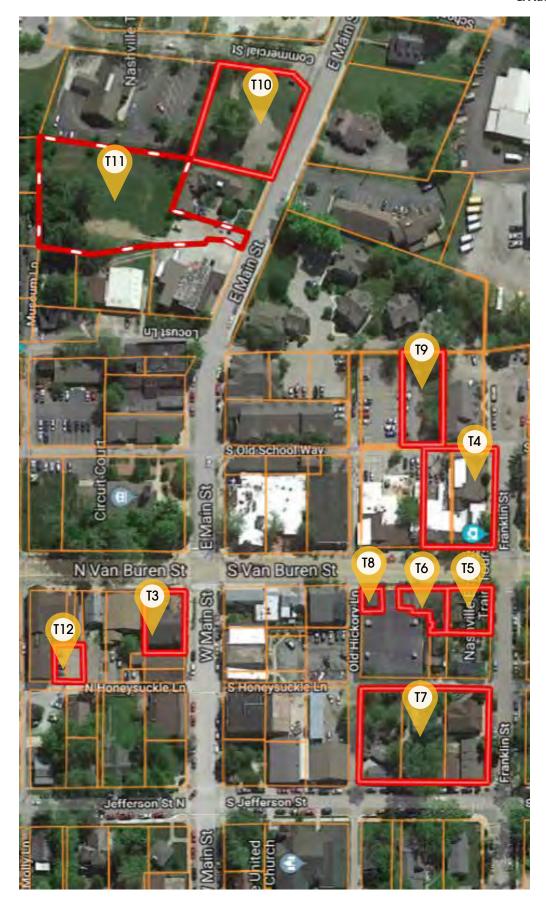








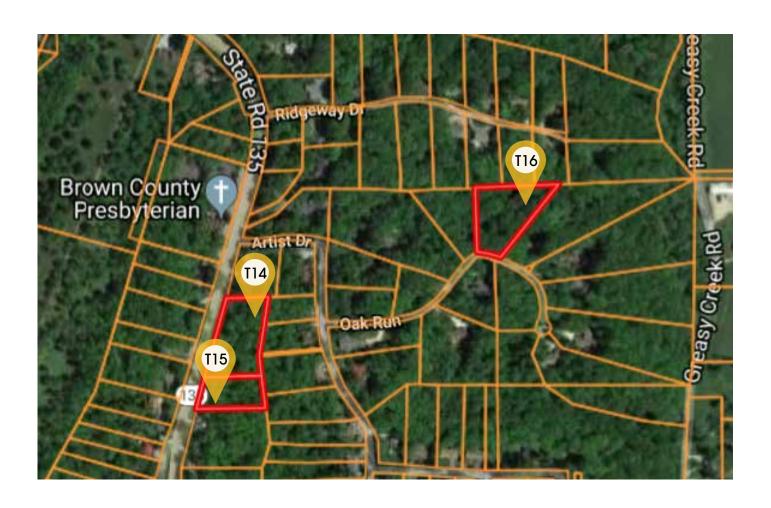












#### Contacts



### PROPERTY RELATED CONTACTS

United Country Coffey Realty & Auction Jimmie Dean Coffey 812.822.3200 JCOFFEY@UNITEDCOUNTRYIN.COM www.UnitedCountryIN.com

TIM ELLIS REALTORS
TIM ELLIS
812.322.3514
TIM@TIMELLISREALTORS.COM

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

DNR FISH & WILDLIFE HTTP://www.in.gov/dnr/water/3844.htm

WEBSITES OF INTEREST HTTPS://www.townofnashville.org https://www.browncounty.com/



# 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:**

**E**LECTRIC

2 Units plus 1 Unit in 2nd level of garage

#### BATHS:

2

#### **Z**ONING:

R2







### Coffey Realty & Auction

#### TAX CARD | 1527 JACKSON BRANCH RIDGE RD.

2017April10 FW-jc one area was not pricing. 2017April11 revised -jc 2017 May - parcel review -jc Parcel Number
003-13470-00
County
Township
Corporation
District
Plat 2014/July01 2014/July18 Topography
Level
High
Low
Rolling
Swampy Property Address 1527 JACKSON BRANCH RIDGE RD NASHVILLE, IN 47448 F Front Lot
R Rear Lot
Comm Ind Land
11 Primary
11 Primary
12 Secondary
13 Underweloped Usable
14 Underweloped Land
C dassified Land
Underweloped Land
Under **Property Sub Class:** Pub. Utilities
Water
Sewer
Gas
Electricity RA FW -JC data entry -BP BROWN, IN WASHINGTON Street or Rd.
Paved
Unpaved
Proposed
Sidewalk
Alley Memorandum O Other
Topography
Under Improved
Excess Frontage
Shape or Size 81 Legal Ditch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres Influence Factors
5 Misimprovement Neighborhood
Improving
Static
Declining
Other
Blighted 6 Restrictions
7 Traffic Flow
8 View
9 Comer Infl. Address
PO BOX 187
NASHVILLE, IN 47448 Ownership | Name | ROGERS, FRANK A & BEULAH | FRANCES ROGERS ONE DWG UNPLAT +40 AC-515 Land Type Actual Frontage Effective Frontage Acreage / Sq. Ft. Effective Depth Assessment Year Reason for Change Transfer of Ownership
Date Improvements Land LAND DATA AND COMPUTATIONS Total Assessed Value: Factor Base Rate Homestead-C1
Residential-C2
Non-Residential-C3
Total Imp Homestead-C1
Residential-C2
Non-Residential-C3
Total Land 5000.00 Adjusted Rate Grantor **VALUATION RECORD** 20000.00 5000.00 5000.00 Total Residential Land Value Total Non-Residential Land Value Estimated Value Year 2017 PRINTED FROM BROWN COUNTY, INDIANA 182650 95000 5,000 214,000 209,000 186,300 206,300 420,300 20,000 2017 Total Land Value Influence Factor 186,300 206,300 186,500 392,800 186,500 20,000 2016 Amount Land Value Type 180,100 186,300 206,300 386,400 180,100 20,000 201



#### Coffey Realty & Auction

#### TAX CARD | 1527 JACKSON BRANCH RIDGE RD.

Occupancy  Single Family	Story Height	Attic	Bsmt Crawl	Sketch	ch	Value Adjustment / Exterior Features
2 Duplex	2.00	Unfin	1/4 1	Parcel Number 003-13470-00	Residential Card 1	Value Adjustments
		2 1/2 Fin	1/2 2		L	
4 4-6 Family	2 Bi-level	3 3/4 Fin	3/4 r.: 3			Exterior Features Porch- Open Frm/ equal- 1st fl - 1 - 408sf - 11100
	3 In-level	4 	1			Porch- Open Frm/ equal- 1st fl - 1 - 72sf - 3600
Construction	Base Area	FIG	a Value	38		Porch- Enclos Frm/ equal-1st- 1 - 480sf - 17000
Traine of Alum.	2,796	1.00		18 6650		
2 Tile	1,170	2.00	40,100			
4 Concrete Block				4		
5 Metal				12 TaPIS 22		
6 Concrete				18 * 25 4		
8 Stone		Rasement		**SG187* ** 1286 6238	4,00	
9 Frame w/Masonry —	1,786		7,500	14 0150 H		
Roofing		Γ			27	
Asphalt Shingles	4			* 12.00		
orate of Tile				200000	0.00	
Metal		Total Base	196 600			
Floors	,   ,	T Ctal Dasc	.00,000	20 4 <u>UP</u> 4 4		
Slah	T <sub>z</sub>	Row-Type Adjustment	1.00	D 200 25		
Sub & Joists	sq.ft.	t. SUB-TOTAL	196,600	2000		
		Full Unfin Interior (-)				
Wood		1				
Tile		Rec. Room (+)				
Carpet			7,900	2s Fr/C) Fr 2s 1170 \ C 1170, 1s Fr/C) Fr 1s-1f 616 \	C 616, Open Frame Porch) OFP 408, Encl	
Unfinished		No Hoot (+)		Frame Porch) EFF 32, IS F7S) FF IS-IT482, IS F7S) FF IS-IT216, Enci Frame Porch) EFF 480, 1S F7S) Fr Is-IT312, Open Frame Porch) OFP 72	/S) Fr 18-11 216, Encl Frame Porcn) EFF 480,	
nish	2 3966	Air Conditioning	7,300			
Plaster/Dry Wall		No Electricity (-)				
Paneling	Plumt	Plumbing (-/+)	1 600		MARY OF IMPROV	ENTS
	Speci	Specialty Plumbing (+)		Type Const Year C	Cnd base nate real Auj nate Size of LCM	Un. Cost Obs Cmp Factor Fetr Value
Unfinished	Speci	Special Features		Frame C 1859 1950	A 3966 0.95	5 236170 42 136980 100 1.00 1.38 189000
Accommodations	s v	Sub-Total One Unit	213,400	age 0 Frame C 1988 1988	22.59 1 28.00 24x42	1 26810 SV 20380 100 1.00 1.38 2
Bedrooms		Sub-Total 1 Unit(s)	213,400	000000000000000000000000000000000000000	0.70	-
Family Room	1 Garages					
Formal Dining Room	0	Attached Garage (+)				
Rec Boom Type						
Area		Basement (-)				
Fireplace Stacks	1 Exteri	Exterior Features	35,200			
Metal Openings	2	Sub-Total	248,600			
Heating / Air Conditioning	Ш					
Central Warm Air	Locar	Location Multiplier	.95			
Heat Pump		Replacement Cost 236,170	236,170			
No Heat		EMODELING & MODER	NIZATION			
Control Air Cond	_	Amount	Date			
Cond.	TE Interior	or lor				
Full Baths 1	3 Kitchen	30   5				
Half Baths 1	9 Bath	Bath Facilities				
Kitchen Sink 1	1 Plumt	oing System				
Water Heater 1	1 Heati	Heating System				
Extra fixtures	0 Electr	Electrical System				
Total	7 Extensions	ISIONS				
No Plumb/wit Only						l otal Improvement Value 214000
Report Created on 11/27/2017 5:04:32 PM	11/27/2017	5:04:32 PM		INDIANA PROPERTY RECORD CARD	)RD CARD	Page 2 of 5



### TAX CARD | 1527 JACKSON BRANCH RIDGE RD.



# 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

#### **Z**ONING:

R2





# **Real Estate**

### **Coffey Realty**

#### TAX CARD | JACKSON BRANCH RD.

& Auction | Parcel Number | 005-14670-00 | BROWN, IN | | Township | JACKSON | | Corporation | District | Plat | Parcel | Alt Parcel | Pax District | JACKSON | 07-06-11-400-158.000-002 | Property Class | 505 | JACKSON | JACKSON | 7055140 | 7055140 | Tax District | JACKSON | 7055140 | 7055140 | Township Laster | 1005-140 | Township Laster | 1005 2016/Aug08 2016/Nov14 Topography
Level
High
Low
Rolling
Swampy Property Address

JACKSON BRANCH RD

NASHVILLE, IN 47448 F Front Lot
R Ranz Lot
Comm. Ind. Land
11 Emmay
12 Secondary
12 Secondary
12 Secondary
12 Secondary
13 Underwelpped Usable
14 Underwelpped Land
14 Tilable Land
Underwelpped L **Property Sub Class:** Pub. Utilities
Water
Sewer
Gas
Electricity RA FW- JC Data Entry-BP Street or Rd.
Paved
Unpaved
Proposed
Sidewalk
Alley Memorandum B1 Legal Didch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres Topography Under Improved Other Influence Factors

5 Misimprovement
graphy 6 Pastrictions
primproved 7 Traffic Flow
ss Frontage 8 View
9e or Size 9 Corner Infl. Neighborhood
Improving
Static
Declining
Other
Blighted PO BOX 187 NASHVILLE, IN 47448 Ownership
Name
ROGERS,FRANK A & BEULAH
FRANCES ROGERS RES VAC 40+ UNPLATTED-505 Land Type Total Acreage Actual Frontage Effective Frontage Acreage / Sq. Ft. Effective Depth Transfer of Ownership
Date Assessment Year Reason for Change Improvements Land LAND DATA AND COMPUTATIONS Total Assessed Value: Factor Base Rate Homestead-C1
Residential-C2
Non-Residential-C3
Total Imp Homestead-C1
Residential-C2
Non-Residential-C3
Total Land 5000.00 Adjusted Rate **VALUATION RECORD** Grantor 5000.00 Total Residential Land Value Total Non-Residential Land Value Estimated Value Year 2017 PRINTED FROM BROWN COUNTY, INDIANA 99280 199,300 199,300 2017 Total Land Value Influence Factor Valid Card 1 Amount 199,300 199,300 199,300 2016 Land Value Type 199300 199300 199,300 199

2015



#### **Coffey Realty** & Auction

#### Tax Card JACKSON BRANCH RD.

Rec Room Type
Area
Fireplace Stacks
| Metal Openings
| Heating / Air Conditioning
| Central Warm Air Hot Warm Air Central Air Cond.

Plumbing #
Full Baths 4 Concrete Block 5 Metal 6 Concrete 7 Brick 8 Stone Interior Finish
Plaster/Dry Wall
Paneling
Fiberboard Asphalt Shingles Slate or Tile 3 Tile Report Created on 11/27/2017 4:59:15 PM No Heat Gravity/Wall/Space Carpet Floors
Earth
Slab Occupancy
Single Family
Duplex
Triplex
A-6 Family
M home
Row Type Unfinished Sub & Joists ormal Dining Room eat Pump nfinished Frame or Alum. Tota Story Height Base Area Other
Bi-level
Tri-level Exterior
Interior
Kitchen
Bath Facilities
Plumbing System
Heating System Plumbing
TF:5 - 5
Specialty Plumbing
Special Features Grade and Design Exterior Features sq.ft. lectrical System Row-Type Adjustment Replacement Cost
REMODELING & MODERNIZATION
Amount Date Sub-Total 1 Unit(s) Sub-Total One Unit Attic Basement Crawl Integral (-)
Attached Garage (+)
Attached Carport (+)
Basement (-) Rec. Room
Fireplace
Loft
No Heat
Air Conditioning
No Electricity Extra Living Units (+) Full Unfin Interior (-)
Half Unfin Interior (-) Attic
None
Unfin
1/2 Fin
3/4 Fin SUB-TOTAL Fin.Liv.Area Sub-Tota (+/+) (<del>+</del> Bsmt Crawl
0 None 0
1 1/4 1
2 1/2 2
3 3/4 3
4 Full 4 **Parcel Number** 005-14670-00 Use 픘 INDIANA PROPERTY RECORD CARD Grd Year Const Efftv Year Sketch Cnd Base Rate SUMMARY OF IMPROVEMENTS Residential Feat Adj Rate Card 1 LCM Un. Value Adjustments Rplc Cost Value Adjustment / Exterior Features Dep Obs REM Val Total Improvement Value Cmp Nbhd Factor Fctr Page 2 of 2 Improvement Value



#### 10 Van Buren St N Nashville, IN 47448

#### GENERAL DESCRIPTION:

Professional Building 2-1/2 story commercial building with a partial basement

#### **G**ROSS 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

#### **Z**ONING:

B1





# Cunited ountry Real Estate

#### TAX CARD | 10 VAN BUREN ST N

Parcel Number Ov	Ownership		=	Transfer of Ownership	nership			Year 2017	-	d 1	1
00-01	me			Date			Grantor		Valid	Amount	
BROWN, IN	COMMERCIAL 100, LLC		_								
WASHINGTON			_						+		L
District			$\top$								
001093192205600	Address								+		
07-07-19-100-400.000-005			Т						† †		
NASHVII I F	NASHVILLE, IN 4/448		$\top$						+		
_			T						+		
primary-7014010											
Property Address									•		
10 VAN BUREN ST N							VALUATI	LUATION RECORD			
ω	count   3280		A	ssessment Yo	ear			2017	17	2016	
	Book	Page	_ 	Reason for Change	ange						
Legal	gal	22				Homestead-C1	601		, 0	20	
OF	PT IN LOT 60 EASEM	ENT (CLOCK) EA	SE FOR	Land	<u>.</u>	Non-Residential	lential-C3	122.8		122 800	
SI	SIDEWALK & IMPROVMTS TO TOWN/ EASEMENT	S TO TOWN/ EAS	SEMENT			Total Land		122,800		122,800	
Topography Pub. Utilities Street or Rd. Neighborhood	IH IOWN OF NASHVI	LLE 02/12/14				Homestead-C1	d-C1			0	
Water Paved					•	Residentia	al-C2		0	٥	
High Sewer Unpaved Static				Improvements	nents	Non-Residential-	lential-C3	647.8		647.800	
Gas						Total Imp		647,800		647,800	
Rolling Electricity Sidewalk Other				T <sub>Q</sub> +	- A	Yalin.	•				
ranc)				100	al Assess	Total Assessed value:		770,600		770,600	
Property Sub Class:	COM OFF O/147 - ELEVATOR-449	TOR-449						PRINTE	PRINTED FROM BROWN COUNTY, INDIANA	WN COL	YTV,
Memorandum				Ę	ND DAT/	LAND DATA AND COMP	OMPUTATIONS	SNOI			
2014/May20 RA FW -JC	Land	Actual	Effective Ef	Effective Fa	Factor Bas	Base Rate Ad	justed Rate	Adjusted Rate Estimated Value	Influence Factor		Land Value
2014/Sept29 Data Entry-BP		- Claude		1000		_	,				
	Τ	<u> </u>		_		_					
	T	+				1				1	
	T										
	T			!							
			Acreage / Sq. Ft.								
	Τ	=		5117		24.00	24.00	122810			
Land Type											
Front Lot											
1 Comm. Ind. Land 83 Utility Trans. Tower											
11 Primary 9 Homesite 12 Secondary 91 Res Excess Acres											
Classified Land Classified Land Charter											
3 Undeveloped Land 1 Topography 6	Restrictions										
Non-tillable Land 2 Under Improved 7	low										
3 Excess Frontage 8	<u> </u>	Total Acreage		0.12				<b>-</b> i	Total Land Value	E .	
- 11		INDIANA	DODEBTY DEA	CABD CABD							300
Report Created on 11/27/2017 5:57:48 PM		INDIANA P	INDIANA PROPERTY RECORD CARD	CORD CARD							Page 1 of 5

# Cunited ountry Real Estate

#### Coffey Realty & Auction

#### TAX CARD | 10 VAN BUREN ST N

Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....with Hot & Cold Water
Emergency Shower
Eye Wash Semi-circular 34

Semi-circular 54"

Semi-circular 54"

Industrial Gang Sinks
4" long, 4 man
8" long 8 man
Circular, 5 per
Semi-circular, 3 per
Corner, 2 per
Semi-circular, 3 per
Semi-circular, 3 per
Corner, 2 per Other Fixtures
Wash Fountains G/F ES SS
Cicular 36" SS Report Created on 11/27/2017 5:57:48 PM tra fixtures ting & Air Condit Divided #Fixtures Parcel Number A) B) ilding Canopy-Elevator-Elevator-Use C)BrP 968 弄 98 M 001-16900-01 13 100 Ft Add Per Const Type 32 st 1/2s Br 2s Br B Grd 器 Year Const 1966 1/25 Br 25 Br Efftv Year Sketch INDIANA PROPERTY RECORD CARD Cnd Base Rate Commercial Feat SUMMARY OF IMPROVEMENTS Adj Rate Card 1 U N LCM Unit Friish
Special Features
Exterior Features
TOTAL BASE
Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/Yr Bit/Cond
Obsolescence
Remainder Value Use
Pricing Key
S.F. Area
Effective Perimeter L/F
P.A.R Average Size / Units vision Walls Rplc Cost ior Finish Dep Obs Card Improvement Total Total Improvement Value REM Val Cmp True Tax Value RATE 647750 647750 64780 HT. RATE Val. Adj. / Sound Val. Page 2 of 5 HT. RATE

# Cunited ountry Real Estate

#### TAX CARD | 10 VAN BUREN ST N

Roof Type BUILT-UP	Sketch	Use Pricing Kev	M:General GCM		<u> </u>
Walls	Parcel Number 001-16900-01 Commercial Card 1A		Ħ		
Frame or equal  Brick or equal		Effective Perimeter UF	ter L/F 284		
Ш		Average Size / Units		/	
Framing	1/2s Br	3	8 162.63	HAIE HI.	HAIE HI. HAIE
Wood Joist	25 Br				
Fire Hesistant Fireproof Steel	8				
Reinf. Concrete		1	-		
Flooring	4000 M	Frame / PE Adj. [+	+-] -7.27		
Hardwood			134.44	+-1	
Parquet		B.P.A. %	1.00		
Carpet	36	Sub-total	134.44	+	
Other		Ceiling	0.00		
Finish Type	Copy	Interior Finish	0.00		
Unfinished	1/2s Br	Division Walls	0.00		
Semifinished		Lighting	1	`	
Ĺ	98 1	Sprinkler Cold:	0.00		
Hosting & Air Conditioning	5544	S.F. Price	134.44	+	
No Heating		Area	1952		
Central Warm Air		Sub-total	262430		
Hot Water or Steam	3	Plumbing			
Central Air	The state of the s	Special Features			
Package or Unit Air	A) B) C)BrP 968	Exterior Features			
Plumbing # TF		TOTAL BASE	26		
:		Grade Factor			
		Reproduction C	ost 299170		
Total 48		Phys Dep/ Yr Blt /Co	ond 47/	/ / /	11
Other Fixtures  Wash Fountains   G/F   ES   SS		Remainder Value	e 158560		
Cicular 36"	SUMMAR	SUMMARY OF IMPROVEMENTS			
Semi-circular 54"	Use Ht. Const Grd Year Efftv Cnd Base Rate Feat Adj Rate	No. Size or LCM Rplc Cost	Dep REM Val % Obs Cmp	Trend True Tax Value	Val. Adj. / Sound Val.
Industrial Gang Sinks					
4' long, 4 man					
Shower-Column					
Circular, 5 per					
Semi-circular, 3 per					
Shower Multi-Stall					
Circular, 5 per					
Semi-circular, 3 per Corner, 2 per					
#Fixtures	SOMMARY OF SPECE	SUMMARY OF SPECIAL FEATURES / EXTERIOR FEAT	AIURES		
S					
Drinking Fountains 4					
with Hot & Cold Water					
Emergency Shower					
Eye wasii					
			Card Improvement Total	nt Total 647750	
			i otal Improvemen		
Report Created on 11/27/2017 5:57:48 PM	:48 PM INDIANA PROPERTY RECORD CARD	CARD			Page 3 of 5

# Real Estate

# Coffey Realty & Auction

### TAX CARD | 10 VAN BUREN ST N

Report Created on 11/27/2017 5:57:48 PM Property Address **Year** 2017 001-16900-01 10 VAN BUREN ST N Parcel Number 40 44 Card 1 BrP 968 sf 22 Cnpy 32 sf A) B) 1/2s Br 2s Br SKETCH/AREA TABLE ADDENDUM 2320 sf 58 C)BrP 968 1/2s Br 2s Br 1584 sf 36 紡 **INDIANA PROPERTY RECORD CARD** SKETCH/AREA TABLE ADDENDUM 4 Name Description **AREA CALCULATIONS SUMMARY** Total Sqft. Size (Sqft) Page 4 of 5



#### 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

#### **Z**ONING:

B1





# Cunited ountry Real Estate

#### TAX CARD | 75 S VAN BUREN ST

116500 Page 1 of 4	Total Land Value	Tot			8	Acreage 0.11	PROPERTY	Total Acreage INDIANA	77	View Corner Infl.	Shape or Size 9 7 6:00:08 PM	Land On 11/27	7 Other Farmland 8 Ag Support Land Report Created o
										Restrictions Traffic Flow	1 Topography 6 Res 2 Under Improved 7 Tra	ed Land d Land	3 Undeveloped Land 4 Tillable Land 5 Non-tillable Land 6 Woodland
										wer ees 3		Comm. Ind. Land I11 Primary I12 Secondary I13 Undeveloped usable I14 Undeveloped Unusable Classified Land	1 Comm. Ind. Land 11 Primary 12 Secondary 13 Undeveloped 14 Undeveloped 2 Classified Land
											Land Type 81 Legal Ditch 82 Public Road		F Front Lot
		116520	24.00	24.00		Acreage / Sq. Ft.	Acreage						
Land Value	Influence Factor		Adjusted Rate Estimated Value	Base Rate	Factor	Depth	Frontage	Frontage	Type		-JC htry-BP	RA FW -JC Data Entry-BP	2014/May28 2014/Oct7
A COON	PHIN IED FHOM BROWN COUNTY, INDIANA		COMPUTATIONS	DATA AND COM	LAND D			10000)-420	HE ALC	COM SMALL DE I HEI AIL (-10000)-420	Property sub Class:  Memorandum	openy s	7
400	289,400	289,400	ie:	Total Assessed Value:	Total Ass								~
0 0 172,900 172,900		172,900 172,900	Homestead-C1 Residential-C2 Non-Residential-C3 Total Imp		Improvements	Impro					Street or Rd. Neighborhood Paved Improving Unpaved Static Proposed Declining Sidewalk Other	Pub. Utilities 9 Water Sewer Gas Electricity	Topography Pu Level High Low Rolling
500	0 0 116,500 116,500	116,500 116,500	Homestead-C1 Residential-C2 Non-Residential-C3 Total Land	Homestead-C1 Residential-C2 Non-Residential Total Land	Land			- s		Legal OP PT LOT 3/5 OF 48			
2016		LUATION RECORD	VALUATI		nt Year Change	Assessment Year Reason for Change		Page		Account 12630		ress N ST S N 47448	Property Address 75 VAN BUREN ST S NASHVILLE, IN 47448
									448	Address PO BOX 187 NASHVILLE, IN 47448	03002 0-479.000-005 shville cent bus dist 4010	0010931923 07-07-19-10 9 420 NASHVILLE 7014010-nas primary-701	Map Alt Parcel Property Class Tax District Neighborhood
									.0	PENMANTA CORP. F A RODGERS		WASHINGTON	County Township Corporation District Plat
1 Amount	Card 1	Year 2017	Grantor	ip	f Ownersh	Transfer of Ownership Date				Ownership Name		4 I I	Parcel Number 001-18000-02

# Cunited ountry Real Estate

### Coffey Realty & Auction

#### TAX CARD | 75 S VAN BUREN ST

Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....vith Hot & Cold Water
Emergency Shower
Eye Wash emiclicular 38"
emiclicular 48"
ndustrial Gang Sinks
4"long, 4 man
8"long 8 man
8"long 8 man
Clircular, 5 per
Semicircular, 3 per
Corner, 2 per
Shower Multi-Stall Report Created on 11/27/2017 6:00:08 PM Other Fixtures
Wash Fountains
Cicular 36"
Circular 54" xtra fixtures ular, 5 per i-circular, 3 per ar, 2 per ifinished hed Open hed Divided e or equal or equal l or equal age or Unit Air 4 Гotal ES #Fixtures SS **Parcel Number** 001-18000-02 A)2S BR [738]B)1S FR [2436] Use Ŧ 71 18 Grd Year Const <u></u> Efftv Year Sketch 2,436 25 2 × 2 INDIANA PROPERTY RECORD CARD Cnd Base Rate SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES Commercial Card 1 18 71 Feat SUMMARY OF IMPROVEMENTS Adj Rate S N Size or Area 3912 0.95 LCM Special Features
Exterior Features
TOTAL BASE
Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/ Yr Bit /Cond Pricing Key S.F. Area Wall Ht. Adj. BASE PRICE Effective Perimeter L/F P.A.R ighting leating/Air Cond. .F. Price ub-total terior Finish ame / PE Adj. ision Walls Rplc Cost Dep Obs Card Improvement Total Total Improvement Value REM Val 172900 Cmp 1990, 100 Trend Factor 100 1990 True Tax Value 123.73 172900 172900 Val. Adj. / Sound Val Page 2 of 4



Coffey Realty & Auction

#### TAX CARD | 75 S VAN BUREN ST

Report Created on 11/27/2017 6:00:08 PM 75 VAN BUREN ST S Property Address Parcel Number 18 71 A)2S BR [738]B)1S FR [2436] SKETCH/AREA TABLE ADDENDUM 1s 2,436 25 2s 738 4 4 19 INDIANA PROPERTY RECORD CARD SKETCH/AREA TABLE ADDENDUM 25 71 18 AREA CALCULATIONS SUMMARY Description Size (Sqft) Page 3 of 4

# Cunited ountry Real Estate

#### TAX CARD | 95 S VAN BUREN ST

Page 1 of 7					ARD	INDIANA PROPERTY RECORD CARD	PROPERTY	INDIANA		Constant in the second	<b>S</b>	on 11/27/20	Report Created
	Total Land Value	T.				0.19		Total Acreage	7	w w	Excess Frontage 8	2 6	7 Other Farmland
										Restrictions Traffic Flow	Topography 6 Under Improved 7	ě	4 Tillable Land 5 Non-tillable Land
										ors Misimprovement	Influence Factors 0 Other 5 Mis	nd circums	2 Classified Land 3 Undeveloped Land
										] <sup>6</sup> 8	91 ries, excess Acres 92 Ag Excess Acres	ed usable	13 Undeveloped usable
											9 Homesite		
											82 Public Road	Ď.	R Rear Lot
											Land Type		n n otto
		194210	24.00	24.00		8092			11				
						Acreage / Sq. Ft.	Acreage						
Land Value	Influence Factor	Adjusted Rate Estimated Value I	Adjusted Rate	Base Rate	Factor	Effective Depth	Effective Frontage	Actual Frontage	Type		3P	RA FW- JC Data Entry-BP	2014/May28 2014/Oct2
		PUTATIONS		AND DATA AND COM	LAND D	1	!				Memorandum	<u> </u>	
COUNTY,	PRINTED FROM BROWN COUNTY, INDIANA	PRINTEL						10000)-420	RETAIL (-	COM SMALL DET RETAIL (-10000)-420	o Class:	Property Sub Class:	Pro
100	00 458,100	458,100	ue:	Total Assessed Value:	Total As								
006	00 263,900	263,900	qn	L							Proposed Declining		
8 0		263,90	Residential-C2 Non-Residential-C3		Improvements	Impr							
0			Homestead-C1	Homes							Street or Rd. Neighborhood	Pub. Utilities Stree	Topography Pub. I
00	00 194,200 00 194,200	194,200	sidential-C3	Non-Resident Total Land	ב ב								
0			Residential-C2	Reside	8					OP LOT 47			
•			tead-C1	Homes	r Change	Reason for Change		Page		Ш		Č	,
2016	7	2017			ent Year	Assessmo			30	<b>Account</b> 12630		47448	NASHVII I F IN 47448
		ALUATION RECORD	VALUAT									ST C	Property Address
											ashville cent bus dist 014010		Neighborhood
									0440	NASHVILLE, IN 4/	m	NASHVILLE	Tax District
									20	PO BOX 187	07-07-19-100-481.000-005		Alt Parcel
										Address	2302700	001093193	Plat
													District
									.`	F A RODGERS	ON	WASHINGTON	Township
Amount	Valid		Grantor			Date				Name		_	01-18000-01
	Card	Year 2017		ij̈σ	Transfer of Ownership	Transfer of				Ownership			Parcel Number

# Cunited ountry Real Estate

### Coffey Realty & Auction

#### TAX CARD | 95 S VAN BUREN ST

emi-circular 36"
jemi-circular 54"
mdustrial Gang Sinks
4" long, 4 man
8" long 8 man
Shower-Column
Circular, 3 per
Semi-circular, 3 per
Corner, 2 per
Shower Multi-Stall Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....with Hot & Cold Water
Emergency Shower
Eye Wash Report Created on 11/27/2017 6:00:11 PM Other Fixtures
Wash Fountains
Cicular 36" inish Type
infinished
infinished
infinished
ished Open
ihed Divided xtra fixtures ating & Air Condition Heating Air Condition Heating He ular, 5 per i-circular, 3 per ar, 2 per ular 54" kage or Unit Air or equal or equal 4 4 Гotal ES #Fixtures 4 4 SS Parcel Number A)2S FR [1488]B)1S FR [804]C)1S FR MSTP B [640]D)BRP [504]E)OFP [400]F)WDDK [40] Patio-Porch- Open Wood Deck-Use 1 픘 001-18000-01 ş, Const Type Grd Year Const Efftv Year Sketch INDIANA PROPERTY RECORD CARD Cnd E Base Rate Commercial Card 1 Feat SUMMARY OF IMPROVEMENTS Adj Rate ⊊ <u>ĕ</u> Size or Area 5060 0.95 LCM Special Features
Exterior Features
TOTAL BASE
Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/ Yr Bit /Cond Obsolescence Remainder Value Pricing Key S.F. Area Wall Ht. Adj. BASE PRICE Effective Perimeter L/F P.A.R S.F. Price Lighting Heating/Air Cond. Sprinkler ub-total terior Finish ame / PE Adj. [+ · rision Walls **Rplc Cost** Dep Obs Card Improvement Total Total Improvement Value REM Val 178040 / 1988 / Cmp 100 100 1988 True Tax Value 96.30 178000 59 69.73 69.73 Val. Adj. / Sound Val Page 2 of 7

# Cunited ountry Real Estate

#### Coffey Realty & Auction

#### TAX CARD | 95 S VAN BUREN ST

Report Created on 11/27/2017 6:00:11 PM 95 VAN BUREN ST S **Property Address** Year 2017 001-18000-01 Parcel Number 504 sf Card 1 z 18 MS 1488 st A)2S FR [1488]B)1S FR [804]C)1S FR MSTP B [640]D)BRP [504]E)OFP [400]F)WDDK [40] SKETCH/AREA TABLE ADDENDUM 40 à 10 **INDIANA PROPERTY RECORD CARD** 15/B SKETCH/AREA TABLE ADDENDUM Name Description AREA CALCULATIONS SUMMARY Total Sqft. Size (Sqft) Page 3 of 7

# Cunited ountry Real Estate

### Coffey Realty & Auction

#### TAX CARD | 95 S VAN BUREN ST

Finish Type
Unfinished
Semifinished
Semifinished Open
Inished Divided
sating & Air Conditic
Heating
Trail Warm Air
Water ~ ~ ~ Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....with Hot & Cold Water 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 Report Created on 11/27/2017 6:00:11 PM Ither Fixtures

Jash Fountains
icular 36"
ircular 54"
emi-circular 36" xtra fixtures ni-circular, 3 per ner, 2 per kage or Unit Air e or equal c or equal al or equal ହ Tota ES #Fixtures SS Parcel Number Building A)2S FR [2460]B)1S FR [128]C)1S FR MSTP B [50]D)BRP [180]E)OFP [36] Use Sales Base Ŧ 001-18000-01 Const Type 78 2400 st  $\operatorname{Grd}$ Year Const Efftv Year Sketch **INDIANA PROPERTY RECORD CARD** Cnd 180 mm Base Rate SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

18.75 1 128 0.95 2400 /
17.22 1 180 0.95 3100 /
32.00 1 50 0.95 1600 /
66.67 1 36 0.95 2400 / Commercial Card 2 Feat SUMMARY OF IMPROVEMENTS Adj Rate S S Size or Area 2460 0.95 Exterior Features
TOTAL BASE
Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/ Yr Bit /Cond Pricing Key
S.F. Area CM Obsolescence Remainder Value Ceiling Interior Finish Wall Ht. Adj. BASE PRICE Effective Perimeter L/F P.A.R Sub-total Division Walls .F. Price ame / PE Adj. [+ -] ating/Air Cond. Rpic Cost Dep Obs Card Improvement Total Total Improvement Value 59 /1988/ 100 83.53 Trend Factor (当) 100 True Tax Value 85920 263960 Val. Adj. / Sound Val. Page 4 of 7

# Cunited ountry Real Estate

#### Coffey Realty & Auction

### TAX CARD | 95 S VAN BUREN ST

95 VAN BUREN ST S Year 2017 001-18000-01 Parcel Number Report Created on 11/27/2017 6:00:11 PM **Property Address** 41 16 BrkP 128 sf 42 47 up mstp<sup>10</sup> 50 sf 1s 2460 sf A)2S FR [2460]B)1S FR [128]C)1S FR MSTP B [50]D)BRP [180]E)OFP [36] SKETCH/AREA TABLE ADDENDUM 13 8 BrP 8 INDIANA PROPERTY RECORD CARD SKETCH/AREA TABLE ADDENDUM 0 10 14 36 sf 30 Name Description **AREA CALCULATIONS SUMMARY** Total Sqft. Size (Sqft) Page 5 of 7



#### 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

#### **Z**ONING:

B1





# Cunited ountry Real Estate

#### TAX CARD | 96 VAN BUREN ST

BROWN, IN   ROGERS FRANK A   WASHINGTON    ROGERS FRANK A   WASHINGTON    ROGERS FRANK A   WASHINGTON    ROGERS FRANK A   WASHINGTON    ROGERS FRANK A   ROGE	Page 1 of 4					RD	INDIANA PROPERTY RECORD CARD	PROPERTY	INDIANA				on 11/27/2	eport Created o
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Control   Cont											strictions (ffic Flow	Topography 6 Under Improved 7	and	4 Tillable Land 5 Non-tillable Land
Control   Cont											simprovement	Influence Fact Other 5	nd Land	2 Classified Land 3 Undeveloped La
Page											, w	92 Ag Excess Acres	ped usable	13 Undevelo
Part												9 Homesite	2	
Page											N.P.	82 Public Road 83 Utility Trans Tou	and	R Rear Lot
Post of Price Price Provided Base Research Price Price Provided Base Research Price Provided Base Research Price Pr												Land Type		F Front Lot
Page												i		
Parame														
Part			101400		24.00		4225			11				
Post							Sq. Ft.	Acreage						
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BROWN, IN   Wannership   Wann														
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RA FW-JC   RA FRANCE   RA FR												ģ	טמומ בווווץ	014/Octo
Name   ROWN, IN   Name   ROGERS, FRANK A   ROG	Land	Influence Factor	_	Adjusted Rate	Base Rate	Factor	Effective Depth	Effective Frontage	Actual Frontage	Land Type			RA FW- JO	2014/May22
Name			TIONS		ATA AND	LAND D						/lemorandum	-	
Name   Property   Pr	COUNTY	D FROM BROWN	PRINTE						JRES-429	STRUCTU	COM OTR RETAIL	ıb Class:	perty Su	Pro
Name	700		149,70	ue:	sessed Val	Total As								×
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Ownership   Ownership   Mame	0			tead-C1	Homes									ohy
Ownership     Transfer of Ownership     Year   2017     Card	100		101,40	and	Total L									
Ownership     Transfer of Ownership     Year   2017     Card     Card   Card     Card     Card     Card     Card     Card     Card     Card	0			ntial-C2	Reside	Land					OP PT LOT 66			
Ownership   Ownership   Carr   2017   Carr	0	0	,	tead-C1	Homes	or Change	Heason IC		Page		Book			
Ownership   Ownership   Transfer of Ownership   Year   2017   Card   C	116		201			nt Year	Assessme			39			147448	ASHVILLE, IN
Ownership   Owne			TION RECORD	VALUAT									SSe	Property Address
Ownership   Owne														Neighborhood
Ownership   Ownership   Transfer of Ownership   Year   2017   Card										0	וואאסרועוברב, ווע 4/		_	Tax District
Ownership   Transfer of Ownership   Year   2017   Carr										0	PO BOX 187			Alt Parcel
Ownership   Transfer of Ownership   Year   2017   Card											Address		00109319	Map
Ownership   Transfer of Ownership   Year   2017   Card														District
Ownership   Transfer of Ownership   Year   2017   Card												ON	WASHIN	Township
Ownership Transfer of Ownership Year   2017 Card	iouit			Grantor			Date			٦	ROGERS FRANK		_	County
	-	Card	Year 201	0.55+52	Ϊ́́́р	of Ownersh	Transfer c				Ownership			Parcel Number

# Real Estate

#### TAX CARD | 96 VAN BUREN ST

Page 2 of 4								CARD	INDIANA PROPERTY RECORD CARD	ERTY I	A PROP	NDIAN	_				24 PM	1/27/2017 6:00:	Report Created on 11/27/2017 6:00:24 PM
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													$\parallel$						Eye Wash
		+				4		1		$\dagger$		1	$\dagger$		+	1			Emergency Shower
		+																975	Herrigerated Water Coolers
																			Drinking Fountains
		+			1900 3600	0.95	400 70	#3   3 -1   -1	4.75 51.43			0 0	٥٥		+	00	Patio- Concr-	71 1210100	Gang Shower Heads
			S	ATURES	/EXTERIOR FEATU	/EXTE	TURES	AL FE/	SUMMARY OF SPECIAL FEATURES	MRY C	NMUS			l				#Fixtures	Corner, z per
		_						L								L			Semi-circular, 3 per
										H		$\parallel$	H		$\prod$	$\prod$			Circular, 5 per
		+				-						$\dagger$	+			+			Shower Multi-Stall
		+				-		1		1		$\dagger$	1	+	-	+			Corner, 2 per
																			Semi-circular 3 per
																			Shower-Column
																			8' long 8 man
120400 -72100	100 12	100	120430			0.95	2096	1		1			$\dagger$		+	+	Building		4' long, 4 man
Val. Ac	True Tax	Cmp Fac	HEM Val	Obs	Hpic Cost			⊊ ĕ	Adj Rate	te Feat	Base Rate	r Cnd	r Efftv st Year	Grd Year Const	Type G	. <del>.</del>	Use		Semi-circular 54"
	.]			-1	IENTS	NBAC	IMPR	₹ P	SUMMARY OF IMPROVEMENTS	S					-				Circular 54"
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36670	35070	18100	T		Pemainder Value	Bama												πρ 000	Wash Fountains G/F
52/1990/A	52 / 1990 / A	52 / 1990 / A	T	/Cond	Phys Dep/ Yr Bit /Co	Phys												Total 4	
/6400	Т	Т	T	180	Reproduction Cost	Hepro													Extra fixtures
0.95	0.95	0.95	İ	.   ē	Location Multiplier	Locat													Half Baths
1.00	1.00	1.00	T		Grade Factor	Grade												*	Full Baths
80420	77340	106350			TOTAL BASE	TOTA												#	Plumbing
		5500	Ħ	s	Exterior Features	Exteri					ğ	DK [40	4JD)WL	FR [62	0JC)1S	OFP [7	A)2S FR [736]B)OFP [70]C)1S FR [624]D)WDDK [400]		Package or Unit Air Sprinkler
					Special Features	Speci											Cathanana Canada		Central Air
			1		inish	Unit Finish													Unit Heating
		6400	1		ying	Plumbing													Hot Water or Steam
80420	77340	94450	†		)tal	Sub-total								l	z.	Ļ			Central Warm Air
736	123.95	726	T		псе	2 C. T.								3	2007	œ		ing	Heating & Air Conditioning
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1.00	1.00	1.00	H		. %	B.P.A. %													Parquet
113.97	128.66	133.04		-		BASE													Hardwood
-9.28	-13.14	-8.76	1	Ŧ :	Wall Ht. Adi.	Wall					20	40101	20		44400				Flooring
-7.86	-8.99	-8 98 98	1	-	Frame / PF Adi [+ -]	Frame								24	A PARTY		je .		Reinf. Concrete
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736 / 1	624 / 1	736 / 1	1	nits	Average Size / Units	Avera													Metal or equal
124	224	224	T	ter L/F	Effective Perimeter L/	Effect												4	Brick or equal
736	624	736	П		rea	S.F. A		1	al Card 1	Commercial	Cor			)1	10-00112-100	001-2	Parcel Number		
GCM	GCM	GCM	VI.		g Key	Pricin						Sketch	Š					531	BUILT-UP
14.000000	14.0 onorol	-5555	N.O.			-													Doof Tune

# Real Estate

# Coffey Realty & Auction

#### TAX CARD | 96 VAN BUREN ST

Report Created on 11/27/2017 6:00:24 PM **Property Address Year** 2017 001-21100-01 Parcel Number 22 8 2s 736.0 sf 1s 624.0 sf 69 70.0 st 4 SKETCH/AREA TABLE ADDENDUM A)2S FR [736]B)OFP [70]C)1S FR [624]D)WDDK [400] 24 20 16 ConcP 400.0 st **INDIANA PROPERTY RECORD CARD** 8 8 SKETCH/AREA TABLE ADDENDUM 20 Name Description **AREA CALCULATIONS SUMMARY** Total Sqft. Size (Sqft) Page 3 of 4



#### 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:

**B**1





# Cunited ountry Real Estate

#### TAX CARD | 74 VAN BUREN ST

Page 1 of 8	Pag					RD	INDIANA PROPERTY RECORD CARD	PROPERTY	INDIANA			/2017 6:00:18 PM	Report Created on 11/27/2017 6:00:18 PM	Report (
95300		Total Land Value	Tota				0.09		Total Acreage	To	View Corner Infl.	Excess Frontage 8 Shape or Size 9	woodland Other Familand Ag Support Land	8 7 0 A 0 N
											Traffic Flow	Under Improved 7	Non-tillable Land	
											Misimprovement	ກ ປາ	Undeveloped Land	
												Influence Fact	14 Undeveloped Unusable Classified Land	2 0
											S es	92 Ag Excess Acres	3 Undeveloped usable	13
												9 Homesite	11 Primary	
											ver	82 Public Road 83 Utility Trans, Tower	Rear Lot Comm. Ind. Land	- m -
													ont lot	7
												·		
95280			95280	24.00	24.00	$\frac{1}{1}$	3970			11				
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												y-01	בונו אים בוווו אים ביוווי אים	20,41,00
												G C	2014/May22 RA FW- JC	2014/Ma
Land Value	Lano	Influence Factor	Estimated Value Inf	Adjusted Rate I	Base Rate	Factor	Effective Depth	Effective Frontage	Actual Frontage	Land Type		n Post	Jill Nut Shop/Totem	Jack & .
			TIONS	COMPUTATIONS	LAND DATA AND COM	AND DA	<b> </b>					Memorandum	-	
Y, INDIANA	COUNT	PRINTED FROM BROWN COUNTY, INDIANA	PRINTED I						10000)-420	RETAIL (-	COM SMALL DET RETAIL (-10000)-420	ub Class:	Property Sub Class:	
151,800	400	152,400	152,400	ie:	Total Assessed Value:	Total Ass								Swampy
50,500	=		37,100		i otal lilib								Electricity	Rolling
56,500	8 8	57,100	57,100	sidential-C3	Non-Residenti	III o containe						Proposed Declining	Gas	Low
	0		0	tial-C2	Residential-C2	vemente	- Impro						Water	Level
	o		0	ead-C1	Homestead-C							Rd. Nei	ies	Topography
95,300	95,300		95,300	Total Land	Total Land									
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	0		0	ead-C1	Homestead-C	c			Page		Legal			
2015	2016		2017			nt Year Change	Assessment Year Reason for Change				Account 3280		LLE, IN 47448	NASHVI
			LUATION RECORD	VALUATI									74 VAN BUREN ST S	74 VAN
												7014010	primary-7014010	
												7014010-nashville cent bus dist	_	Neighborhood
										ż	[NACTIVIECE, IIV +/ ++0		_	Tax District
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1 7 00	Call			Cidito			Date			LEC	COMMERCIAL 100		_	County
Type	Amount	Valid Card 1	Year 2017	Grantor		Ownersni	Date				Name		00-00	001-21100-00
		>												

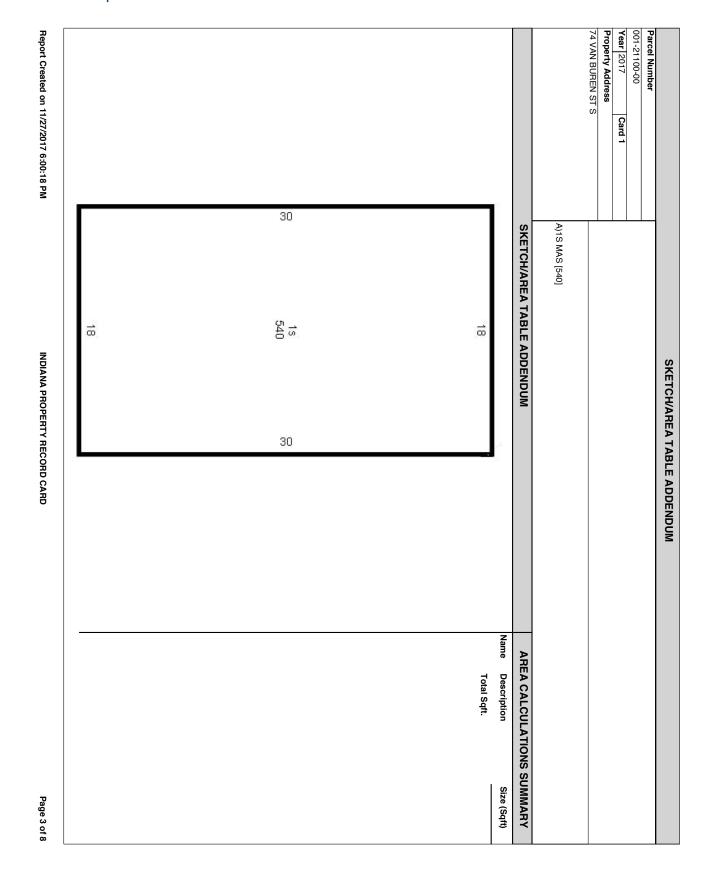
# Cunited ountry Real Estate

### TAX CARD | 74 VAN BUREN ST

Page 2 of 8									CARD	RECORD	ERTY	INDIANA PROPERTY RECORD CARD	INDIA					18 PM	2017 6:00:	Report Created on 11/27/2017 6:00:18 PM	Report C
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			+				-							+	+					with Hot & Cold Water	with Hot
																				Water Coolers	Drinking Fountains
			+				$\downarrow \downarrow$						$\dashv$							er Heads	Gang Shower Heads
		$\frac{1}{1}$	$\dagger$	֓֓֓֓֓֓֓֓֓֓֓֓֟֟ ֓֓֓֞֞֓֓֞֓֓֞֓֓֓֓֞֓֓֞֓֓֓֞֓֓	ALORES	/ EX LEKIOR FEAT	Z	I ORES /	AL FEA	SUMMARY OF SPECIAL FEATURES	MARY.	SOM	$\frac{1}{1}$	$\frac{1}{2}$	$\frac{1}{2}$		1		#Fixtures		
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									$\downarrow$		$\dagger$				1					r 3 per	Semi-circul
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			$\frac{1}{1}$	$\frac{1}{1}$			-				$\dagger$		1							r, 3 per	Semi-circular, 3 per
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-11200	19000	100	100	18980 1			0.95	540	l									Building		ang sinks	4' long 4 man
Val. Adj. / Sound Val.	True Tax Value		<u>ت</u>	ا ما	Obs	000		1	S S	t Adj Rate	te Feat	d Base Rate	ar Cnd	Const Year	Grd	Type		Use		54	Semi-circular 54"
				REM Val %	-	Rplc Cost	LCM	Size or			,	,	ŧ	_	_	-	Į.			Ir 36"	Semi-circular 36"
						ENTS	)VEM	IMPRO	RY 유	SUMMARY OF IMPROVEMENTS	S										Circular 36" Circular 54"
			18980	<u>_</u>	ē	Remainder Value	Rema												SS	tains G/F ES	Wash Fountains
			0	H		Obsolescence	Obsol												H		Other Fixtures
11	_	1.	3 / A	72 / 1	t/Cond	Phys Dep/ Yr Blt /Cond	Phys													Total	
			67790	6	ost	Reproduction Cost	Repro												22	S	Extra fixtures
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			3200			ing	Plumbing				_		Ô			_			- 1 - 1	r Steam	Hot Water or Steam
			86000	8		ta	Sub-total				_					_				m Air	Central Warm Air
			540				Area				_					_				No Heating	No Heating
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			3CM	GCM		gKey	Pricing Key		Î	1			SKetch	u							BUILT-UP
			neral	M:Ger			Use						- 1	ם ס							Roof Type



TAX CARD | 74 VAN BUREN ST



# Cunited ountry Real Estate

### Coffey Realty & Auction

#### TAX CARD | 74 VAN BUREN ST

Other Fixtures

Wash Fountains G/F ES SS

Cicular 39"
Circular 36"
Semi-circular 54"
Industrial Gang Sinks
4 long, 4 man
8 long 8 man
Circular, 3 per
Semi-circular, 3 per
Semi-circular, 3 per
Semi-circular, 3 per
Semi-circular, 3 per Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....vith Hot & Coold Water
Emergency Shower
Eye Wash Roof Type
BUILT-UP
Walls
Frame or equal
Brick or equal Report Created on 11/27/2017 6:00:18 PM Half Baths Extra fixtures finished mifinished shed Divided

ting & Air Conditi

Heating

Heating Parcel Number Other Yard Item A)1S MAS [936] Use 001-21100-00 0 NA Const Type Grd Year Const 1940 1940 Efftv Year 8: 8 INDIANA PROPERTY RECORD CARD Cnd Base Rate SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES Commercial Feat SUMMARY OF IMPROVEMENTS Adj Rate Card 2 U N Size or Area Use
Pricing Key
S.F. Area
Effective Perimeter L/F
P.A.R LCM Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/ Yr Blt /Cond
Obsolescence
Remainder Value Average Size / Units OTAL BASE Rplc Cost Dep Obs Card Improvement Total Total Improvement Value 24920 Cmp 1983 / / 1 0 0 24920 Trend Factor 100 True Tax Value RATE 24900 2400.00 27320 68320 RATE Val. Adj. / Sound Val. SV: 2400.00 Page 4 of 8



Coffey Realty & Auction

### Tax Card | 74 Van Buren St

Page 5 of 8	Report Created on 11/27/2017 6:00:18 PM INDIANA PROPERTY RECORD CARD
	49 88 51 22 27 N
Total Sqft.	18
ne Description Size (Sqft)	Name
AREA CALCULATIONS SUMMARY	SKETCH/AREA TABLE ADDENDUM
	A)1S MAS [936]
	Parcel Number
	SKETCH/AREA TABLE ADDENDUM

# Cunited ountry Real Estate

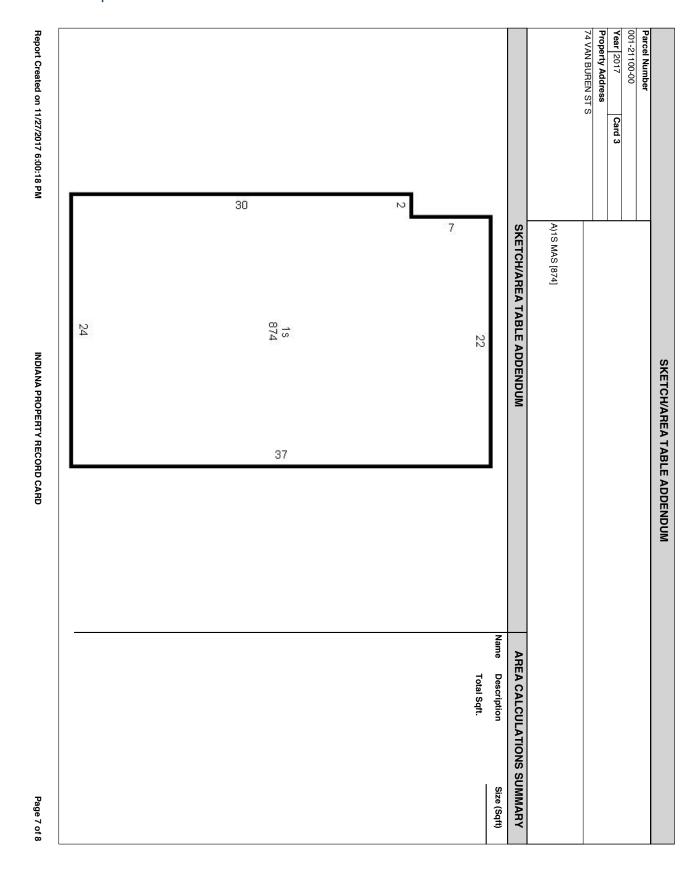
### Coffey Realty & Auction

#### TAX CARD | 74 VAN BUREN ST

Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....with Hot & Cold Water
Emergency Shower
Eye Wash Circular, 5 per
Semi-circular, 3 per
Corner, 2 per
Shower Multi-Stall
Circular, 5 per
Semi-circular, 3 per Report Created on 11/27/2017 6:00:18 PM Industrial Gang Sinks
4' long, 4 man
8' long 8 man
Shower-Column Roof Type BUILT-UP Sicular 36"
Sircular 54"
Semi-circular 36"
Semi-circular 54" alf Baths xtra fixtures orner, 2 per ther Fixtures
ash Fountains G/F ES SS finished
nifinished
shed Open ng & Air Conditioning Parcel Number A)1S MAS [874] Use .∓ 001-21100-00 Const Type Grd Year Const Efftv Year Sketch 15 INDIANA PROPERTY RECORD CARD Cnd Base Rate SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES Commercial Feat SUMMARY OF IMPROVEMENTS Adj Rate Card 3 Un. Size or Area 874 0.95 Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/ Yr Bit /Cond
Obsolescence
Remainder Value Use
Pricing Key
S.F. Area
Effective Perimeter L/F
P.A.R LCM OTAL BASE verage Size / Units ecial Features Dep Obs Card Improvement Total
Total Improvement Value REM Val Cmp RATE 135.31 100 Trend Factor True Tax Value 22020 68320 22000 Val. Adj. / Sound Val. Page 6 of 8



TAX CARD | 74 VAN BUREN ST





#### 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

#### **Z**ONING:

B2





# Cunited ountry Real Estate

#### TAX CARD | 75 JEFFERSON ST

Shville cent bus shville cent bus 4010  Class:  Class:  Class:  Class:  Topography Topography Under Improved  Influence is  1 Poss. Exc.  2 Ag Excess  Influence is  1 Topography Under Improved	Total Land Value 1709	То				Acreage 0.19		Total Acreage	To	View Corner Infl.	Excess Frontage 8 Shape or Size 9	Woodland Other Farmland Ag Support Land	8 7 6 2 0 %
No.   No.										simprovement strictions affic Flow	Influence Fact Other 5 Topography 6 Under Improved 7	ssified Land developed Land able Land 1-tillable Land	5 4 3 2 0 2 E S
No.   No.										wer es	82 Public Road 83 Utility Trans. Tov 9 Homesite 91 Res. Excess Acres 92 Ag Excess Acres	rr Lot mm. Ind. Land Primary Secondary Undeveloped usable Undeveloped Unusable	
Name											Land Type 81 Legal Ditch	11 Lot	TI TI
Name	0:12	194210		24.00		8092							
Name	į					1 1	Acreage						
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Name	Influence Factor	_	Adjusted Rate	Base Rate	Factor	Effective Depth	Effective Frontage	Actual Frontage	Land Type		0	vlley Shops /28 RA FW- J	Antique 2014/Ma
Name		TIONS	COMPUTA		LAND						Memorandum		
Name	D FROM BROWN	PRINTEC						10000)-420	RETAIL (-	COM SMALL DET	ub Class:	Property Si	
Name		281,40	ue:	sessed Va	Total As						81 81	Legalicity	Swampy
Name		110,50 110,50	esidential-C3		rovement	Imp					ાર	•	High
Name   Name			stead-C1	Homes									Topography Level
Name		170,900	esidential-C3	Reside Non-R	Land					OP LOT 105			
Name			**************************************	E COMP	or Change	Reason fo		Page				:	(
Name		201	VALUA		ent Year	Assessm			8			RSON ST S	75 JEFF
Name   Name										•	7014010	Address	Property
Name   Name   Pate   Grantor   Valid   WaSHINGTON     COMMERCIAL 100, LLC											-nashville cent bus dist	_	Neighbo
Name   Date   Grantor   Valid   WaSHINGTON   COMMERCIAL 100, LLC								448	NASHVILLE, IN 47	000000	Class 420	Property Tay Dist	
BROWN, IN COMMERCIAL 100, LLC Pate Grantor Valid WASHINGTON										Address		0010931	Map
BROWN, IN   COMMERCIAL 100, LLC   Date   Grantor   Valid   WASHINGTON												Ō	Corpora District
00-03   Name   Date Grantor   Valid									), LLC	COMMERCIAL TO	IGTON		Townsh
	Valid		Grantor			Date			0	Name		_	001-281

# Cunited ountry Real Estate

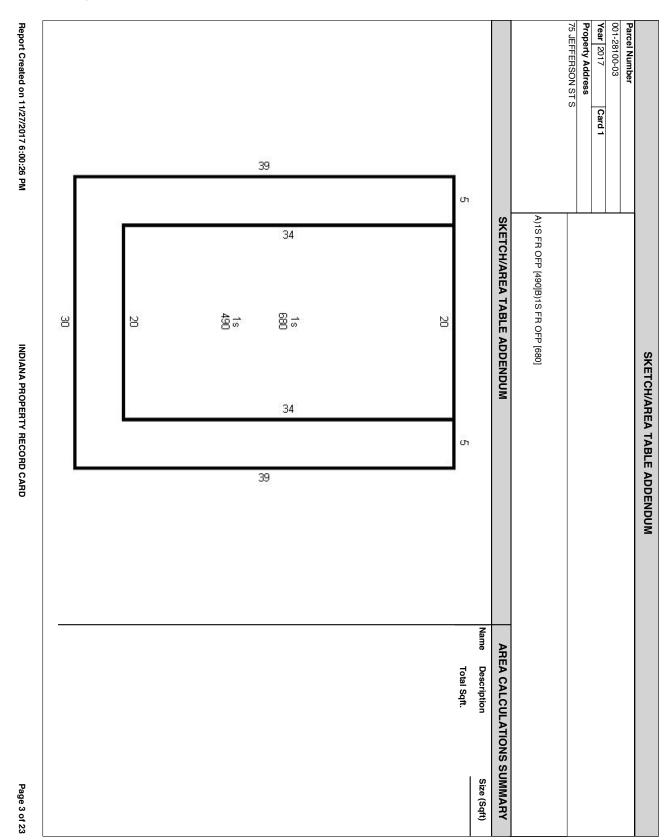
## Coffey Realty & Auction

#### TAX CARD | 75 JEFFERSON ST

Semi-circular 54"
Industrial Gang Sinks
4 long, 4 man
8 long 8 man
Circular, 5 per
Semi-circular, 3 per
Corner, 2 per
Shower Multi-Stall Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....with Hot & Cold Water Other Fixtures
Wash Fountains
Cicular 36"
Circular 54" Report Created on 11/27/2017 6:00:26 PM Circular, 5 per Semi-circular, 3 per Corner, 2 per Extra fixtures emi-circular 36" emifinished
nished Open
nished Divided
eating & Air Condition Total ES Parcel Number | 001-28100-03 Building A)1S FR OFP [490]B)1S FR OFP [680] Porch- Open Use Ŧ Const Type Grd Year Const Efftv Year Sketch 885 85 **INDIANA PROPERTY RECORD CARD** Cnd Base Rate SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES Commercial Card 1 Feat SUMMARY OF IMPROVEMENTS Adj Rate <u>⊊</u> ĕ Size or Area 680 Use
Pricing Key
S.F. Area
Effective Perimeter L/F
P.A.R LCM Special Features
Exterior Features
TOTAL BASE
Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/ Yr Bit /Cond Wall Ht. Adj. BASE PRICE Average Size / Units terior Finish vision Walls ating/Air Cond. . Price **Rplc Cost** / PE Adj. [+ -] Dep Obs Card Improvement Total otal Improvement Value REM Val 80 / 1972 Cmp 100 123.95 True Tax Value 17200 Val. Adj. / Sound Val. Page 2 of 23

## Cunited ountry Real Estate

### TAX CARD | 75 JEFFERSON ST



# Cunited ountry Real Estate

### Tax Card | 75 Jefferson St

RUII T-UP	Sketch	Use Pricing Kev	M:General	
Walls	Commercial Card 2	S.F. Area	920	
Frame or equal		Effective Perimeter L/F	132	
Metal or equal		Average Size / Units	920 / 1 /	,
Open		Section Level	RATE HT. RATE HT.	RATE HT. RATE
Wood Joist			8 135.31	
Fire Resistant				
Fireproof Steel				
Flooring		Frame / PE Adj. [+ -]	-8.99	
Softwood		Wall Ht. Adj. [+-]	-11.58	
Parquet		BBASE PRICE	1 00	
Carpet	20 10 10 10 10 10 10 10 10 10 10 10 10 10	Sub-total	114.74	
Unfinished	である 中国 ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・ ・	Ceiling	0.00	
Other		Interior Finish	0.00	
Finish Type		Division Walls	0.00	
Semifinished		Lighting	0.00	
Finished Open		Heating/Air Cond.	0.00/0.00 /	,
Finished Divided		Sprinkler	0.00	
Heating & Air Conditioning		S.F. Price	114./4	
No Heating Central Warm Air		Sub-total	105560	
Hot Water or Steam		Plumbing	3200	
g		Unit Finish		
Package or Unit Air	A)10 EB OED (000)B)10 EB OED (180)	Special Features	2000	
Sprinkler		TOTAL BASE	114860	
Plumbing # TF		Grade Factor	0.90	
Half Baths		Location Multiplier	0.95	
es		Reproduction Cost	98210	
Other Fixtures		Obsolescence	0	
Wash Fountains G/F ES SS		Remainder Value	19640	
Cicular 36"	SUMMARY OF IMPROVEMENTS	OVEMENTS		
Semi-circular 36"	Ht. Const Grd Year Effty Base Bate E	Dep	Trend	Val Adi / Sound Val
Semi-circular 54"	Type Gro Const Year Cnd Base hare Feat Adj hare No. Area	Obs	Cmp Factor Irue lax value	val. Adj. / Sound val.
4' long 4 man	Building 920	0.95	19640 100 100 19600	
8' long 8 man				
Shower-Column				
Semi-circular 3 per				
Corner, 2 per				
Shower Multi-Stall				
Semi-circular, 3 per				
	SUMMARY OF SPECIAL FEATURES / EXTERIOR FEAT	/EXTERIOR FEATURES		
Research #Fixtures	Porch- Open 0 0 0 33.89 1 180			
Drinking Fountains				
Refrigerated Water Coolers				
with Hot & Cold Water				
Emergency Shower				
Eye Wash				
		To	Total Improvement Value 141330	
Report Created on 11/27/2017 6:00:26 PM	::26 PM INDIANA PROPERTY RECORD CARD			Page 4 of 23

# Cunited ountry Real Estate

#### Coffey Realty & Auction

### TAX CARD | 75 JEFFERSON ST

Year 2017 Report Created on 11/27/2017 6:00:26 PM 75 JEFFERSON ST S Property Address 001-28100-03 Parcel Number 20 920.0 st A)1S FR OFP [920]B)1S FR OFP [180] SKETCH/AREA TABLE ADDENDUM **INDIANA PROPERTY RECORD CARD** SKETCH/AREA TABLE ADDENDUM 18 180.0 st 6 18 Name Description AREA CALCULATIONS SUMMARY Total Sqft. Size (Sqft) Page 5 of 23

# Cunited ountry Real Estate

### Tax Card | 75 Jefferson St

Page 6 of 23								ő	ORD CAF	TY REC	INDIANA PROPERTY RECORD CARD	DIANA	Z				PM	7 6:00:26	11/27/201	Report Created on 11/27/2017 6:00:26 PM	Repo
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																				Emergency Shower	Emer
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				l			t			-			l	-	+			 	olers	perated Water Co	Refria
																		 		Drinking Fountains	Drink
					4300	40	2 0.95	1 112	38.39				0			0	Porch- Open	#FIXIURES	#17	Shower Heads	Gand
				TURES	FEATU	TERIOR	S/EX	EATURE	PECIAL	RY OF S	SUMMARY OF SPECIAL FEATURES / EXTERIOR FEAT		1						*	Colliel, 2 per	0
																F		<u> </u>		Semi-circular, 3 per	Semi-
																				Circular, 5 per	Circul
																				Shower Multi-Stall	Show
				1																er, 2 per	Corne
		1		1	+		$\dagger$	1		+		1	1	$\dagger$	+	+				Semi-circular, 3 per	Semi-
							1			+		1						   		Circular, 5 per	Circul
		1		1	+		$\dagger$			+		1	1	$\dagger$	+	1				Shower-Column	Show
		1	+	1	$\dagger$		1		$\downarrow$	+		1	1	1	+			   		g 8 man	8' long
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	8		Cmp		Obs		1	Are	Un.	1	$\overline{}$	Cnd	Year	Const	+	ly.			_	-circular 54"	Semi-
Val. Adj. / Sound Val.	True Tax Value	Trend Tru	%	REM Val	st Dep	Rplc Cost	LCM	o. Size or	Adj Rate N	Feat Ac	Base Rate				nst Grd	Ht. Const	Use			Semi-circular 36"	Semi-
					S	MENT	<b>30VE</b>	SUMMARY OF IMPROVEMENTS	MARY (	SUMI										Circular 54"	Circul
	-		0000	ŀ	2													_[;	$^{+}$	- 1	Cicula
			9890	+	alle	Remainder Value	Ren											SS	G/F ES	Wash Fountains G	Wash
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//	/		80 / 1973 / A	+	Phys Dep/ Yr Blt /Cond	s Dep/ Yr	밁												Total	Extra fixtures	Extra
			49440		Cost	roduction	Rep													bains	Hall baths
			0.95	$\dashv$	tiplier	Location Multiplier	ξĺ													saths	Full Baths
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			57820	+	""	OTAL BASE	링										•			kler	Sprint
			4300	1	ures	Exterior Features	<u></u>							P [112]	FR OF	123JB)1S	A)1S FR OFP [323]B)1S FR OFP [112]	>		ackage or Unit Air	Packa
				+	ıres	Special Features	Spe										********			entral Air	Centra
				$\frac{1}{1}$		Unit Finish	되													nit Heating	Unit H
						Plumbing	밀													Water or Steam	Hot W
			53520			Sub-total	Sub													entral Warm Air	Centra
			323			ע	Area													eating	딩
			165.71			S.F. Price	S.F.												ionina	eating & Air Conditioning	Heatir
			0.00			Sprinkler	Spr						L							Finished Divided	Finish
1	/		0.00/-4.71	H	ond.	Heating/Air Cond.	Hea						7							ned Open	Finish
			0.00			Lighting	Ligi											Ī		finished	Untin
			0.00	-	S	Division Walls	Dį						_							Finish Type	Finis
			0.00		ъ	nterior Finish	Inte				_		_								Other
			0.00			ing	Ceiling						_							ished	Unfinished
			170.42	-		Sub-total	Sub					HEEL	11		*	200	12			et	Carpet
			1.00	-		B.P.A. %	B.P.					989	4.:							Jet .	Parquet
			170.42			BASE PRICE	BAS				-		_							wood	Hardwood
			-17.82	H	[+-]	Wall Ht. Adj.	Wal						_							wood	Softw
			-8.99		dj. [+ -]	<sup>-</sup> rame / PE Adj. [+ -	Frar						_							Flooring	Flooring
				$\vdash$			П				_									Reinf Concrete	Reinf
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# Cunited ountry Real Estate

#### Coffey Realty & Auction

### TAX CARD | 75 JEFFERSON ST

Report Created on 11/27/2017 6:00:26 PM **Property Address** Year 2017 001-28100-03 75 JEFFERSON ST S Parcel Number SKETCH/AREA TABLE ADDENDUM A)1S FR OFP [323]B)1S FR OFP [112] **INDIANA PROPERTY RECORD CARD** 112.0 sf SKETCH/AREA TABLE ADDENDUM Name Description AREA CALCULATIONS SUMMARY Total Sqft. Size (Sqft) Page 7 of 23

# Cunited ountry Real Estate

#### Tax Card | 75 Jefferson St

Page 8 of 23									Ö	3D CAF	INDIANA PROPERTY RECORD CARD	)PERT	NA PRO	INDIA					6 PM	176:00:2	d on 11/27/20	Report Created on 11/27/2017 6:00:26 PM
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# Cunited ountry Real Estate

Coffey Realty & Auction

### TAX CARD | 75 JEFFERSON ST

Report Created on 11/27/2017 6:00:26 PM Property Address **Year** 2017 001-28100-03 Parcel Number 17 Card 4 A)1S FR OFP [374]B)1S FR OFP [120] SKETCH/AREA TABLE ADDENDUM 1s 374 22 22 **INDIANA PROPERTY RECORD CARD** SKETCH/AREA TABLE ADDENDUM 13 1s 120  $\odot$ ω 15 Name AREA CALCULATIONS SUMMARY Description Total Sqft. Size (Sqft) Page 9 of 23

# Cunited ountry Real Estate

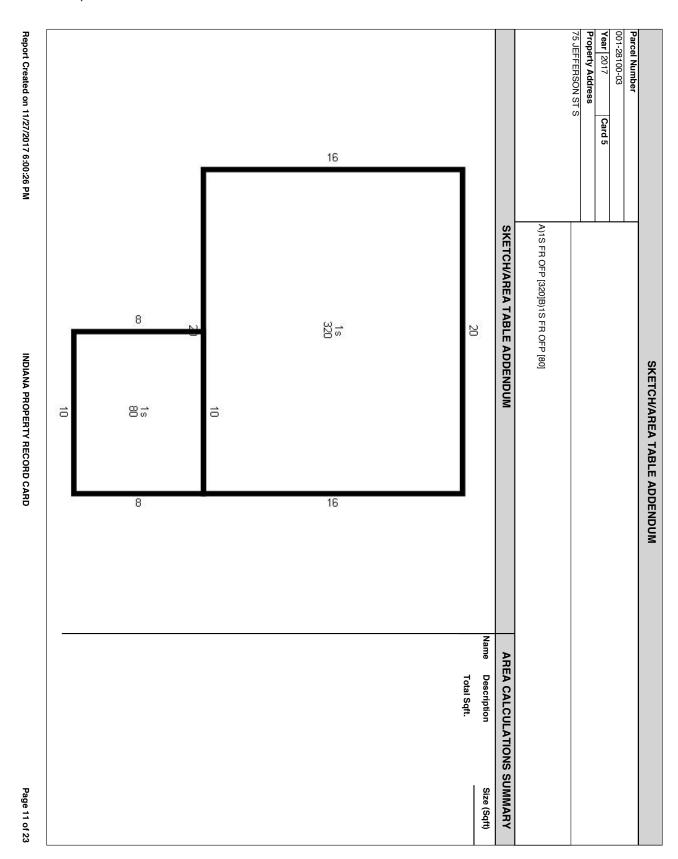
### Tax Card | 75 Jefferson St

Page 10 of 23									CARD	INDIANA PROPERTY RECORD CARD	ERTY F	A PROP	INDIAN					PM	17 6:00:26	n 11/27/20	Report Created on 11/27/2017 6:00:26 PM	Repo
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Coffey Realty & Auction

### TAX CARD | 75 JEFFERSON ST



# Cunited ountry Real Estate

### Tax Card | 75 Jefferson St

Page 12 of 23										CARD	INDIANA PROPERTY RECORD CARD	YTRI	IA PROF	INDIAN					6 PM	017 6:00:2	on 11/27/20	Report Created on 11/27/2017 6:00:26 PM	Rep
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# Cunited ountry Real Estate

### Tax Card | 75 Jefferson St

Coffey Realty & Auction

Report Created on 11/27/2017 6:00:26 PM **Property Address** Year 2017 001-28100-03 75 JEFFERSON ST S Parcel Number SKETCH/AREA TABLE ADDENDUM A)1S FR OFP [652]B)1S FR OFP [112] 652 sf 1sF 112 st **INDIANA PROPERTY RECORD CARD** SKETCH/AREA TABLE ADDENDUM Name Description AREA CALCULATIONS SUMMARY Total Sqft. Page 13 of 23 Size (Sqft)

# Cunited ountry Real Estate

#### TAX CARD | 75 JEFFERSON ST

Coffey Realty & Auction

Semi-circular 54"
Industrial Gang Sinks
4 long, 4 man
8 long 8 man
Gincular, 5 per
Semi-circular, 3 per
Corner, 2 per
Shower Multi-Stall Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....with Hot & Cold Water Report Created on 11/27/2017 6:00:26 PM Plumbing
Full Baths
Half Baths
Extra fixtures Circular, 5 per Semi-circular, 3 per Corner, 2 per Other Fixtures

Vash Fountains

Dicular 36"

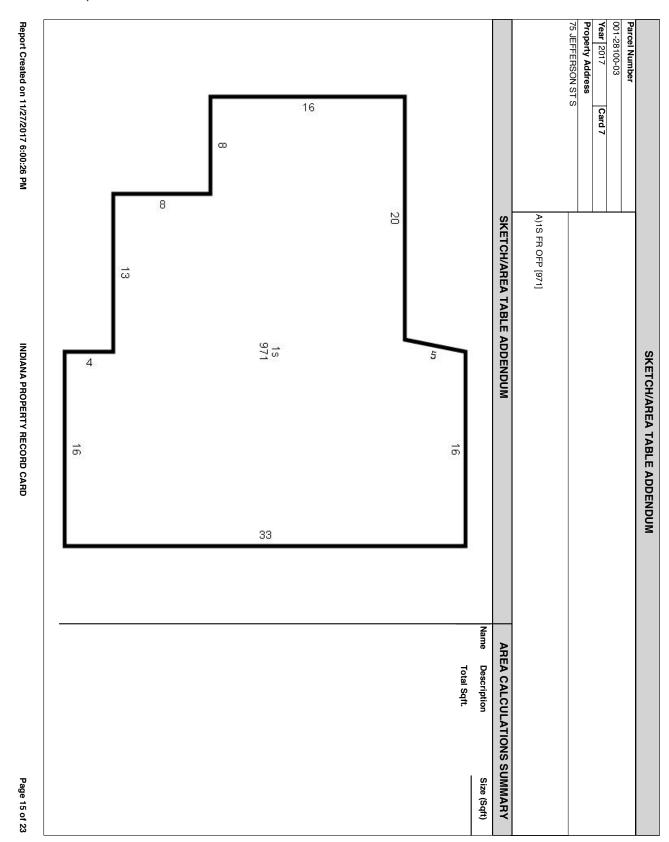
Dircular 54"

Semi-circular 36" nished Open
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eating & Air Conditioning
Divided
Heating
Heating
Shiral Warm Air G/F Total ES #Fixtures Parcel Number | 001-28100-03 A)1S FR OFP [971] Use Ŧ Const Type Grd Year Const Efftv Year Sketch INDIANA PROPERTY RECORD CARD Cnd 971 Base Rate SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES Commercial Card 7 Feat SUMMARY OF IMPROVEMENTS Adj Rate Un. Size or Area 971 0.95 LCM Unit Finish
Special Features
Exterior Features
TOTAL BASE
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## Cunited ountry Real Estate

Coffey Realty & Auction

### TAX CARD | 75 JEFFERSON ST



# Cunited ountry Real Estate

### TAX CARD | 75 JEFFERSON ST

Page 16 of 23							CARD	RECORD	INDIANA PROPERTY RECORD CARD	DIANA P	Z				26 PM	7/2017 6:00:	Report Created on 11/27/2017 6:00:26 PM	Report Cr
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		0.00	0.00		ntenor Finish	-I=							sy					Finish Type
		0.00	0.00		Ceiling	-I-												Other
		93.86	31.14		Sub-total	I ro					24							Lafinished
		1.00	1.00		B.P.A.%	Im			_	l	24	l	1		26			Parquet
		93.86	31.14		BASE PRICE	Ιm							18 Fr/ S					Hardwood
		-9.24	-1.23	Ŧ	Wall Ht. Adj.	<b> </b> <			1									Softwood
		-8.99	-7.88	; [+ <u>-</u> ]	rame / PE Adj. [+ -]	Т			2									Flooring
						_											rete	Reinf Concrete
																	BIR	Firencoof St
		8 112.09				-				*				-			4	Wood Joist
			8 40.25			ol				/	9		L	Ę.	1			Framing
TE HT. RATE	HT. RATE	HT. RATE			Section Level	(A)				J			2					Open
1		1252 / 1	408 / 1	'Units	Average Size / Units	≽l·											<u>a</u>	Metal or equal
1		13/	11	meter L/F	P.A.R	- l-											4	Brick or equal
<u> </u>		1252	408	i i	i.F. Area	1100	8	al Card 8	Commercial	L		03	001-28100-03		Parcel Number		Ę	Walls
		GCM	GCM		Pricing Key	<u> </u>		J		icn	SKetch	i				6/1		BUILT-UP
		M:General	1:Utility/Storag	7.	se	ī				7	573					1		Roof Type

# Cunited ountry Real Estate

#### Coffey Realty & Auction

### TAX CARD | 75 JEFFERSON ST

Report Created on 11/27/2017 6:00:26 PM 75 JEFFERSON ST S **Property Address** Year 2017 001-28100-03 Parcel Number 28' WdDk 80 st 1s Fr/S 844 sf 5 17' A)1S FR OFP [1252]B)1S FR OFP [80] SKETCH/AREA TABLE ADDENDUM 19 2sF/S 408 sf 24 24 **INDIANA PROPERTY RECORD CARD** SKETCH/AREA TABLE ADDENDUM 17' Name AREA CALCULATIONS SUMMARY Description Page 17 of 23 Size (Sqft)

# Cunited ountry Real Estate

#### Tax Card | 75 Jefferson St

Page 18 of 23									õ	RD CAF	RECO	PERTY	INDIANA PROPERTY RECORD CARD	INDIA					6 PM	017 6:00:2	Report Created on 11/27/2017 6:00:26 PM	Report Crea
	7540 141330	otal alue	ment T	Card Improvement Total Total Improvement Value	Car Tota																	
																				L		Eye Wash
															+	+					ower	Emergency Shower
																					Cold Water	with Hot & Cold Water
																					ater Coolers	Refrigerated Water Coolers
																					Heads	Gang Shower Heads
					1									-	-	-				#Fixtures		2
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			H																		3 per	Semi-circular, 3 per
										+								-				Circular, 5 per
					+													1			Stall	Shower Multi-Stall
					+													1			-	Corner, 2 per
			1	1	+					+		+		+	+		1	-			3 per	Semi-circular,
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																					m _	Shower-Column
																		-		Ţ		8' long 8 man
	7500	100	100	7540 1				9 0.95	649										Building		ig Sinks	Industrial Gang Sinks
Val. Adj. / Sound Val.	True Tax Value		np Factor		-	Obs	-		Are	Adj Rate No. Un.		late Feat	Base Rate	ar Cnd	Const Year	Grd Co	Type		Use		4	Semi-circular 54"
		7		REM Val   %	-	-	Rolc Cost	CM	Size or					-	_	-	-	# C	:	1	6	Semi-circular 36"
						υ,	MENTS	₹ 1	SUMMARY OF IMPROVEMENTS	ARY C	Š MM	<b>'</b> 0										Circular 36"
			7540	L		alue	ainder Va	Ren												SS	ns G/F ES	Wash Fountains
			30		L	Ф	Obsolescence	Obs														Other Fixtures
11	_	_	3 / A	80 / 1993	⊢	Blt /Co	Phys Dep/ Yr Blt /Cond	Phy												7	Total	
			3870	50	┝	Cost	oduction	Rep												7		Extra fixtures
			0.95	0.95	⊢	tiplier	Location Multiplier	Loc														Half Baths
			0.90				le Factor	Gra												7	#	Full Baths
			63000	63			TOTAL BASE	101														Sprinkler
			$\dashv$			ıres	rior Feat	Exte													it Air	Package or Unit Air
					4	res	Special Features	Spe											The same of the same of			Central Air
			$\dashv$		4		Unit Finish	S I														Unit Heating
			11200	1			Plumbing	Pu													team	Hot Water or Stea
			51800	5	4		Sub-total	Sub													Air	Central Warm
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			9.81	7	4		S.F. Price	S.F.													Conditioning	Hosting & Air
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			S S		$\downarrow$		Pricing Key	o Prio		ard o	- 1	Commercial				03	001-28100-03	- 1	Darcel Number			BUILI-UF
	T		orag	M:Utility/Storag			:	Use					_	Sketch	'n					]		Roof Type



Coffey Realty & Auction

### TAX CARD | 75 JEFFERSON ST

Report Created on 11/27/2017 6:00:26 PM S LS NOSBELES 52 Property Address 001-28100-03 Parcel Number Year 2017 15' 1s Mas Public Restrooms SKETCH/AREA TABLE ADDENDUM 35 INDIANA PROPERTY RECORD CARD SKETCH/AREA TABLE ADDENDUM 15' Name **AREA CALCULATIONS SUMMARY** Description Total Sqft. Page 19 of 23 Size (Sqft)

# Cunited ountry Real Estate

#### TAX CARD | 78 FRANKLIN ST

Total Land Value				_	0.10		vai Acieaya		Corner Intl.	Shape or Size 9 Col		8 Ag Support Land
	4				0 19		Total Acreage	T.	W	0 00	3 Exc	6 Woodland 7 Other Farmland
									Misimprovement Restrictions Traffic Flow	fraphy 6		3 Undeveloped Land 4 Tillable Land 5 Non-tillable Land
										Influence Fact		<ul><li>14 Undeveloped Un</li><li>2 Classified Land</li></ul>
									es	91 Res. Excess Acres 92 Ag Excess Acres		12 Secondary 13 Undeveloped usable
									ver	82 Public Road 83 Utility Trans. Tower 8 Homesite		R Rear Lot Comm. Ind. Land 11 Primary
										Land Type	Land	T TOOM! Of
0:12	194210	24.00	24.00		Acreage / Sq. Ft.	Acreage		±				
											a Entry-BP	14/Oct3 Data
											FW- JC	gers snops. 14/May22 RAI
Influence Factor	Estimated value	Adjusted Hate	ваsе нате	Tacto	Depth	Frontage	Frontage	Type	RANKLIN ST W,	ottery and 90 FF	ST W, Mills Po	Also 58 FRANKLIN ST W, Mills Pottery and 90 FRANKLIN ST W,
	MFOLATIONS	5	EAND DATA AND		Effective	Effective	Actual	Land		Memorandum	Memoi	<u> </u>
PRINTED FROM BROWN COUNTY, INDIANA							10000)-420	RETAIL (-	COM SMALL DET RETAIL (-10000)-420	SS:	Property Sub Class:	Proper
700 312,700	312,700	alue:	Total Assessed Value:	Total As						Blighted		2
	141,8	Imp	Total Imp							Other	y Sidewalk	Low Gas  Rolling Electricity
0 0 300 141,800	141,800	Residential-C2 Non-Residential-C3		Improvements	lmpr					4	Unpaved	
		Homestead-C1	Home							Neighborhood	SE	ohy Pu
900 170,900 170,900	170,900 170,900	Non-Residential-C3	Non-	Land					OP LOT 103			
0		Homestead-C1			<u>                                     </u>		9		Legal			
2016	2017			r Change	Reason for Change		Page	22	Account 27022		48	NASHVILLE, IN 47448
	ALUATION RECORD	VALUA-										Property Address 78 FRANKLIN ST W
										7014010-nashville cent bus dist primary-7014010	7014010-nashville primary-7014010	8
								448	NASHVILLE, IN 47448		0/-0/-19-100-49 420 NASHVILLE	Property Class 420 Tax District NAS
									Address		001093192303402	
				$\frac{1}{1}$								District
				+				), LLC	COMMERCIAL 100, LLC		WASHINGTON	
Valid Amount	-	Grantor		$\prod$	Date				Name			00-02

# Cunited ountry Real Estate

### TAX CARD | 78 FRANKLIN ST

Page 2 of 9									공	ORD CA	TY REC	INDIANA PROPERTY RECORD CARD	DIANA	Z					32 PM	Report Created on 11/27/2017 6:00:32 PM	ated on 11/2	eport Crea
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								+													OWE	Eve Wash
			H		H			H			$\ $								H		.with Hot & Cold Water	with Hot &
	$\downarrow$		+	+	+	+	1	+	$\dagger$		$\downarrow$		$\bot$			+			1		Vater Coolers	Refrigerated Water
																					tains	Drinking Fountains
						12900	ŭ	528 0.95		24.43				0			0	Porch- Open	Po	#FIX tures	Heads	Shower Heads
				]	TURES	RFEA	TERIC	ES/E	SUMMARY OF SPECIAL FEATURES / EXTERIOR FEAT	PECIAL	RY OF S	SUMMAF								# 		Corner, 2 per
								H													3 per	Semi-circular, 3 per
				+	1		1						-									Circular, 5 per
			$\dagger$	+	+	+	$\dagger$	$\dagger$	+		+		-								-Stall	Shower Multi-Stall
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			$\parallel$	+	ŀ	-	t	H	-		1					ŀ						Circular 5 per
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-27800	22900	100		22880 1			5	1040 0.95	1										Building			4' long, 4 man
			np Fact	┰	s	-	1	+	Un. Area	+	T	1	Cnd	Year	Const	+	Ϋ́				54"	Semi-circular 54"
Val. Adj. / Sound Val.	x Value	nd True Tax Value	Trend	REM Val %	Dep R		/ Rplc Cost	or LCM	No. Size or	Adj Rate	Feat /	Base Rate	-		-	st Grd	Ht. Const	Use			36"	Semi-circular 36"
						ST	HMEZ	ROV	SUMMARY OF IMPROVEMENTS	MARY	MUS											Circular 54"
			22880	22		r Value	Remainder Value	Re												SS	G/F	Wash Fountains
			0			ince	Obsolescence	2 ا												1	ì	Other Fixtures
//		//	8/A	80 / 1968 / A	Cond	Phys Dep/ Yr Blt /Cond	ys Dep	<u> </u>												otal 1		
			114420	1,2		Reproduction Cost	produc	ı R												_		Extra fixtures
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			0.00			lalls	vision V	<u> </u>														Inish Type
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1		,	1040 / 1	104	its	Average Size / Unit	erage S	<u>ا ج</u>							8							letal or equal
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			1040		i		- Area	S.		Card 1	ercial	Commercial	L			001-28100-02	001-28	Parcel Number	Parcel			Walls
			3CM	GCM		<b> </b>	cing Ke	밁					tch	Sketch						5.1		BUILT-UP
			eral	M:Gen			е	Sn						!								of Type



## Coffey Realty & Auction

### TAX CARD | 78 FRANKLIN ST

Property Address Year 2017 001-28100-02 Report Created on 11/27/2017 6:00:32 PM 78 FRANKLIN ST W Parcel Number 28 20 OFP 526 st Card 1 A)1S FRB [1040]B)OFP [528] SKETCH/AREA TABLE ADDENDUM 8 1s 1040 sf 52 52 **INDIANA PROPERTY RECORD CARD** SKETCH/AREA TABLE ADDENDUM 20 Name AREA CALCULATIONS SUMMARY Description Size (Sqft) Page 3 of 9

# Cunited ountry Real Estate

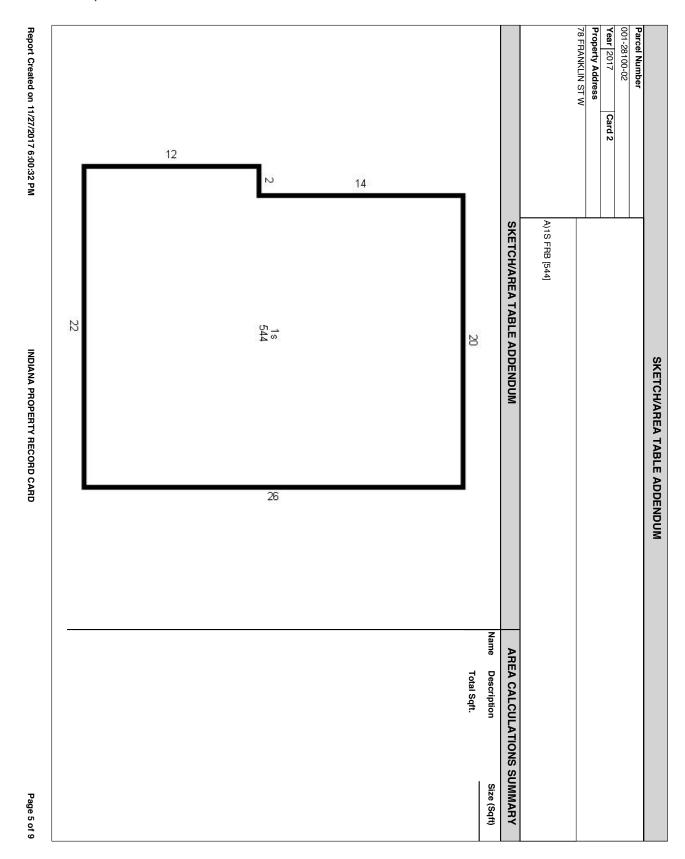
### TAX CARD | 78 FRANKLIN ST

Page 4 of 9								0	3D CAR	RECOF	INDIANA PROPERTY RECORD CARD	4NA PR	INDI.					2 PM	017 6:00:3	on 11/27/20	Report Created on 11/27/2017 6:00:32 PM	Rep
	169590		Total Improvement Value	Total Imp																		
	10830		Townson To	Card Im	t																	
																			L		Eye Wash	Eye
																					Emergency Shower	Eme
																				Water	.with Hot & Cold Water	<
			1						+		-	-								Coolers	Refrigerated Water	Refr
																				is	Gang Shower Heads	Gan
											$\parallel$								#Fixtures		2	
				ES	EATURES	ERIORF	:/EXT	SUMMARY OF SPECIAL FEATURES / EXTERIOR FEAT	CIAL FE	OF SPE	IMMARY	S									Corner, 2 per	Corr
																					Semi-circular, 3 per	Sem
																					Circular, 5 per	Circ
							]		1	+	+	+	1								Shower Multi-Stall	Sho
			+								+	+									Corner, 2 per	Corr
		+					1		1	+	+	+	+	1							ni-circular, 3 per	Sem
	+								+	+	+	+	+	$\downarrow$							Circular, 5 per	Circ
												+	+	$\downarrow$							Shower-Column	Sho
											-		-								8' long 8 man	4 9
	12800	100	100	12830			0.95	544										Building		nks	Industrial Gang Sinks	Indu
Val. Adj. / Sound Val.		tor True Tax Value	Cmp Factor		Obs	i pic cost	[	Area	Rate No.	at Adj Rate	Base Rate Feat	Cnd Base	Year C	Const	Grd	Type	ī	Use			Semi-circular 54"	Sem
	1	7	%	REM Val	2	Role Cost	CM	Size or				1		_	_	Const	Į	:			Semi-circular 36"	Sem
					.,	MENTS	OVE E	SUMMARY OF IMPROVEMENTS	ARY O	/MMUS											Circular 36"	
			12830		lue	Remainder Value	Rem												SS	G/F ES	ntains	Was
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11		11	80 / 1968 / A	T	Blt /Cond	Phys Dep/ Yr Blt /C	Phys												0	Total		
			64130		Cost	oduction	Repr														Extra fixtures	Extra
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			0.90			Grade Factor	Grad												7	#	Full Baths	T 2
			75000			TOTAL BASE	101,													<u>"</u>	opriikier	Į v
					res	Exterior Features	Exte										44]	A)1S FRB [544]			ackage or Unit Air	Cac
					res	ial Featur	Spec														Central Air	Cen
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						bing	Plumbing			L					l	Γ					ot Water or Steam	Hot
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			544	$\dagger$		S.F. Area	S.F.		Card 2		Commercial				0-02	001-28100-02		Parcel Number			lls	Walls
			M:General	2			Use					5	Sketch						3		Hoor Type	8
			-	1			1														i	]



Coffey Realty & Auction

### TAX CARD | 78 FRANKLIN ST



# Cunited ountry Real Estate

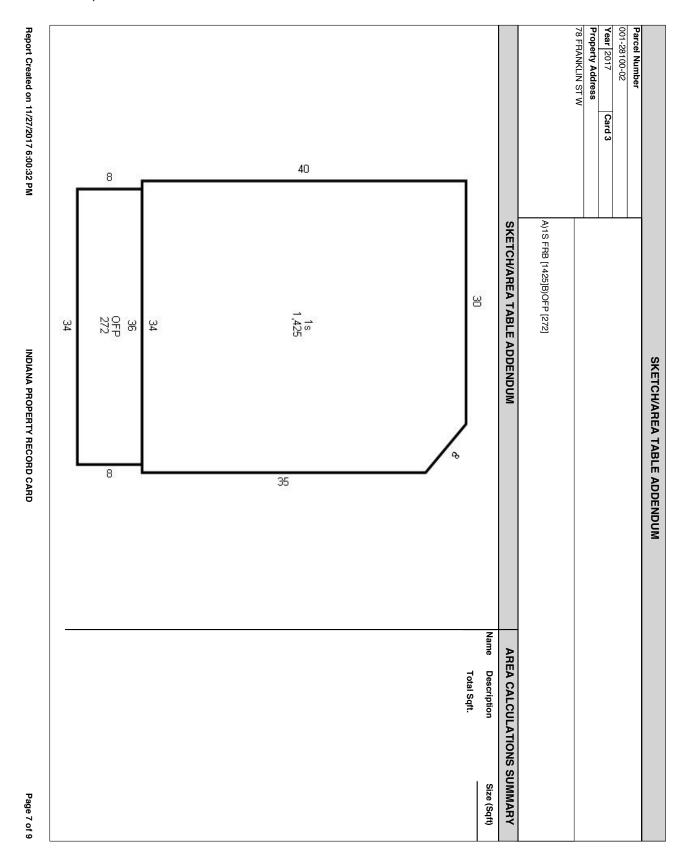
### TAX CARD | 78 FRANKLIN ST

BUILT-UP	Sketch	TIC	Use Pricing Key	R:Utility/Storag GCR	M:General M: GCM	M:General GCM
Walls Parcel Number	001-28100-02	Commercial Card 3		1068	П	1425
Frame or equal	30	<del>-</del>	Effective Perimeter L/F P.A.R	149 14	149 10	149
Metal or equal		<u>г</u>	Average Size / Units	1068 / 1	1425 / 1	
Open Framing		<u></u>	Section Level	НТ. RATE 8 47.55	HT. RATE HT.	RATE HT. RATE
Wood Joist				_	10 104.35	
Fireproof Steel		<u></u>		L	8	8 79.45
Reinf. Concrete		<del></del>	rame / PF Adi [+ -]	000	-8 qq	-7 86
Flooring		<u> </u>	Wall Ht. Adj. [+-]	0.00	-5.64	-5.64
Hardwood	40			47.55	89.72	65.95
Parquet		36	B.P.A. %	1.00	1.00	1.00
Carpet			Sub-total	47.55	89.72	65.95
Other		-10	Ceiling	0.00	0.00	0.00
Finish Type		1=	Interior Finish	0.00	0.00	0.00
Unfinished		-1e	ighting	0.00		0.00
Semifinished		rlr	Heating/Air Cond	0.00/0.00		0.00/0.00
Finished Open		- ام	Sprinkler	0.000		0.00
Heating & Air Conditioning	1 2	<u> </u>	S.F. Price	47.55	89.72	65.95
No Heating			Area	1068	1 425	1425
Central Warm Air	272	Īσ	Sub-total	50780	127850	93980
Hot Water or Steam	2	L	Plumbing		4800	
Central Air	ž	ωΙα	Special Features			
Package or Unit Air  A)1S FRB [142	A)1S FRB [1425]B)OFP [272]	Imi	Exterior Features		8700	
Plumbing # TF		T-I	TOTAL BASE	50780	141350	93980
		-10	Grade Factor	0.90	1.00	1.00
		≖lr	Reproduction Cost	43420	134280	89280
Total 3		<b>T</b>	Phys Dep/ Yr Blt /Cond	80 / 1985 / G		44 / 1985 / G / /
		Īo.		0	П	0
Wash Fountains G/F ES SS		I	Remainder Value	8680	75200	50000
Circular 54"		SUMMARY OF IMPROVEMENTS	/EMENTS			
Semi-circular 36" Use	Ht. Const Grd Year Effty Cnd Base Rate	Feat Adj Rate No. Size or	LCM Rpic Cost Dep RE	REM Val   % T	Trend True Tax Value	Val. Adj. / Sound Val.
Industrial Gang Sinks Building	COLIST	3918	+	133880 100	100 133900	
8' long 8 man						
Circular, 5 per						
Semi-circular, 3 per						
Shower Multi-Stall						
Circular, 5 per						
Semi-circular, 3 per						
#Fixtures	2	- FEATURES	/ EX I ERIOR FEATURES			
ds	c	31.99	.95 8/00 /			
Drinking Fountains						
merrigerated water Coolers with Hot & Cold Water						
Emergency Shower						
Eye Wash						
			,			
			Tota	Card Improvement I otal Total Improvement Value	Value 169590	OIC.
Report Created on 11/27/2017 6:00:32 PM	INDIANA PROP	INDIANA PROPERTY RECORD CARD				Page 6 of 9



Coffey Realty & Auction

### TAX CARD | 78 FRANKLIN ST





### 58 Van Buren St Nashville, IN 47448

#### GENERAL DESCRIPTION:

RETAIL SHOP (58 SOUTH)

#### LEASE INFO:

\$1,400 мтн/мтн

#### Sq. Ft.:

884 SQ FT

#### ANNUAL TAX:

\$1,182.88

#### **Z**ONING:

B1





# Cunited ountry Real Estate

#### TAX CARD | 58 VAN BUREN ST

Name	Page 1 of 4	ממו במומים				RD	INDIANA PROPERTY RECORD CARD	PROPERTY	INDIANA		Corner Inii.	ď	on 11/27/20	Report Created on 11/27/2017 6:00:15 PM
Name		Total Land Value	To				0.04		Total Acreage		W T	Excess Frontage 8		
Manne   Mann											strictions ffic Flow	Topography 6 Under Improved 7	i	4 Tillable Land 5 Non-tillable Lar
COMMERCIAL 100, LLC   Commercial Commercia											simprovement	Influence Fact Other 5	nd.	2 Classified Lanc
Name   Common   Com												92 Ag Excess Acres	ed usable ed Unusable	13 Undevelop
Column											DC .	9 Homesite		11 Primary 12 Secondary
Name											ver	82 Public Road 83 Utility Trans. Tov	nd.	
Name												81 Legal Ditch		F Front Lot
Name												Land Type		
Name														
Name														
Name			41710	24.00	24.00		- 1	3000		=				
Name   Commercial too, ILC							/Sa. Ft.	Acreage						
Name   Commercial (100, LLC   Commercial (1														
Name   Commercial 100, LLC   Commercial 10														
Name   Commercial 100, LLC														
ON    Name   Commercial 100, LLC														
ON    Name   Commercial   Comme														
ON    Name   Commercial   Comme														
Name   Commercial 100, ILC														
Name   Commercial 100, LLC   Commercial 10														
Name												Ţ	בייני אַ נ	000
Name												Đ	RA FW- JC	2014/May28
Name	Land	Influence Factor		Adjusted Rate	Base Rate	Factor	Depth	Frontage	Frontage	Туре			FW -KS	2012/Feb/28 RA 2012/April/4 data
Name   Commercial   Commercia			TIONS		ATA AND	LAND D	T#oction	Effective	A C + 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	3		emorandum	×	
Name   Name	COUNT	D FROM BROWN	PRINTE						10000)-420	RETAIL (-:	COM SMALL DET	class:	perty Suk	Pro
Name   Name	<u>500</u>		83,50	ue:	sessed Val	Total As								Swampy
Name   Pavold   Parolling			41,80	nb	I otal II									
Name	8		41,80	sidential-C3		ovement	Impr					٦	¥	
Name   Name	0			ntial-C2			Ī						-	-
Name   Name   Name   Commercial   Name   Commercial   Name   Na	5		41,70	tead-C1	Homes		T							
Name   Name	8 8		41,70	sidential-C3	Non-Re	במוכי								
Name   Name	0	0		ntial-C2	Reside	2					OP PT I OT 64			
Name   Name	<b>-</b>	2		tead-C1	Ноте	r Change	Reason fo		Page		Book			
Name   Name	16		201			nt Year	Assessme			0			47448	ASHVILLE, IN
Name   Name		_	ION RECORD	VALUAT									STS	roperty Addres
						+						ashville cent bus dist 114010	7014010-n primary-70	leighborhood
21100-09   Name   Date   Grantor   Valid										Š	ואסיסויא ובבב, ווא די		NASHVILL	ax District
21100-09   Name   Commercial 100, LLC										448	NASHVII F IN 47		420	roperty Class
Name   Date   Grantor   Valid   Inty   BROWN, IN   COMMERCIAL 100, LLC   COMMERCIAL 100, LLC   Inthib   WASHINGTON   COMMERCIAL 100, LLC   Inthib   Commercial											Address		001093192	lap
Name   Pate   Grantor   Valid   Mane   Man		+				+								lat
Name														orporation
Name Date Grantor Valid										), LLC	COMMERCIAL 100	TON TON	BROWN, I	ownship
	tunor	Valid		Grantor			Date				Name			01-21100-09

# Cunited ountry Real Estate

## Coffey Realty & Auction

### TAX CARD | 58 VAN BUREN ST

Emergency Shower
Eye Wash Gang Shower Heads
Drinking Fountains
Refrigerated Water Coolers
.....with Hot & Cold Water Report Created on 11/27/2017 6:00:15 PM Semi-circular 54" | motistrial Gang Sinks 4" long, 4 man 4" long 8 man 5 Vash Fountains
Vicular 36"
Vicular 54" inish Type
Infinished
Infinished
Inished Open
Inished Divided
eating & Air Condition
Description of the street of xtra fixtures ckage or Unit Air ni-circular 36" ılar, 5 per i-circular, 3 per er, 2 per or equal or equal or equal ହ/F Tota ES #Fixtures SS Building Parcel Number A)2S FR [884]B)OFP [156] Porch- Open 0 Use Ŧ 001-21100-09 Const Type 1 1/25 Fri 8 884.0 sf 0FP Grd Year Const Efftv Year Sketch INDIANA PROPERTY RECORD CARD Cnd Base Rate 
 SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES

 35.90
 1
 156
 0.95
 5600
 /
 Commercial Card 1 Feat SUMMARY OF IMPROVEMENTS Adj Rate Un. Size or Area 1326 LCM Unit Finish
Special Features
Exterior Features
TOTAL BASE
Grade Factor
Location Multiplier
Reproduction Cost
Phys Dep/ Yr Bit /Cond
Obsolescence
Remainder Value Use
Pricing Key
S.F. Area
Effective Perimeter L/F
P.A.R Lighting Heating/Air Cond. Interior Finish
Division Walls Wall Ht. Adj. BASE PRICE B.P.A. % S.F. Price Sprinkler Sub-total ub-total ame / PE Adj. [+ -] Rpic Cost Dep Obs Card Improvement Total Total Improvement Value REM Val 41780 100 59 / 1987 Cmp Trend Factor 100 80 1987 / A True Tax Value 41780 41780 4180 Val. Adj. / Sound Val. Page 2 of 4 Ξ

# Cunited ountry Real Estate

### Coffey Realty & Auction

## TAX CARD | 58 VAN BUREN ST

Report Created on 11/27/2017 6:00:15 PM 58 VAN BUREN ST S **Property Address Year** 2017 001-21100-09 Parcel Number 34 6 Card 1 26 OFP 156.0 sf A)2S FR [884]B)OFP [156] SKETCH/AREA TABLE ADDENDUM 26 26 26 **INDIANA PROPERTY RECORD CARD** SKETCH/AREA TABLE ADDENDUM Name Description AREA CALCULATIONS SUMMARY Total Sqft. Size (Sqft) Page 3 of 4



# OLD SCHOOL WAY NASHVILLE, IN 47448

### GENERAL DESCRIPTION:

PAVED PARKING LOT (BEHIND NASHVILLE HOUSE)

ANNUAL TAX:

\$3,037.08

ZONING:

B2





# Real Estate

## Tax Card | Old School Way

194200	lotal Land Value					0.19	<u>u</u>	l otal Acreage	_		on one	AG Support Lario	
		•							,	inf	4 Shape or Size 9 Corner Infl	Other Familand	7 Other
c										How	Under Improved /	land	
002161	tial Land Value	Total Non-Residential Land Value	_							tions	Topography 6	Tillable Land	
194200	otal Residential Land Value	Total Resident								Misimprovement	, <sub>U</sub>	Undeveloped Land	
											Influence Facto	Classified Land	_
											92 Ag Excess Acres	13 Undeveloped Usable	13 U
											9 5	Secondary	12 Second
											83 Utility Trans. Tower	Comm. Ind. Land	
											82 Public Road	ot	R RearLot
											81 Local Disch	2	1
											l and Type		
					1								
194210		194210	24.00	24.00		8092			==				
						Acreage / Sq. Ft.	Acrea						
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Land Value	Influence Factor	Estimated Value   1	Adjusted Rate	Base Rate	Factor	Effective Depth	Effective Frontage	Actual Frontage	Land Type		JC ry-BP	y28 RA FW- JC Data Entry-BP	2014/May28 2014/Oct2
		UTATIONS	COMPUTA:	LAND DATA AND COMP	LAND D	1					Memorandum		
PRINTED FROM BROWN COUNTY, INDIANA	) FROM BROWN	PRINTED					56	NCTURE-45	T OR STF	COM PARKING LOT OR STRUCTURE-456	Property Sub Class:	Property 9	
600 197,600	00 197,600	197,600	ue:	Total Assessed Value:	Total As						Alley Blighted	Decircity	Swampy
		3,400		Total Imp								Gas	Low
3,400 3,400		3,400	Non-Residential-C3		Improvements	Imp					Unpaved Static	Sewer	High
			Homestead-C1	Homes							Street or Rd. Neighborhood Paved Improving	Pub. Utilities Water	Topography Level
		194,200	and	Total Land									
200 194,200	00 194,200	194,20	Non-Residential-C3	Non-Re	Land					OP IN LOT 9			
			Homestead-C1	Reside						Legal			
			2		Reason for Change	Reason fo		Page					
2016 2015	7	2017			ent Year	Assessme			õ	Account 14039	_	NASHVII I F IN 47448	NASHVI
		LUATION RECORD	VALUAT									Property Address	Property
											primary-7014010		
										•	7014010-nashville cent bus dist	- 1	Neighborhood
					+				č		/ILLE		Tax District
									148	NASHVIII F IN 47448	19-100-400.000-000	_	Property Class
	+				+					PO BOX 187	07-07-19-100-480 000-005		Map All Parc
													Plat
													District
										•	WASHINGTON		Corporation
									_	ROGERS, FRANK A		+	County
Amount Type	Valid		Grantor		Date	Date				Name		0-08	001-21100-08
	7 Card 1	Year   2017		ij	of Ownersh	Transfer of				Ownership		umber	Parcel N

# Cunited ountry Real Estate

## TAX CARD | OLD SCHOOL WAY

1 Single Family	Story Height	Attic	Bsmt Crawl	Sketch	Value Adjustment / Exterior Features
		Unfin	1 1/4 1	Parcel Number 001-21100-08	Value Adjustments
Triplex	Other	1/2 Fin	2 1/2 2		T. A. A. A. T. P. P. C. P. P. C. P. P. C. P. P. C. P. P. C. P. P. C. P. P. C. P. P. C. P. P. P. P. P. P. P. P. P. P. P. P. P.
5 M home	3 Tri-level	3 3/4 Fin	4 Full 4		LAIGHUI I GAIMIGO
Row Type		1			
e or Alum.	Dase Area	rioor riii.Liv.Area	rea value		
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
7 Brick		Attic			
8 Stone	В	Basement			
9 Frame w/Masonry —		Crawl ———			
Asphalt Shingles	]				
Slate of Tile					
Metal		Total Bar	<u> </u>		
Floors 1 2	·	- Cui Duoc			
Earth	Row	Row-Type Adjustment	nt		
Sub & Joists	sq.ft.	SUB-TOTAL	_		
		Full Unfin Interior	(·)		
Wood			(€		
Tile		Rec. Room	£ E		
Carpet			( <del>+</del> )		
Linoleum					
Interior Finish 1	2	Air Conditioning (	(+)		
Plaster/Dry Wall		o Electricity	(-)		
Paneling	Plumbing	ig (-/+)		SUMMARY OF IMPROVEN	
	Specialt	Specialty Plumbing (+)		Use Ht. Const Grd Year Effty Cnd Base Hate Feat Adj Hate Size or LCM  Type Const Year Cnd Adj Hate Size or LCM	Un. Cost Obs Cmp Factor Fctr Value
Unfinished	Special			5 C 1975 1983 G 2.50 0 2.50 2x0	17100 80 3420 100 1.00
Accommodations	Sul	Sub-Total One Unit	•		
Bedrooms	2	Sub-Total 1 Unit(s)	0		
Family Room	Garages	S			
Formal Dining Room		ntegral	(-)		
1		Attached Garage	(±)		
Area		Basement (-)	£ (±)		
Fireplace Stacks	Exterior				
		Sub-Tota	otal		
ы	ш				
Central Warm Air	Location	Location Multiplier			
Heat Pump		Replacement Cost	òst		
No Heat	REI	REMODELING & MODERNIZATION	ERNIZATION		
Gravity/Wall/Space	1	Amount	ınt Date		
Cond.	Exterior				
Plumbing #	TF Interior				
Half Baths	Bath Facilities	cilities			
Kitchen Sink 1	1 Plumbin	ıg System			
Water Heater 1	1 Heating	Heating System			
Extra fixtures	Electric	Electrical System			
No Diumbaatr Only	Extensions				
NO FIGHTD/WIT OTHY					Iotal Improvement Value 3400
Report Created on 11/27/2017 6:00:09 PM	11/27/2017 6	:00:09 PM		INDIANA PROPERTY RECORD CARD	Page 2 of 2

# TRACT 10 & 11



# 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)

#### **Z**ONING:

B2





# Cunited ountry Real Estate

## TAX CARD | 189 COMMERICAL ST

Coffey Realty & Auction

Property Address 189 COMMERCIAL ST NASHVILLE, IN 47448 Parcel Number 001-07000-00 2014/May20 2014/Oct17 Topography
Level
High
Low
Rolling
Swampy R Rear Lot
R Rear Lot
Comm. Ind. Land
11 Primary
12 Secondary
12 Secondary
12 Underweloped Usable
14 Underweloped Land
4 Tilable Land
4 Tilable Land
5 Nor-Blable Land
6 Nor-Blable Land
7 Other Farmland
8 Ag Support Land **Property Sub Class:** Pub. Utilities
Water
Sewer
Gas
Electricity RA FW- JC Data Entry-bp Street or Rd.
Paved
Unpaved
Proposed
Sidewalk
Alley Memorandum B1 Legal Ditch
81 Legal Ditch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres Under Improved Topography Influence Factors 5 M Neighborhood
Improving
Static
Declining
Other
Blighted 6 Restrictions 7 Traffic Flow 8 View 9 Comer Address
PO BOX 187
NASHVILLE, IN 47448 Account Book Legal Ownership Name
COMMERCIAL 100, LLC PT NW & OP LOT 1 19-9-3 1.229 ACRES PER SURVEY 8-2-2002 COM VACANT LAND-400 Land Type Actual Frontage Effective Frontage Acreage / Sq. Ft. Effective Depth Transfer of Ownership
Date Assessment Year Reason for Change Improvements Land LAND DATA AND COMPUTATIONS Total Assessed Value: Factor Base Rate Homestead-C1
Residential-C2
Non-Residential-C3
Total Imp Homestead-C1
Residential-C2
Non-Residential-C3
Total Land 12.00 12.00 Adjusted Rate Grantor **VALUATION RECORD** Total Residential Land Value Total Non-Residential Land Value Estimated Value Year 2017 Valid PRINTED FROM BROWN COUNTY, INDIANA 344470 296900 469,100 469,100 469,100 2017 Total Land Value Influence Factor Card 1 d Amount 469,100 469,100 469,100 55 2016 Land Value Туре 469,100 469,100 2015

# Cunited ountry Real Estate

## TAX CARD | 189 COMMERICAL ST

Single Family	Story Height	Attic	Bsmt Crawl	Sketch	Value Adjustment / Exterior Features
Duplex		Unfin	1 1/4 1	Parcel Number   001-07000-00   Residential   Card 1	Value Adjustments
3 Iriplex 1 4 4-6 Family 2	Other 2 Bi-level 3	1/2 Fin	3 3/4 3		Exterior Features
			Fu		
	Base Area F	Floor Fin.Liv.Area	rea Value		
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
7 Brick		Attic			
8 Stone	Bas	Basement			
9 Frame w/Masonry —	0	Crawl ———	İ		
Roofing					
Aspnait Sningles			_		
Control					
Metal		1	•		
Floors 1 2		lotal base	ă		
Earth	Row-T	Row-Type Adjustment	Ħ		
Sub & Joists	sq.ft.	SUB-TOTAL	_		
Wood	7	Full Unfin Interior (	(-)		
Parquet	m 2	Extra Living Units	+ 3		
Tile	Ŗ		Ŧ.		
Lingleum		olace ,	(±)		
Infinished	2 5				
Interior Finish 1 2	A 2	Air Conditioning (-)	( <del>+</del> )		
Plaster/Dry Wall	z	Electricity (	(-)		
Paneling	Plumbing TF:5 - 5	(-/+)		SUMMARY OF IMPRO	ENTS
	Specialty Plumbing	Plumbing (+)		Type Const Year Cnd Dase nate Feat Adj nate State of Lorin	Un. Cost Obs Cmp Factor Fctr Value
Unfinished	Special Features				
Accommodations	Sub-	Sub-Total One Unit	0		
Redrooms	2	Sub-Total 1 Unit(s)	0		
Family Room	Garages				
Formal Dining Room	-		)		
1		Attached Garage	(±)		
Area Area	ווס	Rasement (-)			
Fireplace Stacks	Exterior Features	,			
- 1		Sub-Tota	otal		
Heating / Air Conditioning	Н.				
Central Warm Air	Location Multiplier	vuitibiler			
Heat Pump		Replacement Cost	ost		
No Heat	REMO	REMODELING & MODERNIZATION	ERNIZATION		
Gravity/Wall/Space	1	Amount	nt Date		
Cond.	Exterior				
Full Baths #					
Half Baths	Bath Facilities	ities			
Kitchen Sink 1	1 Plumbing	System			
Water Heater 1	1 Heating System	ystem			
Extra fixtures	Extensions	System			Could Improve the Address
No Plumb/Wtr Only					Total Improvement Value
Report Created on 11/27/2017 6:04:35 PM	27/2017 6:0	4:35 PM		INDIANA PROPERTY RECORD CARD	Page 2 of 2
inchoir olearea on 1 %	111111111111111111111111111111111111111	1.00			1 2 Sp -



# 27 Honeysuckle Ln Nashville, IN 47448

### GENERAL DESCRIPTION:

PARKING LOT (BEHIND PROFESSIONAL BUILDING)

### ANNUAL TAX:

\$966.26

### **Z**ONING:

B1





# Cunited country Real Estate

## TAX CARD | 27 HONEYSUCKLE LN

30400	Total Land Value	Tota				0.03		Total Acreage	Ţ	r Infl.	Shape or Size 9 Comer Infl.	4	
											8	3	6 Woodland 7 Other Farmland
0	ત્રી Land Value	Total Non-Residential Land Value	Tc							Flow	ved 7	N ·	
30400	ત્રો Land Value	Total Residentia								Restrictions	Topography 6 Restrictions	<u>.</u> .	3 Undeveloped Land 4 Tillable Land
										provement	Influence Facto	O eldesun	
											92 Ag Excess Acres	Usable	13 Undeveloped
											91 Res. Excess Acres		12 Secondary
											83 Utility Trans. Tower	•	1 Comm. Ind. Land
											81 Legal Ditch 82 Public Road		F Front Lot R Rear Lot
											Land Type		
											•	_	
30430		30430	24.00	24.00		1268			11				
						Acreage / Sq. Ft.	Acreage						
						•					7	שומ בוווץ-נ	
Land Value	Influence Factor	Estimated Value Infl	Adjusted Rate I	Base Rate	Factor	Effective Depth	Effective Frontage	Actual Frontage	Land Type		ğ	RA FW- JC	2014/May20
	_	IONS	COMPUTATIONS	AND DATA AND	LAND D						Memorandum	<u>s</u>	
٠													
PRINTED FROM BROWN COUNTY, INDIANA	FROM BROWN C	PRINTED F					6	NCTURE-45	T OR STF	COM PARKING LOT OR STRUCTURE-456	Class:	Property Sub Class:	Pro
0 31,500	31,500	31,500	Je:	Total Assessed Value:	Total As								v
0 1,100	1,100	1,100	di.	Total Imp							Proposed Declining Sidewalk Other	Gas P	Bolling
	1,100	1,100	Non-Residential-C3		Improvements	Impr					4		
0 0		0	ntial-C2	Residential-C2		•							
0 0		0	ead-C1	Homestead-							Street or Rd. Neighborhood	Pub. Utilities Stree	Topography Pub.
	30,400	30,400	Non-Residential-C3	Non-Ke									
		0		Residential-C2	land					OP PT LOT 57			
_		0	ead-C1	Homestead-C1	·			Page		BOOK			
0 0	2016	2017			Change	Reason for Change				Account 11792		147448	NASHVILLE, IN
		ECA HOM RECORD	VA			•						XLE LN	27 HONEYSUCKLE LN
			VAI 11AT									ess	Property Address
					$\parallel$						14010		reignbornood
											sebville cent bue diet	7014010-pashvilla	Neighborhood
					+				ō	JINAOH VILLE, IN 47440	П	_	Tay District
									140	NASHVII IE IN 47	0/-0/-19-100-391.001-005	_	Alt Parcel
										Address	205201	001093192205201	Map
													Plat
													District
					+							VV7.01	Corporation
					+				E NC.	NASHVILLE HOUSE INC.		BROWN, IN	County
unt Type	Valid Amount		Grantor			Date				Name		-	001-16900-02
	Card 1	Year 2017		ijρ	f Ownersh	Transfer of Ownership				Ownership		•	Parcel Number

# Cunited ountry Real Estate

## TAX CARD | 27 HONEYSUCKLE LN

1 Single Family	Story neight	0 None	None 0	Sketch	Value Adjustment / Exterior Features
Duplex	1		11/4	Parcel Number   001-16900-02 Residential   Card 1	Value Adjustments
4-6 Family	2 Bi-level	1/2 Hin 3/4 Fin	3/4 3		Exterior Features
0 Row Type	3 Tri-level	Fin	Full 4		
	Base Area	Floor Fin.Liv.Area	Value		
2 Stucco					
3 Tile					
4 Concrete Block					
5 Metal					
7 Brick —		Attic			
8 Stone —	В	Basement			
9 Frame w/Masonry —	_	Crawl			
Asphalt Shingles	]				
Slate or Tile					
Metal		Total Base			
Floors		Tuno Adiustment			
Sah		now-Type Adjustification			
Sub & Joists	sq.ft.	SUB-TOTAL			
		Full Unfin Interior (-)			
Parquet					
Tile	5				
Carpet					
inoleum		Loft (+)			
Interior Finish 1	<b>S</b>	Air Conditioning (+)			
y Wall		Electricity			
Paneling	Plumbing	g (-/+)		SUMMARY OF IMPROVEM	VEMENTS
Hiberboard	Specialty	Specialty Plumbing (+)		Use Ht. Const Grd Year Effty Cnd Base Rate Feat Adj Rate Size or LCM	No. Rpic Dep REM Val % Nbhd Trend Improvement Un. Cost Obs Cmp Factor Fctr Value
Jnfinished	Special			5 C 1966 1967 A 2.50 0 2.50	5400 80 1080 100 1.00
Accommodations	luS	Sub-Total One Unit	0		
Podrooms	2	h-Total 1 Iln#(e)			
Family Room	Garages	ages			
Formal Dining Room		Integral (-)			
		Garage			
Hec Hoom Type		Attached Carport (+)			
Firenlane Stanks	Exterior				
Metal Openings	4	Sub-Total			
leating / Air Conditioning	Ц	Grade and Design			
Central Warm Air		Multiplier			
Hot Water or Steam		Deniscement Cos	•		
Heat Pump	E E	DDELING & MODERN	NOTATION		
Gravity/Wall/Space	ı	Amount Date	Date		
Central Air Cond.	Exterior				
Plumbing #	<b>TF</b> Interior				
Full Baths	Kitchen				
Half Baths	Bath Facilities	Cilities			
Water Heater 1	1 Heating	Heating System			
Extra fixtures	Electrica	Electrical System			
Total	Extensions	ons		-	Card Improvement Total
No Plumb/Wtr Only					Total Improvement Value
Report Created on 11/27/2017 5:57:37 PM	11/27/2017 5	:57:37 PM		INDIANA PROPERTY RECORD CARD	Page 2 of 2



# 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

**S**q. Ft.: 855

**ANNUAL TAX:** \$883.80

ZONING: R1







TAX CARD | 38 TOWN HIL RD

Coffey Realty & Auction

Land Marie Louis A PRINCY Address
IDS TOWN HILL RD
NASHYBLE, IN 67448 21 MOVE SECTION OF THE CO. Report Created on 11/27/2017 6:07:12 PM Hist INTERPRETATION

INTERPRETATION

INTERPRETATION

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INTERPRETATION Property Sub Class: MACHINETON N Memorandum Land Type PO BOX 187 NASHVILLE, IN 47448 Account 3293 COMPERCY 10T ITC RES ONE FAMILY PLATTED LOT-51D BOWNY MODERLA RECORD CYRD 7 amon by Charge Ĭ LAND DATA AND COMPUTATIONS Total Assessed Value: 5 VALUATION RECORD ? \*150 PRINTED FROM BROWN COUNTY, NIDAMA ž Total Land Value Ē 101 İ



TAX CARD | 38 TOWN HIL RD

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TAX CARD | 38 TOWN HIL RD

Coffey Realty & Auction

91-LMCL-500 Report Created on 11*07/2*117 6.07-12 PM PERSONAL PROPERTY. 717 18 FriC 286.0 sf v) is нас (свеја) сто разрука на разрука нас разр SKETCH/AREA TABLE ADDENDUM 136.0 sf 10 BIDWANA PROPERTY REDORD CAND SKETCH/AREA TABLE ADDENDUM AREA CALCULATIONS SUMMARY 100



## N STATE ROAD 135 NASHVILLE, IN 47448

GENERAL DESCRIPTION:

1.1 ACRE WOODED LOT





## N STATE ROAD 135 Nashville, IN 47448

**GENERAL DESCRIPTION:** 0.61 ACRE WOODED LOT

**Annual Tax:** \$599.12

Zoning: R1



# **Real Estate**

#### **Coffey Realty** & Auction

## TAX CARD | N STATE ROAD 135

| County | BROWN, IN | Township | WASHINGTON | Corporation | District | Plat | 001093183300100 | Map | 07-07-18-300-340.000-005 | Property Class | 500 | Tax District | NASHVILLE | Neighborhood | 7015020-north main street-Property Address
STATE ROAD 135 N
NASHVILLE, IN 47448 Parcel Number 001-21000-24 2014/May29 2014/Sept22 Topography
Level
High
Low
Rolling
Swampy **Property Sub Class:** Pub. Utilities
Water
Sewer
Gas
Electricity RA FW- JC Data Entry-BP Street or Rd.
Paved
Unpaved
Proposed
Sidewalk
Alley Memorandum Excess Frontage Shape or Size Topography Under Improved Land Type 81 Legal Ditch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres Influence Factors 5 Mi Neighborhood
Improving
Static
Declining
Other
Blighted 6 Restrictions
7 Traffic Flow
8 View
9 Corner Infl. Address
PO BOX 187
NASHVILLE, IN 47448 Ownership
Name
ROGERS,FRANK A. VACANT PLATTED LOT-500 Land Type Total Acreage Actual Frontage Effective Frontage Acreage / Sq. Ft Effective Depth Assessment Year Reason for Change Transfer of Ownership
Date Improvements Land LAND DATA AND COMPUTATIONS Factor Total Assessed Value: Base Rate Homestead-C1
Residential-C2
Non-Residential-C3
Total Imp Homestead-C1
Residential-C2
Non-Residential-C3
Total Land 45000.00 Adjusted Rate Grantor **VALUATION RECORD** 63900.00 Total Residential Land Value Total Non-Residential Land Value Estimated Value Year 2017 Valid PRINTED FROM BROWN COUNTY, INDIANA 39,000 39,000 2017 Total Land Value Influence Factor Card 1 Amount 39,000 39,000 2016 Land Value Type 39,000 39,000 2015



## TAX CARD | N STATE ROAD 135

Occupancy St	Attic	Bsmt Crawl						Sketch	<u>ਨ</u>					_	۷alu	ē Ac	Value Adiustment / Exterior Features	nent	Exte	rior	Feat	ires
	1 Unfin		Parcel Number		001-21000-24	000-2	4			- R	Residential		Card 1	<	Value Adjustments	ments	1		!			
3 Triplex 1 4 4-6 Family 2	Other 2 1/2 Fin Bi-level 3 3/4 Fin	2 1/2 2 3 3/4 3												Ш	Exterior Features	tures						
M home Row Type	Tri-level 4 Fin	Full 4																				
Construction	Base Area Floor Fin.Liv.Area	ya Value																				
2 Stucco																						
3 Tile																						
4 Concrete Block																						
5 Metal																						
7 Brick —	Attic																					
	Basement																					
9 Frame w/Masonry —	Crawl																					
Asphalt Shingles																						
Slate or Tile																						
Metal	Total Base																					
Earth	Row-Type Adjustment																					
Slab & Dists	sa.ft. SUB-TOTAL																					
	Full C																					
Wood																						
Tile	Rec. Room (+)																					
Carpet	place																					
Unfinished	_																					
Interior Finish 1 2	Air Conditioning (+)	<u>.</u>																				
Plaster/Dry Wall	Electricity									CIMI		CLIMMADY OF IMDDO		<u> </u>	EMENTS							
Fiberboard	TF:5 - 5		Use	<b>弄</b>	Const	ଜୁ		$\dashv$	-	Base Rate	Feat	Adj Rate S	Size or L		o. Rpic	Dep	REM Val	Val %	S S	hd Tre		provement
District the state of the state	Specialty Plumbing (+)				Type		Const	Year	Cnd		_	$\overline{}$	Area	Sn.	n. Cost	Obs	+	Cmp	np Factor	tor Fctr		Value
Accommodations	o de la companya de l			$\downarrow$										+			ł	+	ł	+	+	
Total # Rooms	Sub-Total One Unit	0		_														-			+	
Bedrooms	Sub-Total 1 Unit(s)	0																			H	
Family Hoom	Garages (-)																	-			$\perp$	
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Rec Room Type	Attached Carport (+)																				$\dashv$	
	Exterior Features (-)																					
Metal Openings	Sub-Tota	<u>ai</u>		+														+			+	
Heating / Air Conditioning	Grade and Design																				H	
Central Warm Air	_																					
Heat Pump	Replacement Cost	st		-		-												+		+	+	
No Heat	REMODELING & MODERNIZATION	RNIZATION																			H	
Central Air Cond.	Exterior	Date		+														+		+	+	
#	TF Interior			+										+				+			+	
Full Baths																		+			+	
- Half Baths	Bath Facilities																					
Kitchen Sink 1	1 Heating System																					
Extra fixtures	Electrical System			1							_		1					+		+	+	
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## OAK RUN DR NASHVILLE, IN 47448

GENERAL DESCRIPTION: 1.08 ACRE WOODED LOT

**ANNUAL TAX:** \$774.24

ZONING: R1



# Real Estate

## **Coffey Realty**

## TAX CARD | OAK RUN DRIVE

& Auction | County | BROWN, IN | Township | WASHINGTON | Corporation | District | District | Plat | 001093183101304 | 07-07-18-300-261.000-005 | Property Class | 500 | Tax District | NASHVILLE | Neighborhood | 07015030-sr 135n/artist drive | area-7015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 07015030 | 070150 Property Address
OAK RUN DR
NASHVILLE, IN 47448 2014/May29 2014/Aug21 Topography
Level
High
Low
Rolling
Swampy Parcel Number 001-21000-14 **Property Sub Class:** Pub. Utilities
Water
Sewer
Gas
Electricity RA FW- JC Data Entry-BP Street or Rd.
Paved
Unpaved
Proposed
Sidewalk
Alley Memorandum 1 Topography
2 Under Improved
3 Excess Frontage
4 Shape or Size Land Type 81 Legal Ditch
82 Public Road
83 Utility Trans. Tower
9 Homesite
91 Res. Excess Acres
92 Ag Excess Acres Influence Factors 5 Mi Neighborhood
Improving
Static
Declining
Other
Blighted 6 Restrictions
7 Traffic Flow
8 View
9 Corner Infl. Address
PO BOX 187
NASHVILLE, IN 47448 Ownership
Name
ROGERS,FRANK A VACANT PLATTED LOT-500 Land Type Total Acreage Actual Frontage Effective Frontage Acreage / Sq. Ft Effective Depth Assessment Year Reason for Change Transfer of Ownership
Date Improvements Land LAND DATA AND COMPUTATIONS Factor Total Assessed Value: Base Rate Homestead-C1
Residential-C2
Non-Residential-C3
Total Imp 50000.00 Homestead-C1
Residential-C2
Non-Residential-C3
Total Land Adjusted Rate Grantor **VALUATION RECORD** 50000.00 Total Residential Land Value Total Non-Residential Land Value Estimated Value Year 2017 Valid PRINTED FROM BROWN COUNTY, INDIANA 50000 50,400 50,400 2017 Total Land Value Influence Factor Card 1 Amount 50,400 50,400 2016 Land Value Type 50,400 50,400

2015



### TAX CARD | OAK RUN DRIVE

Occupancy	Story Height	Attic	Bsmt Crawl					ָ הַ	Sketch						<	۵ ماناد	<u>;</u>	30n+	Value Adiustment / Exterior Features	ב ה ה	PHILIPPE
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4 4-6 Family 5 M home	9 9	3 3/4 Fin	3 3/4 3 4 Full 4												Exterior	Exterior Features					
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2 Stucco																					
3 Tile																					
4 Concrete Block																					
5 Metal																					
7 Brick		AHIO																			
8 Stone	Ba	Basement																			
9 Frame w/Masonry —		Crawl ———												_							
Asphalt Shingles	]																				
Slate or Tile																					
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Slab Slab	so.ft	SUB-TOTAL																			
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Carpet		place	(+)																		
Unfinished																					
Interior Finish 1	2	Air Conditioning (-	(±)																		
Plaster/Dry Wall		Electricity								2		2			OTIN						
Fiberboard	TF:5 - 5	(7+)		lse	<u>∓</u>	net	_			Rase Rate		Adi Rate	_ =		٦.	+	-	REM Val %	Nhhd	Trend	Improvement
	Specialty	Specialty Plumbing (+)				Туре	Const	t Year	Cnd			,	Area		Un. C	Cost Obs		Cmp	mp Factor	Fctr	Value
Untinished	Special F	eatures																			
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Bedrooms	Sub	Sub-Total 1 Unit(s)	0														1	1			
Family Room	Garages	P+OCE-																			
roilla Dillig nooli		Attached Garage (+)	(±)																		
Rec Room Type		Attached Carport (+)	+																		
Area	Exterior Features	Basement (	①																		
Metal Openings	1200	Sub-Tota	otal			-									ł	-				I	
Heating / Air Condition	4	Grade and Design				1									1	1	+	+			
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Hot Water or Steam		Replacement Cost	ost																		
No Heat	REM	REMODELING & MODERNIZATION	ERNIZATION																		
Gravity/Wall/Space	99	Amount	nt Date				1										1				
Cond.	Щ		T																		
Plumbing #	Kitchen																			L	
Half Baths	Bath Facilities	ilities																			
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Water Heater 1	1 Heating System	System																			
Extra fixtures	Extensions	oysieiii													ŀ			2		P+ To+a	
No Plumb/Wtr Only	51																	Total II	Total Improvement Value	nt Value	
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### 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

PARCEL NO. - 001-16900-01 Legal Description - OP PT. IN-LOT 60 Land Value - \$122,800 May - \$5,952.00 - PAID TOWN OF NASHVILLE

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

Improved Value - \$652,100 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.



### 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.

PARCEL NO. - 001-16900-02 Legal Description - OP PT. LOT 57 Land Value - \$30,400

May - \$241.95 - PAID

PARCEL NO. - 001-16900-03 Legal Description - OP PT. LOT 58 Land Value - \$30,400 May - \$241.18 - PAID TOWN OF NASHVILLE

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

Improved Value - \$1,100 Nov - \$241.95 - UNPAID

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

Improved Value - \$1,100 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.



### 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:



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

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

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

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

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

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.

PARCEL NO. - 001-21100-01 Legal Description - OP PT. LOT 66 Land Value - \$101,400 May - \$1,149.85 - PAID

ALSO, in name of COMMERCIAL 100, LLC

PARCEL NO. - 001-28100-02 Legal Description - OP LOT 103 Land Value - \$170,900 May - \$2,439.49 - PAID

PARCEL NO. - 001-28100-05 Legal Description - OP LOT 104 Land Value - \$170,900 May - \$1,312.69 - PAID

PARCEL NO. - 001-28100-03 Legal Description - OP LOT 105 Land Value - \$170,900 May - \$2,189.85 - PAID TOWN OF NASHVILLE

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

Improved Value - \$48,300 Nov - \$1,149.85 - UNPAID

TOWN OF NASHVILLE

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

Improved Value - \$146,700 Nov - \$2,439.49 - UNPAID

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

Improved Value - NONE SHOWN Nov - \$1,312.69 - UNPAID

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

Improved Value - \$114,200 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.



#### 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.



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.



### 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:

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

PARCEL NO. - 001-18000-01 Legal Description - OP LOT 47

Land Value - \$194,200 May - \$3,582.42 - PAID

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

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

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

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.



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;



#### 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 pubic 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.



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.

# Title Searches



#### BROWN COUNTY ABSTRACT CO.

No. TS ROGERS7

#### SPECIAL EXCEPTIONS:

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

PARCEL NO. - 001-21000-24

Legal Description - PT. LOT 21 MULLANEY ADDITION 0.610 ACRE

Land Value - \$39,000

May - \$299.56 - PAID

TOWN OF NASHVILLE

STATE ID NO. - 07-07-18-300-340.000-005

Improved Value - NONE SHOWN

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.



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.



### 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:**

 TAXES 2018 payable 2019 in name of ROGERS, FRANK A.
 PARCEL NO. - 001-21000-14
 Legal Description - PT. SW 18-9-3 1.08 ACRES
 Land Value - \$50,400
 May - \$387.12 - PAID

TOWN OF NASHVILLE STATE ID NO. - 07-07-18-300-261.000-005 LOT 5 BIG TREE SUBDIVISION Improved Value - NONE SHOWN 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.



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.



### 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.



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.



### 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.

# Title Searches



#### BROWN COUNTY ABSTRACT CO.

No. TS ROGERS10

#### SPECIAL EXCEPTIONS:

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

PARCEL NO. - 003-13470-03 Legal Description - HILLTOP ADDITION LOT 6 Land Value - \$16,200 May - \$441.90 - PAID WASHINGTON TOWNSHIP

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

Improved Value - \$55,800 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,



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.



#### 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 ¾ 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 <sup>3</sup>/<sub>4</sub> (inside diameter) iron pipe found;

thence South 05 degrees 46 minutes 00 seconds East 306.80 feet to a 5/8 inch capped rebar (stamped Maurer LS880006) found;

thence South 00 degrees 23 minutes 58 seconds East 2.87 feet to a 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 5/8 inch capped rebar (stamped Maurer LS880006) found;

thence South 08 degrees 22 minutes 52 seconds West 11.40 feet to a 5/8 inch capped rebar (stamped ARH RLS S0078) found;

thence North 70 degrees 07 minutes 09 seconds West 80.01 feet to a 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 ½ 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 ½ inch rebar found;

thence North 04 degrees 26 minutes 11 seconds West 15.19 feet to a ½ inch rebar found;

thence North 08 degrees 49 minutes 29 seconds West 77.39 feet to a ½ inch rebar found;



Coffey Realty & Auction

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

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

005

Legal Description - OP PT. IN-LOT 60

Land Value - \$468,100 May - \$3,603.16 - PAID Improved Value - NONE SHOWN

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.



- 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 ¾ 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 <sup>3</sup>/<sub>4</sub> (inside diameter) iron pipe found;

thence South 05 degrees 46 minutes 00 seconds East 306.80 feet to a 5/8 inch capped rebar (stamped Maurer LS880006) found;

thence South 00 degrees 23 minutes 58 seconds East 2.87 feet to a 5/8 inch capped rebar (stamped ARH RLS S0078) found;

thence South 08 degrees 23 minutes 22 seconds West 219.67 feet to a 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 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 5/8 inch capped rebar (stamped ARH RLS S0078) found.

South 05 degrees 53 minutes 53 seconds West 95.05 feet to a 5/8 inch capped rebar (stamped ARH RLS S0078) found and

South 58 degrees 48 minutes 43 seconds West 30.00 feet to a 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 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 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

Legal Description - OP PT. IN-LOT 60

Land Value - \$468,100

May - \$3,603.16 - PAID

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

Nov - \$3,603.16 - UNPAID

Improved Value - NONE SHOWN

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.

# Sample Contract





#### 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 I hereafter in "AS IS" condition (except condition Conditions). Seller makes no warranties regard Property AS IS, WHERE IS, and SUBJECT T	ns expressly staing the conditi	ated in statement of sale and Terms & on of the property. Buyer accepts the
The property is located at and commonly known	n as:	
in the City of Nashville, County of Brown, and	State of Indian	a. It is hereinafter called the Property.
Legally described as: See Exhibit A attached.		
Buyer herewith agrees to deposit with Brown C 47448 (\$) refundable earnest money deposit, and the balar clear title.	·	dollars (10% of the sale price), as non-
Seller(s) agrees to furnish the appropriate Deed Deed, or Corporate Warranty Deed) with insura furnish the Buyer with an Owner's Policy of Tit convey clear and marketable title the buyer's do	ble title and front the Insurance are	ee from all encumbrances. Seller will t closing. If the seller is unable to
Real Estate Taxes: Seller shall pay all real estate of closing. Buyer accepts the property subject to payable in 2020.		
Rents (if any) will be pro-rated to the date of clorights on the property, if any.	osing. Buyer ta	kes the property subject to Tenants'
Closing shall take place on or before November County Abstract, 22 Artist Drive, Nashville, Inc.		shall take place at the office of Brown

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

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.

### 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.** 

<b>High Bid Selling Price</b>	\$	.00				
Plus 10% <b>Buyer's Premium</b>	ı <u>\$</u>	.00				
		Total Purchase P	rice <u>\$</u>			.00
Less Down Payment	\$					
		<b>Total Due at Clos</b>	sing <u>\$</u>			.00
This offer will expire if not a	accepted on or	before:				
Purchased By:						
			Date_			
Buyer						
 Printed			Phone			
Buyer Address:		City		State	Zip	
			Date_			
Buyer						
			Phone			
Printed						

# SAMPLE CONTRACT



Buyer Address:	City	StateZip
		Date
Buyer's Agent		
		Phone
Printed		
Agent Address:	City	StateZip
Names for Deed:		
Accepted By:		
		Date
Seller		
	A. Rogers Trust	Time:
Printed		
		Date
Seller		
Old National Wealth Management	Personal Representative of the Esta	te of Frank A. Rogers
And the Co-Trustee of the Frank A	. Rogers Trust	
Printed		
Coffey Rea	ulty	
Real Estate		

# SAMPLE CONTRACT



### **PROMISSORY NOTE**

		e, IN 47448 n County	
\$	Amount		Date
FOR VALUE RI	Brown Cou 22 Ar	unty Abstract tist Drive	y by wire transfer to the Order of:
The Sum of_	Nasnville	e, IN 47448	<u>dollars</u>
			escribed in Contract of even , payable at the closing of said
	ory note shall bear no integration into the sar interest at the highest		te of closing of the Contract; y law.
requirements for clos	all become null and void sing as set out in the atta all be fully enforceable at	ched Contract.	signed shall complete all If said requirements are not
			llection, by suit or otherwise, the together with reasonable
Signature		Date	, 2019
Signature		 Date	, 2019

# 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, 76 Franklin Street, 51 Van Buren, 84 Van Buren, 95 Van Buren, 96 Van Buren, 76 Van Buren, 77 Van Buren, 78 Van Buren, 78 Van Buren, 78 Van Buren, 78 Van Buren, 79 Van Buren, 7

As of 07/15/19

Tonant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Pt	Operation Charges	Annual Operation Sq Pt	Total Charges	Annual Charges Sq Ft
10 Van Buren													
Mother Earth Designs,	Professional Bo	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 Bo	ō	0.00	901/17	8/31/19	0.00		2,700.00		0.00		2,700.00	0.00
<vacant></vacant>	Professional Bo	ō	0.00	2.0		0.00		0.00		0.00	0.00	0.00	0.00
Jacob Moore, Attorney	Professional Bo	0	0.00	8/1/18		0.00		450.00		0.00		450.00	0.00
<vacant></vacant>	Professional Bd	0	0.00			0.00		0.00				0.00	0.00
Jason E Salemo, Attor	r Professional Bo	0	0.00	4/1/16		0.00		225.00		0.00	-	225.00	0.00
Wend Gore,	Professional Bd	0	0.00	11/1/16		0.00		125.00				125.00	0.00
<vacant></vacant>	Professional Bo	0	0.00			0.00		0.00				0.00	0.00
<vacant></vacant>	Professional Bc	0	0.00			0.00		0.00	0.00			0.00	0.00
<vacant></vacant>	Professional Sc	0	0.00			0.00		0.00		0.00		0.00	0.00
Totals for 10 Van Bu		-				0.00		5,500.00				5,500.00	0.00
108 Town Hill Rd Ray, Brett Totals for 108 TownHi	38 Town Hill Rd	0	0.00	arus	6/1/20	0.00		800.00	0.00	0,00	0.00	800.00	0.00
1187 Greasy Creek Rd <vacant> Totals for 1187 Greas</vacant>	1187 Greaty C	0	0.00			0.00		0.00	0.00	9.00	0.00	9.00	0.00
1527 Jackson Branch F <vacant> Totals for 1627 Jacks</vacant>	tidge 1527 Jacks	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
189 Commercial Street <vacant> Totals for 189 Commer</vacant>	189 Commer	0	0.00			0.00		0.00				0.00	0.00
36 Franklin Street Lawrence Family Glas	- 00 Forms -									-		-	0.00
Cathy's Corner.	38 Fmmk 2		0.00	1/1/11		0.00		2,700.00					0.00
<vacant></vacant>	36 Frenk 3	0	0.00			0.00		600.00				600.00	0.00
*VACANT>	30 Frank 4	_	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	0.00			0.00		0.00		0.00	0.00	0.00	0.00
<vacant></vacant>	36 Frank 6	0	0.00			0.00		0.00		0.00	0.00	0.00	0.00
<vacant></vacant>	36 Frank 7	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Commercial Reve Roll	07/15/19 11:47 AM				Page	1 of 3			rentmenag	er.com - proj	serly meraga:	mont systems	78V.12.490

# RENT ROLLS



### Coffey Realty & Auction

Tenent Name	Unit	Sq Pt	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
6 Franklin Street													
	6 Frank 8	۰	0.00	8/1/18	10/31/19	0:00		300.00	0.00	0.00	0.00	300.00	0.0
	96 Frank 9	0	0.00			0.00		950,00	0.00	0.00	0.00	950.00	0.0
	66 Frank 10	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.0
Totals for 36 Frankli		0				0.00		4,550.00	0.00	0.00	0.00	4,550.00	0.0
8 Franklin Street													
Cedar Creek Winery,	88 Franklin Stre	0	0.00	8/1/18		0.00		500.00	0.00	0.00	0.00	500.00	0.00
Totats for 38 Frankli	-	0				0.00		500.00	0.00	0.00		500.00	0.00
8 Van Buren													
58 South.	58 South	0	0.00			0.00		1,400.00	0.00	0.00			
otals for 58 Van Bur	_	- 0	4.50			0.00		1,400.00		0.00		1,400.00	0.00
9 Van Buron		-				4.00		1,400.00	0.00	0.00	0.00	1,400,00	0.00
	SP Van Bur		0.00	1/1/11		0.00	9/1/2018	3,100.00					
	99 Van Bur Wo		0.00	4/1/06		0.00	9/1/2018	360.00	0.00			3,100.00	0.00
fotals for 69 Van Bur		- 0	0.00	47 1700		0.00	D/1/2010	3,480.00	0.00	0.00		3,460.00	0.00
4 Van Buren		-				0.00		0,400.00	0.00	0.00	0.00	3,460.00	0.00
	74 Van Buren	۰	0.00		*****								
	78 Van Buren	ő	0.00	1001	5/30/22	0.00		1,200.00				1,200.00	0.00
	M Van Buren		0.00	27710	12/31/24	0.00		1,000.00	2.00			1,000.00	0.00
Totals for 74 Van Bur	an vacination		0.00	2010		0.00		3,700.00	0.00			3,700.00	0.00
75 Jefferson Street		-				0.00		3,700.00	0.00	0.00	0.00	3,700.00	0.00
Rich Hills Magic and Fu		٥	0.00	anna	9/30/21	0.00		500.00			0.00	500.00	0.0
Old McDurbin Gold & G			0.00	enna	5/31/21	0.00		450.00				450.00	0.0
	75 S Jefferson	0	0.00	anne		0.00		500.00				500.00	0.00
Through The Looking G: My Sisters Shoppe.		۰	0.00	anna		0.00		300.00				300.00	0.0
Totals for 75 Jeffers	My Sister's Sho_	- 0	0.00	arıns		0.00		1,200.00		-		1,200.00	0.0
		0				0.00		2,950.00	0.00	0.00	0.00	2,960.00	0.0
75 Van Buren													
	75 Van Bur	0	0.00	5/1/05		0.00		1,600.00		0,00	0.00	1,600.00	0.0
Totals for 75 Van Bur		0				0.00		1,600.00	0.00	0.00	0.00	1,600.00	0.0
78 Franklin Street													
Brown County Pottery,		0	0.00	1/1/16	12/31/18	0.00		800.00	0.00	0.00	0.00	800.00	0.0
Plum Natural Scop, LLC		0	0.00	12/1/16		0.00		550.00	0.00	0,00		550,00	0.0
	92 Franklin	0	0.00	6/1/18	5/31/21	0.00		450.00	0.00	0.00	0.00	450.00	0.0
K Bellum Fine Leather (		0	0.00	1/1/16	12/31/19	0.00		850,00	0.00	0.00		850.00	0.0
Brown County Weavery		0	0.00	1/1/11		0.00		550.00	0.00			550.00	0.0
	96 Franklin #2	0	0.00	1/1/11		0.00		225.00	0.00			225.00	0.0
For Bare Feet Originals		0	0.00	12/1/10	8/31/21	0.00		1,200.00	0.00	0.00		1,200.00	0.0
	Pergusen Hous	0	0.00	1/1/11		0.00		2,300.00	0.00			2,300.00	0.0
Totals for 78 Frankti	_	- 4				0.00		6.925.00	0.00	0.00		6,925.00	0.0

# 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	Annuel Operation Sq Ft	Total Charges	Annual Charges Se Ft
&1 Van Buren													
August Moon,	81 Van Buren 5	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></vacant>	95 Van Bur 1	0	0.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
<vacant></vacant>	95 Van Bur 2	0	0.00			0.00		0.00	0.00			0.00	0.00
<vacant></vacant>	95 Van Bur 3	. 0	0.00			0.00		0.00				0.00	0.00
Fearrin's Ice Cream De	95 Van Bur 4	0	0.00			0.00		1,600.00				1,600.00	0.00
<vacant></vacant>	95 Van Bur 5	0	0.00			0.00		0.00				0.00	0.00
Totals for \$5 Van Bur		- 0				0.00		1,600,00				1,600.00	
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		
Jefferson Street													
Wooden Wonders,	63 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				450.00	0.00
Totals for Jefferson		0				0.00		950.00				950.00	
Report Totals													
report rotals						0.00		37,935.00	0.00	0.00	0.00	37,936.00	0.00

### Report Summary

Detail	Value
Total Possible Rent	37,935.00
Vocancy Rent	0.00
Occupied Unit Rent	37,935.00
d of Units	. 54
Vacant Units	18
Occupied Square Footage	9,00
Occupancy %	0.00%

### **AUCTION ADVANTAGES**



# 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 contengencies because purchasing and closing dates are known
- \* Feel better about purchase just knowing there is a contending bid just one incrememnt 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

### JIMMIE DEAN COFFEY

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