

Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 10/01/08 **Listing # 200807518** **611 W 6th St New Albany, IN 47150** **Listing Price: \$14,900**
County: Floyd



Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	804
Baths(FH)	1 (1 0)		
Year Built	1929		
Key Number	220500300239000008	Lot Acres (approx)	
DOM	1		

Directions Cherry Street to left on W. 7th, go 1 block past Commerce St, turn left on West 6th.
Marketing Remark New front door and partial vinyl siding. Good investment property. Currently rented for \$350.00 per month
Legal Description Plt. 56 part of lot 66

Township	New Albany		
Commission		New Construction	No
Lot Dimensions	50x120x90	Land Assessment	\$9000
Annual Tax	\$464	Total	\$23400
Improvements	\$14400	Style	Ranch
Type	1 Story	Road Type	Paved
Zoning	Residential	Separate Dining	No
Basement	No	Appliances	Range / Oven, Refrigerator
Dining	Eat-in Kitchen		
Exterior	Vinyl Siding, Wood	Total SQ. FT.	804
Square Footage		Living Room	18x18 Level: 1st Floor
1st Floor Fin SQ FT	804	Main Bedroom	15x15 Level: 1st Floor
TFLS	804	Garage	No
Room Sizes & Levels		Water Type	Public Onsite
Total Rooms	4.00	Heat Type	Space
Kitchen	15x12 Level: 1st Floor		
Bedroom 2	10x12 Level: 1st Floor	Flood	No
Utilities		Sign	Yes
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas		
General Information			
Possession	Tenants Rights		
Seller Will Lease	No		
Terms	No		

	Presented By: Brett Mumaw	Semonin REALTORS
	Cellular: 502-641-1677 Office: 812-944-9800 E-mail: b mumaw@semonin.com	3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <i>See our listings online:</i>
October 2008	Web Page: http://brettmumaw.semonin.com	http://semonin.com

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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 06/19/08	Listing # 200804880	9193 Lois Ln Georgetown, IN 47122	Listing Price: \$32,500
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 01	Subdivision	None
Beds	3	Approx Square Feet	896
Baths(FH)	2 (2 0)		
Year Built	1992	Lot Sq Ft (approx)	13068 ((Assessor))
Key Number	406-20050-03	Lot Acres (approx)	0.300
DOM	105		

Directions I-64 W to Exit 118, go right approx. 4 miles to left at Wissman Rd. Go over RR tracks & turn right into Georgetown Park follow Rd. thru park to home on left.
Marketing Remark 1992 Reflection Mobile home on .30 Acre lot in Georgetown near Georgetown Park. Home being sold as is. Inspections welcome at buyers expense. Taxes 06 payable 07
Legal Description SE 1/4 32-2-5 .30 AC & PPMH 1992 Reflection

Township	Georgetown		
Commission			
Lot Dimensions	See Lot Size		
Home Warranty	No		
Land Assessment	\$1200	New Construction	No
Total	\$2600	Annual Tax	\$44
Style	Mobile(Single Wide)	Improvements	\$1400
Road Type	Gravel	Type	1 Story
Separate Dining	No	Zoning	Residential
Square Footage		Basement	No
1st Floor Fin SQ FT	896	Total SQ. FT.	896
TFLS	896	Garage	No
Room Sizes & Levels		Water Type	Public Onsite
Total Rooms	5.00	Heat Type	Forced Air
Utilities		Flood	UnKnown
Water Heater	Electric	Sign	Yes
Sewer Type	Sanitary Onsite		
Fuel Type	Electric		
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		

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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 09/01/08	Listing # 200806870	2304 Shrader Ave New Albany, IN 47150	Listing Price: \$61,900
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	912
Baths(FH)	1 (1 0)	Year Built	1928
Year Built	1928	Lot Sq Ft (approx)	3267 ((Assessor))
Key Number	220504300-969.000-008 Lot Acres (approx) 0.075		
DOM	31		

Directions Charlestown Road to Silver - right on Shrader, house on right.

Marketing Remark Convenient, quiet neighborhood, 2 BR, 1 BA ranch in New Albany. Laundry hook-ups on 1st floor & in basement. Nice fenced yard with yard barn. Currently rented - great investment property. Sq ft & rm sz approx.

Legal Description P 490 Lot 9 Blk 23

<p>Township New Albany</p> <p>Commission</p> <p>Lot Dimensions 29 x 125</p> <p>Annual Tax \$205</p> <p>Improvements \$15900</p> <p>Type 1 Story</p> <p>Foundation Concrete Block</p> <p>Road Type Paved</p> <p>Basement Type Cellar (Washer & dryer hookups, extra storage), Full, Unfinished</p> <p>Dining Formal Dining Rm</p> <p>Exterior Asbestos Shingle, Covered Porch, Fenced Yard, Porch</p> <p>Lot Description Wooded Lot</p> <p>Square Footage</p> <p>1st Floor Fin SQ FT 912</p> <p>LL/Basement 912</p> <p>Unfinish</p> <p>Room Sizes & Levels</p> <p>Total Rooms 5.00</p> <p>Liv Flooring Carpet</p> <p>Din Flooring Carpet</p> <p>Kit Flooring Vinyl</p> <p>Main Bed Flooring Carpet</p> <p>Bed 2 Flooring Carpet</p> <p>Utilities</p> <p>Water Heater Natural Gas</p> <p>Sewer Type Sanitary Onsite</p> <p>Fuel Type Gas</p> <p>General Information</p> <p>Possession Tenants Rights</p> <p>Seller Will Lease No</p> <p>Terms No</p>	<p>New Construction No</p> <p>Land Assessment \$4800</p> <p>Total \$20700</p> <p>Style Ranch</p> <p>Outbuildings Shed (10 x 12)</p> <p>Basement Yes</p> <p>Separate Dining Yes</p> <p>Appliances Central Air</p> <p>Interior Ceiling Fan(s), Ceramic Bath, Natural Wood Trim</p> <p>Total SQ. FT. 912</p> <p>TFLS 912</p> <p>Living Room 12.00x13.00 Level: 1st Floor (Ceiling fan)</p> <p>Dining Room 12.00x12.00 Level: 1st Floor (Currently used as a bedroom)</p> <p>Kitchen 11.00x18.00 Level: 1st Floor (Large windows)</p> <p>Main Bedroom 11.00x11.00 Level: 1st Floor (Ceiling fan)</p> <p>Bedroom 2 11.00x11.00 Level: 1st Floor (Ceiling fan, 2 large windows)</p> <p>Garage No</p> <p>Water Type Public Onsite</p> <p>Heat Type Forced Air</p> <p>Flood No</p> <p>Sign Yes</p>
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Presented By:



Brett Mumaw

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 09/08/08 Listing # **200807011** 111 E Lewis New Albany, IN 47150 Listing Price: **\$62,500**
 County: **Floyd**



Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	1	Approx Square Feet	585
Baths(FH)	1 (1 0)		
Year Built	1929	Lot Sq Ft (approx)	5227 ((Assessor))
Key Number	220503400173000008	Lot Acres (approx)	0.120
DOM	24		

Directions State Street to Lewis Street

Marketing Remark Great starter home or investment property. Marble bath, foyer & kitchen-ceramic tile backsplash-1.5 car detached garage-fenced yard. recently replaced roof, plumbing, windows, vinyl siding, carpet, drywall, paint, heating & A/C.

Legal Description Plat 41 E 30' L 55-56-57-58

Township New Albany
Commission
Lot Dimensions 30x178
Annual Tax \$591
Improvements \$21400
Type 1 Story
Zoning Residential
Road Type Paved
Separate Dining Appliances No
 Central Air, Clothes Dryer, Clothes Washer (as is), Range / Oven, Refrigerator
Interior 1st Floor Master, 1st Floor Utility, Added Storage, Blinds, Cable Wired, Ceiling Fan(s), Ceramic Bath, Laundry, Open Floor Plan

New Construction No
Land Assessment \$8400
Total \$29800
Style Cottage
Foundation Concrete Block
Basement No
Dining Exterior Eat-in Kitchen
 Fenced Yard, Landscaped, Screens, Public Sidewalk, Thermopane windows, Vinyl Siding

Square Footage
1st Floor Fin SQ FT 585
TFLS 585

Total SQ. FT. 585

Room Sizes & Levels
Total Rooms 3.00
Liv Flooring Carpet
Kit Flooring Marble
Main Bed Flooring Carpet
Garage Type Detached

Living Room 10.00x13.00 Level: 1st Floor
Kitchen 11.00x8.00 Level: 1st Floor
Main Bedroom 8.00x13.00 Level: 1st Floor
Garage Yes

Utilities
Water Heater Natural Gas
Sewer Type Sanitary Onsite
Fuel Type Nat Gas

Water Type Public Onsite
Heat Type Forced Air

General Information
Possession To Be Agreed
Seller Will Lease Terms No
 No

Flood Sign No
 Yes

Presented By:



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Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 04/11/08	Listing # 200803094	1516 Vance Ave New Albany, IN 47150	Listing Price: \$64,500
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	792
Baths(FH)	1 (1 0)	Year Built	1920
Year Built	1920	Lot Sq Ft (approx)	3615 ((Assessor))
Key Number	220504200297.000-008 Lot Acres (approx) 0.083		
DOM	174		

Directions Charlestown Road to Vance. Home on right.

Marketing Remark GREAT INVESTMENT property or 1st time homebuyers. Recently remodeled interior. New carpet & windows. Great income property - Sec 8 - \$750/mth. Purchaser has choice to assume lease or tenants rights. Motivated seller will consider all offers & terms. Owner will sell on REC with 1 or 2 yr balloon or owner will carry 2nd mtg. 1 yr warranty. 1 yr HMS warranty. Sq ft & rm sz approx.

Legal Description P 26 E 30 L 41 PRT 42 III Gnt.

Township	New Albany		
Commission			
Lot Dimensions	30 x 120		
Annual Tax	\$691		
Improvements	\$30900		
Type	1 Story		
Zoning	Residential		
Road Type	Paved		
Basement Type	Cellar		
Dining	Eat-in Kitchen		
Exterior	Landscaped, Porch, Screens, Public Sidewalk, Thermopane windows, Wood		
Square Footage			
1st Floor Fin SQ FT	792		
TFLS	792		
Room Sizes & Levels			
Total Rooms	5.00		
Liv Flooring	Other (Laminate)		
Kit Flooring	Other (Laminate)		
Main Bed Flooring	Carpet		
Bed 2 Flooring	Carpet		
Bed 3 Flooring	Carpet		
Garage Size	24.00x16.00		
Garage Spaces	1		
Utilities			
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas		
General Information			
Possession	Tenants Rights		
Seller Will Lease	No		
Terms	Yes		
New Construction	No		
Land Assessment	\$5100		
Total	\$36000		
Style	Cottage		
Foundation	Concrete Block		
Basement	No		
Separate Dining	No		
Appliances	Central Air, Range / Oven, Refrigerator		
Interior	1st Floor Master, 1st Floor Utility, Blinds, Cable Wired, Laundry		
Total SQ. FT.	792		
Living Room	11.00x13.00 Level: 1st Floor		
Kitchen	11.00x12.00 Level: 1st Floor		
Main Bedroom	11.00x9.00 Level: 1st Floor		
Bedroom 2	10.00x9.00 Level: 1st Floor		
Bedroom 3	11.00x7.00 Level: 1st Floor		
Garage	Yes		
Garage Type	Detached		
Water Type	Public Onsite		
Heat Type	Forced Air		
Flood Sign	No Yes		

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 08/18/08 **Listing # 200806510** **828 E 8th St New Albany, IN 47150** **Listing Price: \$69,900**
County: Floyd



[See Additional Pictures](#)


Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	1114
Baths(FH)	1 (1 0)		
Year Built	1929	Lot Sq Ft (approx)	4356 ((Assessor))
Key Number	220504200962	Lot Acres (approx)	0.100
DOM	45		

Directions Spring Street to right on 8th St.

Marketing Remark This 2 BR, 1 BA home is priced to sell. A lot of sq. ft. for the price. Dining room could be 3rd bedroom. Huge bathroom w/whirlpool garden tub. Ceiling fan in living room. Exterior has been vinyl sided. 8x10 metal shed. Off street parking. Convenient location. HL-8393

Legal Description 008-63900-27- 828 E. 8th Street

Township	New Albany	New Construction	No
Commission		Annual Tax	\$521
Lot Dimensions	0	Improvements	\$22300
Home Warranty	No	Type	1 Story
Land Assessment	\$4000	Outbuildings	Shed (8x10 metal)
Total	\$26300	Basement	No
Zoning	Residential	Dining	Eat-in Kitchen, Formal Dining Rm
Road Type	Paved	Exterior	Vinyl Siding
Basement Type	Crawl Space	Lot Description	Corner Lot
Appliances	Central Air, Range / Oven, Refrigerator		
Interior	1st Floor Master, 1st Floor Utility, Blinds, Ceiling Fan(s), Garden Tub, Laundry		
Square Footage		Total SQ. FT.	1114
1st Floor Fin SQ FT	1114		
TFLS	1114	Living Room	15x15.50 Level: 1st Floor (ceiling fan)
Room Sizes & Levels		Dining Room	11x9 Level: 1st Floor (arched ceiling)
Total Rooms	5.00	Kitchen	14x11 Level: 1st Floor
Liv Flooring	Carpet	Main Bedroom	14x11 Level: 1st Floor
Din Flooring	Carpet	Bedroom 2	15x11 Level: 1st Floor
Kit Flooring	Vinyl	Garage	No
Main Bed Flooring	Carpet		
Bed 2 Flooring	Carpet	Water Type	Public Onsite
Utilities		Heat Type	Forced Air
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite	Flood Sign	No Yes
Fuel Type	Nat Gas		
General Information			
Possession	At Closing		
Seller Will Lease	No		
Terms	No		

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Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 07/21/08	Listing # 200805684	2518 E Elm St New Albany, IN 47150	Listing Price: \$69,900
County: Floyd			



Prop Type	Residential	Subdivision	None
Area	04 - 00	Approx Square Feet	600
Beds	2	Baths(FH)	1 (1 0)
Year Built	1950	Key Number	220502901038000008
DOM	73	Lot Acres (approx)	

Directions From E. Spring St. going toward Slate Run Road, take right on Beharrell Ave., then right on E. Elm St. home on right.
Marketing Remark Nice home in quiet neighborhood. Newer roof, water heater, replacement windows & vinyl siding. Fenced back yard with plenty of room.
Legal Description P 489 L. 28

Township	New Albany
Commission	
Lot Dimensions	60x120
Annual Tax	\$302
Improvements	\$19200
Type	1 Story
Foundation	Concrete Block
Road Type	Paved
Dining	Eat-in Kitchen
Interior	1st Floor Master, Ceiling Fan(s)
Square Footage	
1st Floor Fin SQ FT	600
TFLS	600
Room Sizes & Levels	
Total Rooms	4.00
Kitchen	11x9 Level: 1st Floor
Bedroom 2	6x12 Level: 1st Floor
Utilities	
Water Heater	Natural Gas
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas
General Information	
Possession	To Be Agreed
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment	\$24700
Total	\$43900
Zoning	Residential
Outbuildings	Add Storage (10x12 storage building)
Basement	No
Exterior	Fenced Yard, Vinyl Siding
Lot Description	Wooded Lot
Total SQ. FT.	600
Living Room	9x17 Level: 1st Floor
Main Bedroom	9x14 Level: 1st Floor
Garage	No
Water Type	Public Onsite
Heat Type	Forced Air
Flood Sign	No

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 Listings as of 10/02/08 at 3:56pm

Active 04/11/08	Listing # 200803093	1519 E Elm St New Albany, IN 47150	Listing Price: \$69,900
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1200
Baths(FH)	1 (1 0)		
Year Built	1929	Lot Sq Ft (approx)	4792 ((Assessor))
Key Number	220502800624.000-008 Lot Acres (approx) 0.110		
DOM	174		

Directions Spring Street to E 15th, turn right on Elm. House on left.
Marketing Remark Attention 1st time homebuyer or investor. Brick exterior will be painted this spring. Remodeled interior. Great income property - Section 8 - \$750/mth. Purchaser has choice to assume lease or tenants rights on possession. Motivated out of state owner will consider all offers & all terms. Owner will sell on REC w/1 or 2 yr balloon or owner will carry 2nd mtg. 1 yr HMS warranty. Sq ft & rm sz approx.
Legal Description P 13 E 30' W 40' L 94

Township	New Albany
Commission	
Lot Dimensions	30 x 160
Home Warranty	Yes
Land Assessment	\$8600
Total	\$49200
Style	Shotgun
Foundation	Brick (Solid)
Basement	No
Separate Dining	No
Exterior	Brick/Brick Veneer, Porch, Screens, Thermopane windows
Square Footage	
1st Floor Fin SQ FT	1200
TFLS	1200
Room Sizes & Levels	
Total Rooms	6.00
Liv Flooring	Carpet
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Bed 3 Flooring	Carpet
Garage	No
Utilities	
Water Heater	Natural Gas
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas
General Information	
Possession	Tenants Rights
Seller Will Lease	No
Terms	Yes

New Construction	No
Annual Tax	\$1046
Improvements	\$40600
Type	1 Story
Zoning	Residential
Road Type	Paved
Basement Type	Cellar
Appliances	Central Air, Range / Oven, Refrigerator
Interior	1st Floor Master, 1st Floor Utility, Cable Wired
Total SQ. FT.	1200
Living Room	10.00x15.00 Level: 1st Floor
Kitchen	14.00x11.00 Level: 1st Floor
Main Bedroom	16.00x18.00 Level: 1st Floor
Bedroom 2	11.00x12.00 Level: 1st Floor
Bedroom 3	9.00x10.00 Level: 1st Floor
Other	11.00x6.00 Level: 1st Floor (Utility)
Water Type	Public Onsite
Heat Type	Forced Air
Flood Sign	No
	Yes

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 Listings as of 10/02/08 at 3:56pm

Active 08/22/08	Listing # 200806636 County: Floyd	2226 Beeler St New Albany, IN 47150	Listing Price: \$69,990
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	908
Baths(FH)	1 (1 0)		
Year Built	1925	Lot Sq Ft (approx)	6970 ((Assessor))
Key Number	20502900408000008 Lot Acres (approx) 0.160		
DOM	41		

Directions Charlestown Road to Silver Street, left on Beeler, home on the right.
Marketing Remark 2 bedroom home w/lots of cabinets-fenced yard-garage includes a large workshop. Close to shopping.
Legal Description Plat 327 Lot 29

Township	New Albany		
Commission			
Lot Dimensions	50x136	New Construction	No
Annual Tax	\$1170	Land Assessment	\$18700
Improvements	\$40300	Total	\$59000
Type	1 Story	Style	Cottage
Zoning	Residential	Foundation	Brick (Solid)
Road Type	Paved	Basement	No
Dining	Eat-in Kitchen	Exterior	Fenced Yard, Patio, Vinyl Siding
Interior	1st Floor Master, Ceiling Fan(s)		
Square Footage		Total SQ. FT.	908
1st Floor Fin SQ FT	908		
TFLS	908		
Room Sizes & Levels		Living Room	15.30x13 Level: 1st Floor
Total Rooms	4.00	Main Bedroom	15.30x15.70 Level: 1st Floor
Kitchen	13.60x11 Level: 1st Floor	Bedroom 2	10x10 Level: 1st Floor
Main Bed Flooring	Carpet	Garage	Yes
Bed 2 Flooring	Wood	Garage Type	Detached
Garage Size	24x36		
Utilities		Water Type	Public Onsite
Water Heater	Electric	Heat Type	Baseboard
Sewer Type	Sanitary Onsite		
Fuel Type	Electric	Flood Sign	No Yes
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		

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 Listings as of 10/02/08 at 3:56pm

Active 09/01/08	Listing # 200806868	1726 Ekin Ave New Albany, IN 47150	Listing Price: \$77,600
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1700
Baths(FH)	2 (1 1)	Year Built	1929
Year Built	1929	Lot Sq Ft (approx)	3615 ((Assessor))
Key Number	0087320016	Lot Acres (approx)	0.083
DOM	31		

Directions Vincennes left on Ekin, home on right OR from Silver, right on Ekin, home on left.

Marketing Remark Historic home with large spacious rooms. 3 possible 4 bedroom, 1.5 bath home, close to New Albany High School. This home features large rooms, skylights, built-in cabinets (in kitchen & also upstairs bedrooms, laundry room, woodburning fireplace, basement, 2 car garage with access from alley. Privacy fenced backyard, large covered front porch & hardwood floors. This home is currently rented & could be fantastic investment property. Sq ft & rm sz approx.

Legal Description Plat 316 Lot 21

<table border="0"> <tr><td>Township</td><td>New Albany</td></tr> <tr><td>Commission</td><td></td></tr> <tr><td>Lot Dimensions</td><td>30 x 120</td></tr> <tr><td>Annual Tax</td><td>\$1769</td></tr> <tr><td>Improvements</td><td>\$72500</td></tr> <tr><td>Type</td><td>1.5 Story</td></tr> <tr><td>Zoning</td><td>Residential</td></tr> <tr><td>Road Type</td><td>Paved</td></tr> <tr><td>Basement Type</td><td>Cellar, Unfinished</td></tr> <tr><td>Dining</td><td>Formal Dining Rm</td></tr> <tr><td>Appliances</td><td>Central Air, Dishwasher, Garage Door Opener</td></tr> <tr><td>Interior</td><td>1st Floor Utility, Built-in Bookcase, Ceiling Fan(s), Laundry, Skylights</td></tr> </table> <p>Square Footage</p> <table border="0"> <tr><td>1st Floor Fin SQ FT</td><td>1080</td></tr> <tr><td>Total SQ. FT.</td><td>1700</td></tr> </table> <p>TFLS 1700</p> <p>Room Sizes & Levels</p> <table border="0"> <tr><td>Total Rooms</td><td>8.00</td></tr> <tr><td>Liv Flooring</td><td>Carpet</td></tr> <tr><td>Din Flooring</td><td>Carpet</td></tr> <tr><td>Kit Flooring</td><td>Vinyl</td></tr> <tr><td>Main Bed Flooring</td><td>Carpet</td></tr> <tr><td>Bed 2 Flooring</td><td>Carpet</td></tr> <tr><td>Bed 3 Flooring</td><td>Wood</td></tr> <tr><td>Bed 4 Flooring</td><td>Wood</td></tr> <tr><td>Oth Flooring</td><td>Vinyl</td></tr> <tr><td>Garage Size</td><td>24.00x24.00</td></tr> <tr><td>Garage Spaces</td><td>2</td></tr> </table> <p>Utilities</p> <table border="0"> <tr><td>Water Heater</td><td>LP Gas</td></tr> <tr><td>Sewer Type</td><td>Sanitary Onsite</td></tr> <tr><td>Fuel Type</td><td>Nat Gas</td></tr> </table> <p>General Information</p> <table border="0"> <tr><td>Possession</td><td>Tenants Rights</td></tr> <tr><td>Seller Will Lease</td><td>No</td></tr> <tr><td>Terms</td><td>No</td></tr> </table>	Township	New Albany	Commission		Lot Dimensions	30 x 120	Annual Tax	\$1769	Improvements	\$72500	Type	1.5 Story	Zoning	Residential	Road Type	Paved	Basement Type	Cellar, Unfinished	Dining	Formal Dining Rm	Appliances	Central Air, Dishwasher, Garage Door Opener	Interior	1st Floor Utility, Built-in Bookcase, Ceiling Fan(s), Laundry, Skylights	1st Floor Fin SQ FT	1080	Total SQ. FT.	1700	Total Rooms	8.00	Liv Flooring	Carpet	Din Flooring	Carpet	Kit Flooring	Vinyl	Main Bed Flooring	Carpet	Bed 2 Flooring	Carpet	Bed 3 Flooring	Wood	Bed 4 Flooring	Wood	Oth Flooring	Vinyl	Garage Size	24.00x24.00	Garage Spaces	2	Water Heater	LP Gas	Sewer Type	Sanitary Onsite	Fuel Type	Nat Gas	Possession	Tenants Rights	Seller Will Lease	No	Terms	No	<table border="0"> <tr><td>New Construction</td><td>No</td></tr> <tr><td>Land Assessment</td><td>\$5100</td></tr> <tr><td>Total</td><td>\$77600</td></tr> <tr><td>Style</td><td>Cape Cod</td></tr> <tr><td>Foundation</td><td>Concrete Block</td></tr> <tr><td>Basement</td><td>Yes</td></tr> <tr><td>Separate Dining</td><td>Yes</td></tr> <tr><td>Fireplace</td><td>Woodburning</td></tr> <tr><td>Exterior</td><td>Brick/Brick Veneer, Covered Porch, Deck, Fenced Yard</td></tr> <tr><td>Lot Description</td><td>Wooded Lot</td></tr> </table> <p>2nd Floor Fin SQ. FT 620</p> <p>LL/Basement 1080</p> <p>Unfinish</p> <p>Living Room 15.00x23.00 Level: 1st Floor (Currently used as bedroom)</p> <p>Dining Room 14.00x14.00 Level: 1st Floor (Ceiling fan)</p> <p>Kitchen 9.00x15.00 Level: 1st Floor (Nice built-in shelves, lots of cabinets)</p> <p>Main Bedroom 13.00x8.00 Level: 1st Floor (Built-in shelves, double window)</p> <p>Bedroom 2 10.00x13.00 Level: 2nd Floor (Ceiling fan. Nice built-in shelves)</p> <p>Bedroom 3 16.00x13.00 Level: 2nd Floor (Ceiling fan, cute closet w/shelves)</p> <p>Bedroom 4 19.00x6.00 Level: 2nd Floor (Extra storage - loft area)</p> <p>Other 4.00x5.00 Level: 1st Floor (Laundry with built-in shelves)</p> <p>Garage Yes</p> <p>Garage Type Detached</p> <p>Water Type Public Onsite</p> <p>Heat Type Forced Air</p> <p>Flood Sign No Yes</p>	New Construction	No	Land Assessment	\$5100	Total	\$77600	Style	Cape Cod	Foundation	Concrete Block	Basement	Yes	Separate Dining	Yes	Fireplace	Woodburning	Exterior	Brick/Brick Veneer, Covered Porch, Deck, Fenced Yard	Lot Description	Wooded Lot
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Presented By:



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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 04/21/08	Listing # 200803225	6275 Hwy. 111 New Albany, IN 47150	Listing Price: \$79,000
County: Floyd			



Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	884
Baths(FH)	1 (1 0)		
Year Built	1950	Lot Sq Ft (approx)	24829 ((Assessor))
Key Number	220100600007000001	Lot Acres (approx)	0.570
DOM	164		

Directions Go from Main St in New Albany to Hwy 111 (River Road) on left just before Caesar's.

Marketing Remark Beautiful river frontage! Great room has living and kitchen area. Call for your place on the river today! Other Key #220100600008000001

Legal Description Pt N 1/2 6-4-6 .4 AC

Township Franklin
Commission
Lot Dimensions .57 AC
Annual Tax \$622
Improvements \$24500
Type 1 Story
Zoning Residential
Separate Dining Exterior No
 Concrete Block, Porch
Square Footage
1st Floor Fin SQ FT 884
TFLS 884
Room Sizes & Levels
Total Rooms 3.00
Main Bedroom 10x9 Level: 1st Floor
Garage No
Utilities
Water Heater Electric
Sewer Type Septic Onsite
Fuel Type LP Gas
General Information
Possession Tenants Rights
Seller Will Lease No
Terms No

New Construction No
Land Assessment \$17200
Total \$41700
Style Ranch
Basement No
Appliances Central Air
Lot Description River Frontage
Total SQ. FT. 884
Kitchen 24x19 Level: 1st Floor
Bedroom 2 10x9 Level: 1st Floor
Water Type Well
Heat Type Forced Air
Flood Sign Yes

Presented By:



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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 11/14/07	Listing # 200710388 County: Floyd	707 KENT St New Albany, IN 47150	Listing Price: \$79,500
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	NONE
Beds	2	Approx Square Feet	1076
Baths(FH)	1 (1 0)	Year Built	1953
Year Built	1953	Lot Sq Ft (approx)	6534 ((Assessor))
Key Number	22-05-03-400-497.000-008 Lot Acres (approx) 0.150		
DOM	323		

Directions STATE STREET EXIT, RIGHT ON WEST, RIGHT ON KENT , HOME ON LEFT.

Marketing Remark NICE STARTER HOME , HARDWOOD FLOORS & 1 CAR ATTACHED GARAGE. GREAT LOCATION, NEAR FLOYD MEMORIAL HOSPITAL, GROCERY , RESTAURANTS & SHOPPING AREAS. EASY ACCESS TO INTERSTATE HIGHWAY.

Legal Description P 496 W 20 L 204 & ALL L 205

<p>Township NEW ALBANY</p> <p>Commission</p> <p>Lot Dimensions 50X132</p> <p>Home Warranty No</p> <p>Land Assessment \$11900</p> <p>Total \$58100</p> <p>Type 1 Story</p> <p>Zoning Residential</p> <p>Outbuildings Shed</p> <p>Basement No</p> <p>Separate Dining Appliances No</p> <p>Appliances Central Air, Clothes Dryer, Clothes Washer, Garage Door Opener, Range / Oven, Refrigerator</p> <p>Interior</p> <p>Square Footage</p> <p>1st Floor Fin SQ FT 1076</p> <p>TFLS 1076</p> <p>Room Sizes & Levels</p> <p>Total Rooms 5.00</p> <p>Liv Flooring Carpet</p> <p>Kit Flooring Vinyl</p> <p>Main Bed Flooring Hardwood</p> <p>Bed 2 Flooring Hardwood</p> <p>Garage Size 20x11</p> <p>Garage Spaces 1</p> <p>Utilities</p> <p>Water Heater Natural Gas</p> <p>Sewer Type Sanitary Onsite</p> <p>Fuel Type Nat Gas</p> <p>General Information</p> <p>Possession At Closing</p> <p>Seller Will Lease No</p> <p>Terms No</p>	<p>New Construction No</p> <p>Annual Tax \$266</p> <p>Improvements \$46200</p> <p>Exemption Type Age (12480), Homestead (29050)</p> <p>Style Ranch</p> <p>Foundation Concrete Block</p> <p>Road Type Paved</p> <p>Basement Type Crawl Space</p> <p>Dining Eat-in Kitchen</p> <p>Exterior Covered Porch, Vinyl Siding</p> <p>Total SQ. FT. 1076</p> <p>Living Room 24x11.10 Level: 1st Floor</p> <p>Kitchen 15x9.10 Level: 1st Floor</p> <p>Main Bedroom 15x12 Level: 1st Floor</p> <p>Bedroom 2 12x12 Level: 1st Floor</p> <p>Garage Yes</p> <p>Garage Type Attached</p> <p>Water Type Public Onsite</p> <p>Heat Type Forced Air</p> <p>Flood Sign No Yes</p>
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<p>Presented By:</p> <p>October 2008</p>	<p>Brett Mumaw</p> <p>Cellular: 502-641-1677</p> <p>Office: 812-944-9800</p> <p>E-mail: bmumaw@semonin.com</p> <p>Web Page: http://brettmumaw.semonin.com</p>	<p>Semonin REALTORS</p> <p>3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800</p> <p>See our listings online:</p> <p>http://semonin.com</p>
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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 09/25/08	Listing # 200807402	1608 E Main St New Albany, IN 47150	Listing Price: \$79,888
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	none
Beds	5	Approx Square Feet	1760
Baths(FH)	2 (2 0)		
Year Built	1929	Lot Sq Ft (approx)	6534 ((Assessor))
Key Number	22-05-02-800-951.000-008 Lot Acres (approx) 0.150		
DOM	7		

Directions South on Vincennes to right on Main St, house on left.

Marketing Remark DUPLEX - Priced under appraised value! Appraisal done July '08 for purpose of list price only. Good \$ flow. Separate gas & elec meters, which tenants pay. Seller pays water, sewer, garbage (avg \$77/mo). Front unit: 2BR/1BA rents for \$475/mo. Rear unit: 3BR/1BA rents for \$135/week. Seller has never lived in property. All windows replaced Jul 08. New carpet in front unit Jul 08. All new paint & lots of other updates July '08. NICE apartments. Both units have stove & fridge. All s/f & meas approx. Sellers warrant nothing but welcome buyer paid inspections. Both units on 1 yr lease, good renters. Seller providing 1 year home warranty for both units. One seller is licensed RE broker in IN. Also listed as commercial property see MLS#200807406.

Legal Description P.42 27' L.5 3' L.6

Township	New Albany		
Commission			
Lot Dimensions	33x202	New Construction	No
Home Warranty	No	Annual Tax	\$1141
Land Assessment	\$4600	Improvements	\$55800
Total	\$60400	HOA	None
Type	1 Story, Duplex	Zoning	Multi Family
Foundation	Concrete Block	Road Type	Paved
Basement	No	Basement Type	Crawl Space
Separate Dining	No	Appliances	Central Air, Range / Oven, Refrigerator
Exterior	Deck, Screens, Public Sidewalk, Thermopane windows, Vinyl Siding	Interior	1st Floor Master, Blinds, Breakfast Bar, Ceiling Fan(s)
Square Footage		Total SQ. FT.	1760
1st Floor Fin SQ FT	1760		
TFLS	1760		
Room Sizes & Levels		Living Room	12x12 Level: 1st Floor (front unit)
Total Rooms	9.00	Dining Room	15x8 Level: 1st Floor (kit back unit)
Liv Flooring	Carpet	Kitchen	7x12 Level: 1st Floor (kit front unit, breakfast bar)
Din Flooring	Vinyl	Family	12x12 Level: 1st Floor (LR back unit)
Kit Flooring	Vinyl	Main Bedroom	16x15 Level: 1st Floor (BR front unit)
Fam Flooring	Carpet	Bedroom 2	14x11 Level: 1st Floor (BR front unit)
Main Bed Flooring	Carpet	Bedroom 3	14x10 Level: 1st Floor (BR back unit)
Bed 2 Flooring	Carpet	Bedroom 4	14x10 Level: 1st Floor (BR back unit)
Bed 3 Flooring	Carpet	Other	11x10 Level: 1st Floor (BR back unit)
Bed 4 Flooring	Carpet	Garage	No
Oth Flooring	Carpet		
Utilities		Water Type	Public Onsite
Water Heater	Natural Gas	Heat Type	Forced Air
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas	Flood	No
General Information		Sign	No
Possession	Tenants Rights		
Seller Will Lease	No		
Terms	No		
MLS Staff Use Only			
Incomplete	Incomplete		

Presented By:	Brett Mumaw Cellular: 502-641-1677	Semonin REALTORS 3707 Charlestown Rd., Ste. 1A
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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 07/21/08	Listing # 200805686	2506 Spring Ave New Albany, IN 47150	Listing Price: \$82,500
County: Floyd			



Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	2	Approx Square Feet	813
Baths(FH)	1 (1 0)		
Year Built	1929		
Key Number	220502900691000008	Lot Acres (approx)	
DOM	73		

Directions Spring Street to Woodrow to left on Spring Avenue

Marketing Remark First time home buyers or investment property. Home in great area. Large eat-in kitchen-private backyard-deck.

Legal Description Plat 345 W 30 L 10

Township	New Albany
Commission	
Lot Dimensions	30x132
Annual Tax	\$264
Improvements	\$28000
Type	1 Story
Foundation	Concrete Block
Basement	No
Exterior	Vinyl Siding
Square Footage	
1st Floor Fin SQ FT	813
TFLS	813
Room Sizes & Levels	
Total Rooms	4.00
Liv Flooring	Wood
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Utilities	
Water Heater	Natural Gas
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas
General Information	
Possession	To Be Agreed
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment	\$11000
Total	\$39000
Zoning	Residential
Road Type	Paved
Dining	Eat-in Kitchen
Interior	Ceiling Fan(s)
Total SQ. FT.	813
Living Room	13x13 Level: 1st Floor
Kitchen	13x13 Level: 1st Floor
Main Bedroom	13x13 Level: 1st Floor
Bedroom 2	9x12 Level: 1st Floor
Garage	No
Water Type	Public Onsite
Heat Type	Forced Air
Flood	No
Sign	Yes

	Presented By:	Brett Mumaw	Semonin REALTORS
	Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com Web Page: http://brettmumaw.semonin.com	3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 See our listings online: http://semonin.com	
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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 07/21/08	Listing # 200805682 County: Floyd	2202 Gary Dr New Albany, IN 47150	Listing Price: \$87,000
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Prop Type	Residential	Subdivision	None
Area	04 - 00	Approx Square Feet	1074
Beds	3	Baths(FH)	1 (1 0)
Year Built	1952	Key Number	220502700454000008
DOM	73	Lot Acres (approx)	

Directions Off Bono Road near hospital

Marketing Remark Cute as a button-nice brick starter home or retiree-3 bedroom, 1 bath-pergo flooring-hardwood floors throughout-walk to hospital and shopping. Walk to Green Valley school.

Legal Description Plat 662 Lot 40

Township New Albany	New Construction No
Commission	Land Assessment \$79000
Lot Dimensions 60x80	Total \$63300
Annual Tax \$1256	Style Ranch
Improvements \$55400	Road Type Paved
Type 1 Story	Dining Eat-in Kitchen
Foundation Concrete Block	Total SQ. FT. 1074
Basement No	Living Room 12x13 Level: 1st Floor
Interior 1st Floor Master	Main Bedroom 12x11 Level: 1st Floor
Square Footage	Bedroom 3 11x20 Level: 1st Floor
1st Floor Fin SQ FT 1074	Water Type Public Onsite
TFLS 1074	Heat Type Forced Air
Room Sizes & Levels	Flood Sign No
Total Rooms 5.00	Sign Yes
Kitchen 12x12 Level: 1st Floor	
Bedroom 2 11x11 Level: 1st Floor	
Garage No	
Utilities	
Water Heater Natural Gas	
Sewer Type Sanitary Onsite	
Fuel Type Nat Gas	
General Information	
Possession To Be Agreed	
Seller Will Lease No	
Terms No	

Presented By:	Brett Mumaw Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	Semonin REALTORS 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 See our listings online: http://semonin.com
October 2008	Web Page: http://brettmumaw.semonin.com	

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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 01/07/08	Listing # 200800184	214 Venetian Way New Albany, IN 47150	Listing Price: \$89,500
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1008
Baths(FH)	1 (1 0)	Year Built	1979
Year Built	1979	Lot Sq Ft (approx)	7187 ((Assessor))
Key Number	220502200214.000-008 Lot Acres (approx) 0.165		
DOM	269		

Directions Mt Tabor Rd, left on Greenvally, turn left on Baldwin, right on Janie, right on Venetian, home on right.

Marketing Remark Well kept 3 bedroom, 1 bath home in nice location. Large fenced yard with shed. 1 yr home warranty provided by the seller. \$1500 carpet allowance. Sq ft & rm sz approx.

Legal Description To be input

<p>Township New Albany</p> <p>Commission</p> <p>Lot Dimensions 60 x 120</p> <p>Home Warranty Yes</p> <p>Land Assessment \$10200</p> <p>Total \$76600</p> <p>Exemption Type Homestead, Mortgage</p> <p>Style Ranch</p> <p>Foundation Concrete Block</p> <p>Road Type Paved</p> <p>Basement Type Crawl Space</p> <p>Appliances Range / Oven, Refrigerator</p> <p>Square Footage</p> <p>1st Floor Fin SQ FT 1008</p> <p>TFLS 1008</p> <p>Room Sizes & Levels</p> <p>Living Room 13x12 Level: 1st Floor</p> <p>Main Bedroom 11x11 Level: 1st Floor</p> <p>Bedroom 3 11x10 Level: 1st Floor</p> <p>Utilities</p> <p>Water Heater Electric</p> <p>Sewer Type Sanitary Onsite</p> <p>Fuel Type Electric</p> <p>General Information</p> <p>Possession Tenants Rights</p> <p>Seller Will Lease No</p> <p>Terms No</p>	<p>New Construction No</p> <p>Annual Tax \$562</p> <p>Improvements \$66400</p> <p>Exempt \$41300</p> <p>Type 1 Story</p> <p>Zoning Residential</p> <p>Outbuildings Shed</p> <p>Basement No</p> <p>Dining Dining Area, Eat-in Kitchen</p> <p>Exterior Brick/Brick Veneer, Vinyl Siding</p> <p>Total SQ. FT. 1008</p> <p>Kitchen 23x11 Level: 1st Floor (kitchen/dining combo)</p> <p>Bedroom 2 13x8 Level: 1st Floor</p> <p>Garage No</p> <p>Water Type Public Onsite</p> <p>Heat Type Heat Pump</p> <p>Flood Sign No Yes</p>
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 07/08/08	Listing # 200805293 County: Floyd	2206 Corydon Pk New Albany, IN 47150	Listing Price: \$89,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	4	Approx Square Feet	1998
Baths(FH)	2 (2 0)	Year Built	1949
Year Built	1949	Lot Sq Ft (approx)	5227 ((Assessor))
Key Number	0088420005	Lot Acres (approx)	0.120
DOM	86		

Directions Main Street to Corydon Pike, house on right (Main Street turns into Corydon Pike)

Marketing Remark So much house for the money! Great floor plan allow as for privacy. Downstairs windows replaced in 1999, furnace & central air replaced in 1998 per previous owner. Some plumbing updated in 2008 & 2008. Some fresh paint. Covered back deck. Seller is in the process of having exterior professionally painted & stained & some of the wood siding & trim repaired replaced. Work to begin the week of August 11th. Sq ft & rm sz approx.

Legal Description R/W PRT 4-3-6 .12 ac

Township	New Albany
Commission	
Lot Dimensions	0
Annual Tax	\$1305
Improvements	\$65700
Type	1.5 Story
Foundation	Concrete Block
Basement	No
Separate Dining	Yes
Appliances	Central Air
Interior	1/2 Master Bath, 1st Floor Master, Blinds, Cable Wired, Ceiling Fan(s), Laundry, Walk-in Closet(s)

New Construction	No
Land Assessment	\$3100
Total	\$68800
Zoning	Residential
Road Type	Paved
Basement Type	Crawl Space
Dining	Dining Area
Exterior	Asbestos Shingle, Deck, Porch, Wood

Square Footage	
1st Floor Fin SQ FT	952
Total SQ. FT.	1998

2nd Floor Fin SQ. FT	1046
TFLS	1998

Room Sizes & Levels	
Total Rooms	9.00
Liv Flooring	Wood
Din Flooring	Wood
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Bed 3 Flooring	Carpet
Bed 4 Flooring	Carpet
Oth Flooring	Carpet
Garage Size	24x12
Garage Spaces	1

Living Room	14x11 Level: 1st Floor
Dining Room	11x11 Level: 1st Floor
Kitchen	11x10 Level: 1st Floor
Main Bedroom	13x11 Level: 1st Floor
Bedroom 2	13x11 Level: 2nd Floor
Bedroom 3	13x11 Level: 2nd Floor
Bedroom 4	13x11 Level: 2nd Floor
Other	10x7 Level: 1st Floor
Garage	No
Garage Type	Carport

Utilities	
Water Heater	Electric
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas

Water Type	Public Onsite
Heat Type	Forced Air

General Information	
Possession	To Be Agreed
Seller Will Lease	No
Terms	No

Flood Sign	No
	Yes

Presented By:



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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 12/31/07	Listing # 200800039	605 Woodrow Ave New Albany, IN 47150	Listing Price: \$89,900
County: Floyd			



Prop Type	Residential	Subdivision	None
Area	04 - 00	Approx Square Feet	1092
Beds	2		
Baths(FH)	1 (1 0)		
Year Built	1954		
Key Number	220502900226000008	Lot Acres (approx)	
DOM	276		

Directions Charlestown Road to Slate Run Road, left on Beharrell, right on Elm, right on Woodrow, house on left.
Marketing Remark Private sitting on dead end street. Lots of wood trim & hardwood floors thru-out-10' window seat-beamed ceiling in living room-14x28 screened porch.
Legal Description P. 311 Prt L 1 S 62.5x77.5

Commission

Lot Dimensions	63x77
Annual Tax	\$1845
Improvements	\$89600
Type	1 Story
Zoning	Residential
Road Type	Paved
Basement Type	Full, Walkout
Dining	Dining Area
Interior	Ceiling Fan(s), Ceramic Bath, Natural Wood Trim

New Construction	No
Land Assessment	\$89600
Total	\$105600
Style	Ranch
Foundation	Concrete Block
Basement	Yes
Separate Dining	Yes
Exterior	Paved Driveway, Screens, Stone
Lot Description	Dead End Street

Square Footage

1st Floor Fin SQ FT	1092
LL/Basement	1092
Unfinish	

Total SQ. FT.	1092
TFLS	1092

Room Sizes & Levels

Total Rooms	5.00
Dining Room	10x9 Level: 1st Floor
Main Bedroom	12x11 Level: 1st Floor
Garage	Yes
Garage Type	Basement

Living Room	22x13 Level: 1st Floor
Kitchen	15x8 Level: 1st Floor
Bedroom 2	13x10 Level: 1st Floor
Garage Size	11x25
Garage Spaces	1

Utilities

Water Heater	Natural Gas
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas

Water Type	Public Onsite
Heat Type	Forced Air

General Information

Possession	Tenants Rights
Seller Will Lease	No
Terms	No

Flood	No
Sign	Yes

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 04/25/08	Listing # 200803479 County: Floyd	2215 E SPRING St New Albany, IN 47150	Listing Price: \$95,000
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	NONE
Beds	3	Approx Square Feet	2375
Baths(FH)	2 (2 0)	Year Built	1925
Key Number	008-56500-33	Lot Sq Ft (approx)	8276 ((Appraisal))
DOM	160	Lot Acres (approx)	0.190

Directions SPRING STREET IN NEW ALBANY TO NORTHSIDE PARKING BEHIND HOUSE, ACCESS BY ALLY.

Marketing Remark SQ FT RM SIZES APPROX, TAXES FOR 2006 PAY 2007, LOTS OF SQ FTAGE FOR THE PRICE! 3BED, POSSIBLY 4 BED HOME, WAS USED AS DUPLEX, COULD LIVE MAIN LEVEL AND RENT UPSTAIRS LEVEL, 2 WATER HEATERS, SEPERATE GAS LINES, ORIGINAL HARDWOOD FLOORS THROUGHOUT, KITCHEN HAS BEEN UPDATED, LOTS OF CABINETS, PANTRY, REFRIGERATOR, STOVE, ALSO REFRIG AND STOVE IN UPSTAIRS UNIT, GREAT FRONT PORCH, 10'CEILINGS, SOLID WOOD DOORS, ORIGINAL HARDWARE, ALL NEUTRAL DECOR, SEPERATE ENTRANCE TO UPSTAIRS COULD BE CONNECTED TO FAMILY RESIDENCE, GREAT LOCATION, CERAMIC TILE BATH, COME SEE!

Legal Description NORTHSIDE OF SPRING ST IN PLAT NO 470

Township	NEW ALBANY
Commission	
Lot Dimensions	35 x 140
Home Warranty	No
Type	2 Story
Foundation	Concrete Block
Basement	Yes
Separate Dining	Yes
Appliances	Range / Oven, Refrigerator
Interior	1st Floor Master, Addl Living Qtrs, Blinds, Cable Wired, Ceiling Fan(s), Ceramic Bath, Family Room, Natural Wood Trim, Open Floor Plan, Pantry

New Construction	No
Annual Tax	\$1627
Zoning	Residential
Road Type	Paved
Basement Type	Cellar, Crawl Space, Partial
Dining	Dining Area, Formal Dining Rm
Exterior	Porch, Public Sidewalk, Vinyl Siding

Square Footage	
1st Floor Fin SQ FT	1245
Total SQ. FT.	2375

2nd Floor Fin SQ. FT	1130
LL/Basement Fin	400
SqFt	

TFLS	2775
Room Sizes & Levels	
Total Rooms	8.00 (LARGE HOME)
Liv Flooring	Hardwood
Din Flooring	Hardwood
Kit Flooring	Vinyl (NEWER COUNTER TOPS)
Fam Flooring	Hardwood
Main Bed Flooring	Hardwood
Bed 2 Flooring	Hardwood
Other	0.00x0.00 Level: 2nd Floor (2ND KITCHEN UPSTAIRS W/LIVING SPACE)

Living Room	13x12 Level: 1st Floor (6)
Dining Room	11x11 Level: 1st Floor (CEILING FAN)
Kitchen	17x9 Level: 1st Floor (LOTS OF CABINET SPACE)
Family	15x15 Level: 1st Floor (ORIGINAL MOLDINGS)
Main Bedroom	11x12 Level: 1st Floor
Bedroom 2	11x12 Level: 1st Floor
Bedroom 3	11x10 Level: 2nd Floor
Garage	No

Garage Spaces	4 (OFF ALLY BEHIND HOME)
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Utilities	
Water Heater	Natural Gas
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas

Water Type	Public Onsite
Heat Type	Forced Air

General Information	
Possession	At Closing
Seller Will Lease	No
Terms	No

Flood Sign	No Yes
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 04/15/08	Listing # 200803132 County: Floyd	1511 Starhaven Dr New Albany, IN 47150	Listing Price: \$99,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1200
Baths(FH)	2 (1 1)		
Year Built	1962	Lot Sq Ft (approx)	7797 ((Assessor))
Key Number	0085200006	Lot Acres (approx)	0.179
DOM	170		

Directions Slate Run Road to Old Ford Road to StarHaven Drive OR Charlestown Road to Old Ford Road to Starhaven Dr. House on left
Marketing Remark Quiet cul-de-sac lot. Spacious home w/lots of improvements within last 8 yrs including roof, gutters, overhang, some paint, windows, cabinets & perg flooring. Appliances remain in large eat-in kitchen. Privacy fenced backyard. Sq ft & rm sz approx.
Legal Description P 760 L 6

Township	New Albany		
Commission			
Lot Dimensions	81 x 96	New Construction	No
Annual Tax	\$803	Land Assessment	\$8900
Improvements	\$31600	Total	\$40500
Type	1 Story	Style	Ranch
Zoning	Residential	Foundation	Slab
Outbuildings	Shed	Road Type	Paved
Basement	No	Dining	Eat-in Kitchen
Appliances	Central Air, Dishwasher, Range / Oven, Refrigerator	Exterior	Fenced Yard, Landscaped, Screens, Thermopane windows, Wood
Interior	1st Floor Master, 1st Floor Utility, Blinds, Cable Wired, Ceiling Fan(s), Ceramic Bath, Den/Office, Laundry, Pantry		
Square Footage			
1st Floor Fin SQ FT	1200	Lot Description	Cul-De-Sac, Dead End Street
TFLS	1200	Total SQ. FT.	1200
Room Sizes & Levels			
Living Room	14.00x14.00 Level: 1st Floor	Liv Flooring	Carpet
Kitchen	10.00x21.00 Level: 1st Floor (Eat-in kitchen)	Kit Flooring	Vinyl
Main Bedroom	11.00x13.00 Level: 1st Floor	Main Bed Flooring	Pergo
Bedroom 2	8.00x12.00 Level: 1st Floor	Bed 2 Flooring	Carpet
Bedroom 3	10.00x11.00 Level: 1st Floor	Bed 3 Flooring	Carpet
Bedroom 4	10.00x10.00 Level: 1st Floor (Den/office walkthru room)	Bed 4 Flooring	Carpet
Other	8.00x8.00 Level: 1st Floor (Laundry room)	Oth Flooring	Vinyl
Garage	No	Water Type	Public Onsite
Utilities			
Water Heater	Natural Gas	Heat Type	Forced Air
Sewer Type	Sanitary Onsite	Flood Sign	No
Fuel Type	Nat Gas		Yes
General Information			
Possession	At Closing		
Seller Will Lease	Yes		
Terms	No		

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 08/14/08	Listing # 200806521 County: Floyd	7 Brookview Dr New Albany, IN 47150	Listing Price: \$104,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	Hickorydale Addition
Beds	3	Approx Square Feet	1025
Baths(FH)	1 (1 0)		
Year Built	1963		
Key Number	0085160007	Lot Acres (approx)	
DOM	49		

Directions Charlestown Road (Near McDonalds) turn on McDonald Lane to left on Roanoke, to right on Brookview Drive. Home on the right.
Marketing Remark Priced Way Below Appraisal! Wonderful, Immaculate ALL BRICK ranch, large 2 car garage w/loft and covered 10 x 24 patio and privacy fenced back yard great for entertaining, pets and kids. New air conditioner and landscaping. All 3 bedrooms are large and have hardwood floors under new carpet. Updated kitchen cabinets, plenty of counter space, Nu Sash replacement windows, newer furnace and front door, some new paint and carpet. Home shows pride of ownership.
Legal Description P. 747, L.7

Township	New Albany		
Commission			
Lot Dimensions	69 x 101		
Annual Tax	\$655		
Improvements	\$76300		
Exempt	\$45600		
Type	1 Story		
Zoning	Residential		
Basement	No		
Separate Dining Appliances	Yes		
Interior	1st Floor Master, 1st Floor Utility, Blinds, Cable Wired, Ceiling Fan(s), Ceramic Bath, Natural Wood Trim, Pantry, Sump Pump		
Square Footage			
1st Floor Fin SQ FT	1025		
TFLS	1025		
Room Sizes & Levels			
Living Room	15x12 Level: 1st Floor (Hardwood under carpet)		
Dining Room	8x9 Level: 1st Floor		
Kitchen	11x9 Level: 1st Floor (lots of updated cabinets)		
Main Bedroom	12x11 Level: 1st Floor (hardwood under carpet)		
Bedroom 2	12x10 Level: 1st Floor		
Bedroom 3	10x9 Level: 1st Floor		
Garage	Yes		
Garage Type	Detached (door & opener replaced '04- brick)		
Utilities			
Water Heater	Natural Gas		
Sewer Type	Sanitary Onsite		
Fuel Type	Nat Gas		
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		
New Construction	No		
Land Assessment Total	\$10100 \$86400		
Exemption Type	Homestead (42600), Mortgage (3000)		
Style	Ranch		
Road Type	Paved		
Basement Type	Crawl Space		
Dining Exterior	Breakfast Room, Dining Area, Eat-in Kitchen Brick/Brick Veneer, Fenced Yard, Landscaped, Paved Driveway, Porch		
Total SQ. FT.	1025		
Liv Flooring	Carpet		
Din Flooring	Carpet		
Kit Flooring	Vinyl		
Main Bed Flooring	Carpet		
Bed 2 Flooring	Carpet		
Bed 3 Flooring	Carpet		
Garage Size	24x24 (plus 10 x 24 covered patio)		
Garage Spaces	2		
Water Type	Public Onsite		
Heat Type	Forced Air		
Flood Sign	No Yes		

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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 07/29/08	Listing # 200805962	1914 E Spring St New Albany, IN 47150	Listing Price: \$105,000
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1232
Baths(FH)	2 (2 0)	Year Built	1979
Key Number	22-05-02-801-061.000-008	Lot Sq Ft (approx)	4225 ((Assessor))
DOM	65	Lot Acres (approx)	0.097

Directions Silver Street to Spring Street and turn right, house on left. Vincennes Street to Spring Street turn right on Division Street and park in back to access home.
Marketing Remark SPRING STREET SPECIAL. This 3 bedroom/2 bath home located on historic Spring Street in New Albany has a complete 3 room garage apartment with kitchen and bath. The home has accessibility features (ramp, shower, wide entryways), and a very large utility/laundry room. Washer, dryer, and range/oven to remain. Conveniently located near a park, bank, drug store, and restaurants. Measurements deemed reliable, but not guaranteed. Sellers providing 1 year HMS Home Warranty.
Legal Description New Albany City Plat 47 East

Township	New Albany
Commission	
Lot Dimensions	35 x 125
Annual Tax	\$1187
Improvements	\$112400
Exemption Type	Homestead (45000)
Zoning	Residential
Basement Type	Crawl Space
Appliances	Central Air, Clothes Dryer, Clothes Washer, Range / Oven
Interior	Cable Wired, Ceiling Fan(s), Family Room, Laundry
Square Footage	
1st Floor Fin SQ FT	1232
TFLS	1232
Room Sizes & Levels	
Total Rooms	5.00
Liv Flooring	Carpet
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Bed 3 Flooring	Carpet
Garage	Yes
Garage Type	Detached
Utilities	
Water Heater	Natural Gas
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas
General Information	
Possession	To Be Agreed
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment	\$5500
Total	\$117900
Type	1 Story
Basement	No
Dining	Eat-in Kitchen
Exterior	Handicap Accessible
Total SQ. FT.	1232
Living Room	18x12 Level: 1st Floor
Kitchen	14x13 Level: 1st Floor
Main Bedroom	11x11 Level: 1st Floor
Bedroom 2	11x11 Level: 1st Floor
Bedroom 3	11x10 Level: 1st Floor
Other	24x6 Level: 1st Floor (Utility/Laundry Room)
Garage Size	24x24 (Garage apartment with kitchen and bath)
Water Type	Public Onsite
Heat Type	Forced Air
Flood Sign	No Yes

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 05/06/08	Listing # 200803637 County: Floyd	10394 Dalby Rd Georgetown, IN 47122	Listing Price: \$106,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 01	Subdivision	None
Beds	2	Approx Square Feet	1251
Baths(FH)	2 (1 1)		
Year Built	1947	Lot Sq Ft (approx)	79933 ((Assessor))
Key Number	22-02-03-000-011.000-002		Lot Acres (approx) 1.835
DOM	149		

Directions Hwy 64, right on Countyline, left on Dalby

Marketing Remark Neat country home in beautiful country setting on almost 2 acres in Floyd County. Includes large barn & utility shed for storage. Estate Sale. Selling As-is, no warranties, inspections welcome at buyers expense. Sq ft & rm sz approx.

Legal Description SE 1/4 10-2-5 1.839 ac

Township	Georgetown
Commission	
Lot Dimensions	0
Annual Tax	\$813
Improvements	\$60900
Exempt	\$51480
Type	1 Story
Zoning	Agri/ Residential
Outbuildings	Barn (38 x 48 - 12 ft door to barn), Shed (20 x 12)
Basement	Yes
Separate Dining	No
Fireplace	Wood Stove
Exterior	Deck, Handicap Accessible, Paved Driveway, Porch, Vinyl Siding
Lot Description	Wooded Lot
Square Footage	
1st Floor Fin SQ FT	1251
LL/Basement Unfinish	1251
Room Sizes & Levels	
Living Room	21.00x14.00 Level: 1st Floor
Dining Room	17.00x11.00 Level: 1st Floor
Kitchen	15.00x8.00 Level: 1st Floor
Family	14.00x12.00 Level: 1st Floor
Main Bedroom	12.00x12.00 Level: 1st Floor
Bedroom 2	12.00x11.00 Level: 1st Floor
Garage	No
Utilities	
Water Heater	Electric
Sewer Type	Septic Onsite
Fuel Type	LP Gas
General Information	
Possession	At Closing
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment Total	\$44200 \$105100
Exemption Type	Age, Homestead
Style	Ranch
Foundation	Concrete Block
Road Type	Paved
Basement Type	Unfinished
Dining Appliances	Eat-in Kitchen Central Air, Clothes Dryer, Clothes Washer, Range / Oven, Refrigerator
Interior	1st Floor Master, 1st Floor Utility, Ceiling Fan(s), Den/Office
Total SQ. FT. TFLS	1251 1251
Liv Flooring	Carpet
Din Flooring	Carpet
Kit Flooring	Carpet
Fam Flooring	Carpet
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Water Type	Public Onsite
Heat Type	Forced Air, Radiant
Flood Sign	No Yes

Presented By:



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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 05/01/08	Listing # 200803573 County: Floyd	1308 E Main St New Albany, IN 47150	Listing Price: \$109,900
	Prop Type	Residential	
	Area	04 - 00	Subdivision None
	Beds	6	Approx Square Feet 3600
	Baths(FH)	5 (5 0)	
	Year Built	Unknown	Lot Sq Ft (approx) 3600 ((Assessor))
	Key Number	6810-005	Lot Acres (approx) 0.083
	DOM	154	

Directions On Main Street in New Albany

Marketing Remark 5-Plex near Mansion Row area in Historic Downtown New Albany. Covert into a single family home or keep as 5 plex. One 2BR Unit and 4 1BR units. Rent over \$2,400/month. Brand new furnace (12/10/07). New cabinets and flooring in 3 apartments. Common area and stair railways all redone and new flooring. Must see inside. Renovation on exterior is next. Listing agent is also the owner.

Legal Description P.11 E 50' L

Township	New Albany		
Commission			
Lot Dimensions	50 x 150	New Construction	No
Annual Tax	\$1561	Total	\$1561
Type	2 Story	Zoning	Multi Family, Residential
Foundation	Brick (Solid)	Basement	Yes
Basement Type	Cellar	Separate Dining	Yes
Square Footage		2nd Floor Fin SQ. FT	1800
1st Floor Fin SQ FT	1800	LL/Basement	900
Total SQ. FT.	3600	Unfinish	
TFLS	3600		
Room Sizes & Levels			
Garage	No		
General Information		Flood	No
Possession	Tenants Rights	Sign	Yes
Seller Will Lease	No		
Terms	Yes (20% Down)		

 October 2008	Presented By: Brett Mumaw	Semonin REALTORS
	Cellular: 502-641-1677	3707 Charlestown Rd., Ste. 1A
	Office: 812-944-9800	New Albany, IN 47150
	E-mail: bmumaw@semonin.com	812-944-9800
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 07/07/08	Listing # 200805214 County: Floyd	412 Woodrow Ave New Albany, IN 47150	Listing Price: \$115,000
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1522
Baths(FH)	1 (1 0)		
Year Built	1930	Lot Sq Ft (approx)	4792 ((Assessor))
Key Number	220502900774000008 Lot Acres (approx) 0.110		
DOM	87		

Directions Spring Street in New Albany to right on Woodrow. House is on right hand side. Woodrow is one way street.

Marketing Remark Beautiful Classic Bungalow on tree-lined street in east end of New Albany. Super large living and dining area. Modernized Kitchen with white cabinetry, stove, dishwasher and refrigerator. Tilt Clean replacement windows are recent upgrade along with furnace and central air installed 5 yrs ago. Maintenance free vinyl siding. Large welcoming front porch. Add'l finished room in rear perfect as family room/game room area. Fenced backyard. Plenty of storage room in unfinished basement. Super large bedroom or home office area upstairs. Off street parking in rear. Move in condition!

Legal Description P 373 Pt of Lot 5

<p>Township New Albany</p> <p>Commission</p> <p>Lot Dimensions 35 x 138</p> <p>Home Warranty No</p> <p>Land Assessment \$13100</p> <p>Total \$81300</p> <p>Zoning Residential</p> <p>Basement No</p> <p>Separate Dining Appliances Yes (Part of Living Room Area) Central Air, Dishwasher, Disposal, Range / Oven, Refrigerator, Water Softener (condition unknown - not in use), Window A/C (extra unit upstairs can stay)</p> <p>Interior 1st Floor Master, Blinds, Ceiling Fan(s), Family Room, Sump Pump, Walk-in Closet(s)</p> <p>Square Footage</p> <p>1st Floor Fin SQ FT 988</p> <p>Total SQ. FT. 1522</p> <p>TFLS 1522</p> <p>Room Sizes & Levels</p> <p>Total Rooms 6.00</p> <p>Liv Flooring Hardwood</p> <p>Kit Flooring Vinyl</p> <p>Fam Flooring Carpet</p> <p>Main Bed Flooring Hardwood</p> <p>Bed 2 Flooring Hardwood</p> <p>Bed 3 Flooring Hardwood</p> <p>Garage Type None</p> <p>Utilities</p> <p>Water Heater Natural Gas</p> <p>Sewer Type Sanitary Onsite</p> <p>Fuel Type Nat Gas</p> <p>General Information</p> <p>Possession To Be Agreed</p> <p>Seller Will Lease Terms No</p> <p>MLS Staff Use Only Incomplete</p>	<p>New Construction No</p> <p>Annual Tax \$1613</p> <p>Improvements \$68200</p> <p>Type 1.5 Story</p> <p>Road Type Paved</p> <p>Basement Type Full, Unfinished</p> <p>Dining Exterior Dining Area Covered Porch, Fenced Yard, Public Sidewalk, Thermopane windows, Vinyl Siding</p> <p>2nd Floor Fin SQ. FT 534</p> <p>LL/Basement Unfinish 988</p> <p>Living Room 25.50x13.50 Level: 1st Floor (Dining Room Area included in measurement)</p> <p>Kitchen 13.40x11.40 Level: 1st Floor</p> <p>Family 21x7.10 Level: 1st Floor</p> <p>Main Bedroom 11.50x11 Level: 1st Floor</p> <p>Bedroom 2 11.60x10 Level: 1st Floor</p> <p>Bedroom 3 30x12 Level: 2nd Floor (Walk-in closet)</p> <p>Garage No</p> <p>Water Type Public Onsite</p> <p>Heat Type Forced Air</p> <p>Flood Sign No Yes</p>
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Presented By:



Brett Mumaw

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
Listings as of 10/02/08 at 3:56pm

Active 06/06/08	Listing # 200804541 County: Floyd	9495 Clark St Greenville, IN 47124	Listing Price: \$116,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 02	Subdivision	None
Beds	3	Approx Square Feet	1400
Baths(FH)	2 (2 0)		
Year Built	1957	Lot Sq Ft (approx)	17424 ((Appraisal))
Key Number	007-12800-17	Lot Acres (approx)	0.400
DOM	118		

Directions Take I64 to 150. Follow 150 to Greenville. Take a right on Pekin Rd. Go 1 block to Clark St. Make right on Clark. Home is on right.

Marketing Remark New eat-in kitchen with lots of cabinets with a pantry. New vinyl flooring. New heating and cooling system. Master BR with bath and walk-in closet. Double sink in bath. Hardwood floor in large living room. Den/computer area at end of room. Double lot goes all the way to 150. (lot 66 x 264). New windows in all of home except two in MBR. Roof only 5 years old. Covered porch. Updated 200 amp electric service. Vinyl siding. 8 x 10 storage shed. Only 8 miles to I 64.

Legal Description Plat 134 Lot 45 Clark & Plat 134 Lot 32 Main

Township	Greenville
Commission	
Lot Dimensions	66 X 264
Annual Tax	\$1170
Improvements	\$72200
HOA	None
Style	Ranch
Foundation	Concrete Block
Road Type	Paved
Separate Dining	No
Appliances	Central Air, Dishwasher, Range / Oven
Interior	1st Floor Master, 1st Floor Utility, Ceiling Fan(s), Laundry, Master Bathroom, Pantry, Walk-in Closet(s)

Square Footage	
1st Floor Fin SQ FT	1400
TFLS	1400

Room Sizes & Levels	
Total Rooms	5.00
Liv Flooring	Hardwood
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Bed 3 Flooring	Carpet

Utilities	
Water Heater	Electric
Sewer Type	Septic Onsite
Fuel Type	Electric

General Information	
Possession	To Be Agreed
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment	\$17300
Total	\$89500
Type	1 Story
Zoning	Residential
Outbuildings	Shed
Basement	No
Dining	Eat-in Kitchen
Exterior	Porch, Screens, Thermopane windows, Vinyl Siding
Lot Description	Dead End Street

Total SQ. FT.	1400
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Living Room	26x13 Level: 1st Floor
Kitchen	13x15 Level: 1st Floor (New flooring)
Main Bedroom	14x10 Level: 1st Floor
Bedroom 2	8x8 Level: 1st Floor
Bedroom 3	13x11 Level: 1st Floor
Garage	No

Water Type	Public Onsite
Heat Type	Forced Air

Flood Sign	No Yes
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Presented By:

Brett Mumaw

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October 2008

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Client Detail Report

Property Type Residential **County** Floyd **Status** Active **Occupant Type** Tenant
 Listings as of 10/02/08 at 3:56pm

Active 06/02/08	Listing # 200804312 County: Floyd	61 Wolfe Trace Ct New Albany, IN 47150	Listing Price: \$124,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1407
Baths(FH)	2 (2 0)	Year Built	Unknown
Year Built	Unknown	Lot Sq Ft (approx)	4400 ((Assessor))
Key Number	22-05-02-600-159.000-08 Lot Acres (approx) 0.101		
DOM	122		

Directions Grantline Rd to Daisy Lane to Graybrook to Wolfe Trace.

Marketing Remark Nice Brick ranch offers 2-3 bedrooms, 2 baths, nice eat-in kitchen, separate dining which could be 3rd bedroom, separate laundry room. New carpet & kitchen flooring, 2 car garage. Sq ft & rm sz approx.

Legal Description P 1018 L 30

<p>Township New Albany</p> <p>Commission</p> <p>Lot Dimensions 40 x 110</p> <p>Annual Tax \$1198</p> <p>Improvements \$117700</p> <p>Exempt \$57480</p> <p>Type 1 Story</p> <p>Zoning Residential</p> <p>Road Type Paved</p> <p>Separate Dining Yes (Could be 3rd bedroom)</p> <p>Appliances Central Air, Dishwasher, Disposal, Garage Door Opener, Microwave, Range / Oven</p> <p>Lot Description Cul-De-Sac</p> <p>Square Footage</p> <p>1st Floor Fin SQ FT 1407</p> <p>TFLS 1407</p> <p>Room Sizes & Levels</p> <p>Total Rooms 5.00</p> <p>Liv Flooring Carpet</p> <p>Kit Flooring Hardwood</p> <p>Main Bed Flooring Carpet</p> <p>Bed 2 Flooring Carpet</p> <p>Oth Flooring Tile</p> <p>Garage Size 22x19</p> <p>Garage Spaces 2</p> <p>Utilities</p> <p>Water Heater Electric</p> <p>Sewer Type Sanitary Onsite</p> <p>Fuel Type Nat Gas</p> <p>General Information</p> <p>Possession 30 Days</p> <p>Seller Will Lease No</p> <p>Terms No</p>	<p>New Construction No</p> <p>Land Assessment \$13100</p> <p>Total \$130800</p> <p>Exemption Type Age (12480), Homestead (45000)</p> <p>Style Ranch</p> <p>Foundation Slab</p> <p>Basement No</p> <p>Dining Eat-in Kitchen</p> <p>Interior Cable Wired, Master Bathroom</p> <p>Total SQ. FT. 1407</p> <p>Living Room 22x12 Level: 1st Floor (Double windows, ceiling fans)</p> <p>Kitchen 19x10 Level: 1st Floor (Eat-in, ceiling fan)</p> <p>Main Bedroom 16x11 Level: 1st Floor (Ceiling fan)</p> <p>Bedroom 2 12x11 Level: 1st Floor (Ceiling fan)</p> <p>Other 14x5 Level: 1st Floor (Laundry/storage)</p> <p>Garage Yes</p> <p>Garage Type Attached</p> <p>Water Type Public Onsite</p> <p>Heat Type Forced Air</p> <p>Flood Sign No Yes</p>
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Presented By:	Brett Mumaw Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	Semonin REALTORS 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <i>See our listings online:</i>
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 08/18/08	Listing # 200806617 County: Floyd	1718 Lilly Ln New Albany, IN 47150	Listing Price: \$127,500
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	2132
Baths(FH)	2 (2 0)	Year Built	1950
Key Number	0084920005	Lot Sq Ft (approx)	8146 ((Assessor))
DOM	45	Lot Acres (approx)	0.187

Directions 1265 to south on Charlestown Road, 1st right after Slate Run Road, house on right.

Marketing Remark A LOT OF HOUSE FOR THE MONEY! This 3 bedroom, 2 bath with attached garage on a full partially finished basement is priced to sell. Over 2400 square feet of total finished living space with a 1st floor main bedroom, large walk-in closet, updated tile bathroom with whirlpool tub. Dual furnace, formal dining room that opens onto a kitchen with lots of cabinets. French doors open up onto a large enclosed deck. A large sitting room is off the 3rd bedroom. Extra storage area located in back of garage. Fenced yard, great schools. Close to everything but located on a quiet dead end street. YOU HAVE TO SEE THIS ONE. Call today to set up a private showing. Seller providing 1 year HMS Home Warranty.

Legal Description P. 654 L. 6

<p>Township New Albany</p> <p>Commission</p> <p>Lot Dimensions 60 x 136</p> <p>Home Warranty Yes</p> <p>Land Assessment \$12100</p> <p>Total \$135300</p> <p>Exemption Type Homestead (45000)</p> <p>Zoning Residential</p> <p>Outbuildings Shed (Storage)</p> <p>Basement Yes</p> <p>Separate Dining Appliances Yes</p> <p>Interior Central Air, Dishwasher, Disposal, Range / Oven, Refrigerator</p> <p>Square Footage 1st Floor Fin SQ FT 1157 Total SQ. FT. 2132</p> <p>LL/Basement Fin SqFt 283</p> <p>Room Sizes & Levels</p> <p>Total Rooms 9.00</p> <p>Liv Flooring Carpet</p> <p>Din Flooring Carpet</p> <p>Kit Flooring Tile</p> <p>Fam Flooring Carpet</p> <p>Main Bed Flooring Carpet</p> <p>Bed 2 Flooring Carpet</p> <p>Bed 3 Flooring Carpet</p> <p>Oth Flooring Carpet</p> <p>Garage Size 24x14</p> <p>Garage Spaces 1</p> <p>Utilities</p> <p>Water Heater Natural Gas</p> <p>Sewer Type Sanitary Onsite</p> <p>Fuel Type Nat Gas</p> <p>General Information</p> <p>Possession To Be Agreed</p> <p>Seller Will Lease No</p> <p>Terms No</p>	<p>New Construction No</p> <p>Annual Tax \$1357</p> <p>Improvements \$123200</p> <p>Exempt \$45000</p> <p>Type 1.5 Story</p> <p>Foundation Concrete Block</p> <p>Road Type Paved</p> <p>Basement Type Full, Partially Finished</p> <p>Dining Exterior Formal Dining Rm</p> <p>Exterior Deck, Fenced Yard, Landscaped, Paved Driveway, Porch, Vinyl Siding</p> <p>Lot Description Dead End Street</p> <p>2nd Floor Fin SQ. FT 975</p> <p>LL/Basement Unfinish TFLS 409</p> <p>2415</p> <p>Living Room 16x11 Level: 1st Floor</p> <p>Dining Room 17x9 Level: 1st Floor</p> <p>Kitchen 14x11 Level: 1st Floor</p> <p>Family 23x10 Level: LL\Basement</p> <p>Main Bedroom 12x12 Level: 1st Floor (Large walk-in closet)</p> <p>Bedroom 2 15x12 Level: 2nd Floor (Ceiling fan)</p> <p>Bedroom 3 15x12 Level: 2nd Floor (Ceiling fan)</p> <p>Other 16x12 Level: 2nd Floor (Sitting room)</p> <p>Garage Yes</p> <p>Garage Type Attached</p> <p>Water Type Public Onsite</p> <p>Heat Type Forced Air</p> <p>Flood Sign No</p> <p>Yes</p>
--	--

Presented By:	Brett Mumaw Cellular: 502-641-1677 Office: 812-944-9800	Semonin REALTORS 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 09/04/08	Listing # 200806968 County: Floyd	11928 Nadorff Rd Greenville, IN 47124	Listing Price: \$134,900
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[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 02	Subdivision	None
Beds	3	Approx Square Feet	1269
Baths(FH)	3 (2 1)		
Year Built	1977	Lot Sq Ft (approx)	59982 ((Assessor))
Key Number	220301200025.000-004		Lot Acres (approx) 1.377
DOM	28		

Directions Hwy 150 to Greenville-Georgetown Road, at stop sign, turn right on Nadorff Road, property on right.

Marketing Remark Quiet, Peaceful Setting! Enjoy the area around you! This spacious 3-4 bedroom home is situated on 1.3 acres in Floyd County. Priced to sell! Large eat-in kitchen with deck off back! The master is currently in basement & has a half bathroom. Award winning school district! Sq ft & rm sz approx.

Legal Description PRT EW 18/4 12-2-4 1.377 ac

<table style="width: 100%;"> <tr> <td>Township</td> <td>Greenville</td> </tr> <tr> <td>Commission</td> <td></td> </tr> <tr> <td>Lot Dimensions</td> <td>0</td> </tr> <tr> <td>Annual Tax</td> <td>\$2336</td> </tr> <tr> <td>Improvements</td> <td>\$121400</td> </tr> <tr> <td>Exempt</td> <td>\$3000</td> </tr> <tr> <td>Type</td> <td>Bi Level</td> </tr> <tr> <td>Foundation</td> <td>Poured Concrete</td> </tr> <tr> <td>Road Type</td> <td>Gravel</td> </tr> <tr> <td>Basement Type</td> <td>Full, Walkout</td> </tr> <tr> <td>Dining</td> <td>Eat-in Kitchen</td> </tr> <tr> <td>Appliances</td> <td>Central Air, Dishwasher, Range / Oven, Water Softener</td> </tr> <tr> <td>Interior</td> <td>Blinds, Ceiling Fan(s), Family Room, Laundry, Master Bathroom</td> </tr> </table> <p>Square Footage</p> <table style="width: 100%;"> <tr> <td>1st Floor Fin SQ FT</td> <td>1269</td> </tr> <tr> <td>LL/Basement Fin SqFt</td> <td>1269</td> </tr> </table> <p>Room Sizes & Levels</p> <table style="width: 100%;"> <tr> <td>Total Rooms</td> <td>7.00</td> </tr> <tr> <td>Liv Flooring</td> <td>Carpet</td> </tr> <tr> <td>Kit Flooring</td> <td>Vinyl</td> </tr> </table> <p>Fam Flooring Carpet</p> <p>Main Bed Flooring Carpet</p> <p>Bed 2 Flooring Carpet</p> <p>Bed 3 Flooring Carpet</p> <p>Oth Flooring Carpet (Partial)</p> <p>Utilities</p> <p>Water Heater Electric</p> <p>Sewer Type Septic Onsite</p> <p>Fuel Type Electric</p> <p>General Information</p> <p>Possession To Be Agreed</p> <p>Seller Will Lease No</p> <p>Terms No</p>	Township	Greenville	Commission		Lot Dimensions	0	Annual Tax	\$2336	Improvements	\$121400	Exempt	\$3000	Type	Bi Level	Foundation	Poured Concrete	Road Type	Gravel	Basement Type	Full, Walkout	Dining	Eat-in Kitchen	Appliances	Central Air, Dishwasher, Range / Oven, Water Softener	Interior	Blinds, Ceiling Fan(s), Family Room, Laundry, Master Bathroom	1st Floor Fin SQ FT	1269	LL/Basement Fin SqFt	1269	Total Rooms	7.00	Liv Flooring	Carpet	Kit Flooring	Vinyl	<table style="width: 100%;"> <tr> <td>New Construction</td> <td>No</td> </tr> <tr> <td>Land Assessment Total</td> <td>\$26200 \$147600</td> </tr> <tr> <td>Exemption Type</td> <td>Mortgage</td> </tr> <tr> <td>Zoning</td> <td>Residential</td> </tr> <tr> <td>Outbuildings</td> <td>Shed</td> </tr> <tr> <td>Basement</td> <td>No</td> </tr> <tr> <td>Separate Dining</td> <td>No</td> </tr> <tr> <td>Fireplace</td> <td>Woodburning</td> </tr> <tr> <td>Exterior</td> <td>Brick/Brick Veneer, Deck, Landscaped, Porch</td> </tr> </table> <p>Total SQ. FT. 1269</p> <p>TFLS 2538</p> <p>Living Room 13x13 Level: 1st Floor</p> <p>Kitchen 11x21 Level: 1st Floor (Eat-in, ceiling fan)</p> <p>Family 15x25 Level: LL\Basement (Ceiling fan, currently used as master)</p> <p>Main Bedroom 11x12 Level: 1st Floor (Ceiling fan)</p> <p>Bedroom 2 10x10 Level: 1st Floor</p> <p>Bedroom 3 11x11 Level: 1st Floor (Ceiling fan)</p> <p>Other 24x23 Level: LL\Basement (Ceiling fan)</p> <p>Garage No</p> <p>Water Type Public Available</p> <p>Heat Type Forced Air</p> <p>Flood Sign No Yes</p>	New Construction	No	Land Assessment Total	\$26200 \$147600	Exemption Type	Mortgage	Zoning	Residential	Outbuildings	Shed	Basement	No	Separate Dining	No	Fireplace	Woodburning	Exterior	Brick/Brick Veneer, Deck, Landscaped, Porch
Township	Greenville																																																						
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Separate Dining	No																																																						
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Exterior	Brick/Brick Veneer, Deck, Landscaped, Porch																																																						

Presented By:	Brett Mumaw Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	Semonin REALTORS 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 See our listings online:
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 08/18/08	Listing # 200806536	3811 Chapel Ln New Albany, IN 47150	Listing Price: \$137,500
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	None
Beds	3	Approx Square Feet	1120
Baths(FH)	2 (1 1)	Year Built	1965
Year Built	1965	Lot Sq Ft (approx)	15682 ((Assessor))
Key Number	22-05-10-600-027.000-007		Lot Acres (approx) 0.360
DOM	45		

Directions North on Charlestown Road, left on Chapel Lane, past entrance to Chapel Creek Subdivision. Property on left.
Marketing Remark Motivated Seller! Furnace & plumbing fixtures new within last 5 yrs. Additional storage in basement area 13 x 7. All brick, 3 BR, 1.5 BA, large fenced backyard, great location, country living with county taxes & city utilities within 5-10 minutes. Sq ft & rm sz approx.
Legal Description PRT 106 ILL GNT L 12 .36 ac

Township	New Albany		
Commission			
Lot Dimensions	0	New Construction	No
Annual Tax	\$950	Land Assessment	\$10000
Improvements	\$108300	Total	\$118300
Exempt	\$48000	Exemption Type	Homestead, Mortgage
Type	1 Story	Style	Ranch
Zoning	Residential	Foundation	Poured Concrete
Road Type	Paved	Basement	Yes
Basement Type	Finished, Full	Dining	Eat-in Kitchen
Appliances	Central Air, Clothes Dryer, Clothes Washer, Microwave, Range / Oven, Refrigerator	Exterior	Brick/Brick Veneer, Fenced Yard, Landscaped, Paved Driveway, Screens
Interior	1/2 Master Bath, 1st Floor Master, Laundry, Natural Wood Trim, Sump Pump	Lot Description	Creek, Wooded Lot
Square Footage		Total SQ. FT.	1120
1st Floor Fin SQ FT	1120	TFLS	2120
LL/Basement Fin SqFt	1000		
Room Sizes & Levels		Living Room	19x12 Level: 1st Floor (Newly painted)
Total Rooms	6.00	Kitchen	14x12 Level: 1st Floor
Liv Flooring	Carpet	Family	39x11 Level: LL\Basement
Kit Flooring	Vinyl	Main Bedroom	12x10 Level: 1st Floor (1/2 bath attached, good condition)
Fam Flooring	Carpet	Bedroom 2	12x11 Level: 1st Floor (Great condition)
Main Bed Flooring	Wood	Bedroom 3	12x8 Level: 1st Floor (Great condition)
Bed 2 Flooring	Wood	Other	13x9 Level: LL\Basement (Storage)
Bed 3 Flooring	Wood	Garage Size	22x28 (Workbench stays)
Garage	Yes	Garage Spaces	2
Garage Type	Attached	Water Type	Public Onsite
Utilities		Heat Type	Forced Air
Water Heater	Natural Gas	Flood Sign	No
Sewer Type	Septic Onsite		Yes
Fuel Type	Nat Gas		
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		

	Presented By: Brett Mumaw	Semonin REALTORS
	Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 See our listings online:
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 05/15/08 1st right	Listing # 200803958 County: Floyd	447 N Parkline Dr New Albany, IN 47150	Listing Price: \$159,000
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[See Additional Pictures](#)

Prop Type	Residential		
Area	04 - 00	Subdivision	Parkway Estates
Beds	3	Approx Square Feet	1772
Baths(FH)	2 (2 0)	Year Built	1991
Year Built	1991	Lot Sq Ft (approx)	10542 ((Assessor))
Key Number	22-05-02-700-182-000-008 Lot Acres (approx) 0.242		
DOM	140		

Directions Grantline Road to Cherokee Drive, straight thru 4 way stop across Schell Lane to Parkline

Marketing Remark Open floor plan. Many upgrades. Only 2nd owner in this well maintained home. Ceiling fans, skylights, natural wood trim, fenced backyard, much desired area. Balcony overlooks great room with creekstone fireplace. 2nd floor master has balcony. Walkout finished basement. Sq ft & rm sz approx.

Legal Description P 972 L 29 .242 ac

Township	New Albany
Commission	
Lot Dimensions	80 x 132
Land Assessment	\$16000
Total	\$113900
Style	Contemporary
Foundation	Poured Concrete
Road Type	Paved
Basement Type	Finished, Walkout
Dining	Dining Area
Appliances	Central Air, Disposal, Garage Door Opener, Humidifier
Interior	1st Floor Utility, Breakfast Bar, Cable Wired, Cath/Vaul/Tray Ceil, Ceramic Bath, Family Room, Laundry, Natural Wood Trim, Pantry, Skylights
Square Footage	
1st Floor Fin SQ FT	856
Total SQ. FT.	1772
LL/Basement Fin SqFt	600
Room Sizes & Levels	
Total Rooms	6.00
Liv Flooring	Carpet
Family	25x15 Level: LL\Basement (Currently used as 4th bedroom)
Main Bedroom	15x12 Level: 2nd Floor (Ceiling fan w/remote control)
Bedroom 2	15x12 Level: 2nd Floor (Ceiling fan)
Bedroom 3	14x9 Level: 2nd Floor (Ceiling fan)
Garage	Yes
Garage Type	Attached
Utilities	
Water Heater	Electric
Sewer Type	Sanitary Onsite
Fuel Type	Nat Gas
General Information	
Possession	To Be Agreed
Seller Will Lease	No
Terms	No

New Construction	No
Improvements	\$97900
Type	1.5 Story
Zoning	Residential
Outbuildings	Shed
Basement	Yes
Separate Dining	No
Fireplace	Gas Burning
Exterior	Balcony, Deck, Patio, Paved Driveway, Porch, Public Sidewalk, Wood

2nd Floor Fin SQ. FT	916
LL/Basement	256
Unfinish	
TFLS	2372

Living Room	17x18 Level: 1st Floor (Balcony, creeekstone fireplace)
Kitchen	15x11 Level: 1st Floor (Pantry, large dining area)
Fam Flooring	Carpet
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Bed 3 Flooring	Carpet
Garage Size	21x19
Garage Spaces	2

Water Type	Public Onsite
Heat Type	Forced Air

Flood	No
Sign	Yes

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 04/01/08	Listing # 200802638	4662 Quarry Rd New Albany, IN 47150	Listing Price: \$289,900
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 02	Subdivision	None
Beds	2	Approx Square Feet	925
Baths(FH)	1 (1 0)	Year Built	1963
Key Number	002050123	Lot Sq Ft (approx)	906484 ((Assessor))
DOM	184	Lot Acres (approx)	20.810

Directions 164 W to Georgetown exit- Left on Hwy 62- Left on Corydon Pike- Left on Quarry Road- Home/Land approx. 1.5 miles on Left.

Marketing Remark Beautiful View of Louisville. Well kept home with large detached garage with room for workshop. 20+ Acres with possible view lot. Seller will consider all reasonable offers.

Legal Description PRT NE 1/4 SW 1/4 31-2-6 20.81AC

Township	Georgetown
Commission	
Lot Dimensions	UK
Annual Tax	\$680
Improvements	\$91200
Type	1 Story
Zoning	Agriculture
Road Type	Paved
Basement Type	Unfinished
Exterior	Brick/Brick Veneer, Patio
Lot Description	Scenic View, Wooded Lot

Square Footage	
1st Floor Fin SQ FT	925
LL/Basement	925
Unfinish	

Room Sizes & Levels

Total Rooms	4.00
Liv Flooring	Carpet
Kit Flooring	Vinyl
Main Bed Flooring	Carpet
Bed 2 Flooring	Carpet
Garage Size	40x24
Garage Spaces	2

Utilities

Water Heater	Electric
Sewer Type	Septic Onsite
Fuel Type	Electric

General Information

Possession	Tenants Rights (Call Ken for Showing)
Seller Will Lease	No
Terms	No

New Construction	No
Land Assessment	\$17900
Total	\$109100
Style	Ranch
Foundation	Poured Concrete
Basement	Yes
Separate Dining	No
Interior	Ceramic Bath

Total SQ. FT.	925
TFLS	925

Living Room	15x12 Level: 1st Floor
Kitchen	16x20 Level: 1st Floor
Main Bedroom	12x13 Level: 1st Floor
Bedroom 2	11x12 Level: 1st Floor
Garage	Yes
Garage Type	Detached

Water Type	Public Onsite
Heat Type	Heat Pump

Flood	No
Sign	Yes

Presented By:

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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 09/02/08	Listing # 200806874	7225 Chapel Hill Rd Borden, IN 47106	Listing Price: \$299,900
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 02	Subdivision	None
Beds	4	Approx Square Feet	2398
Baths(FH)	4 (3 1)	Year Built	1995
Year Built	1995	Lot Sq Ft (approx)	65340 ((Assessor))
Key Number	22-03-02-700-053-000-004		Lot Acres (approx) 1.500
DOM	30		

Directions I-64 to Greenville/Paoli exit to Navilleton Rd on right. Follow to end, left at T, 3rd home on left.

Marketing Remark It's amazing all this home has to offer. 1st floor master with 3 bedrooms on 2nd level. Vaulted ceiling in living room with fireplace. Full basement mostly finished with family room and kitchenette, playroom (listed as other), 12 x 24 storage room loaded with shelves, and additional 21 x 13 finished room with a full bath and built-in shelving. 2 HVAC systems and 2 water heaters. Lots of closet throughout home. The 1.5 acre lot boasts a 141 x 70 feet four board fenced in area with a wonderful play set and 43 x 35 basketball pad and goal. Electronic hidden fencing. 32 x 15 deck off of home. This is no ordinary home!! Sq ft & rm sz approx

Legal Description PRT N 1/2 E 1/2 SE 1/4 27-1-5 1.5 ac

Township	Greenville		
Commission	0		
Lot Dimensions	0		
Annual Tax	\$2682	New Construction	No
Improvements	\$242400	Land Assessment	\$27700
Exempt	\$48000	Total	\$270100
Type	1.5 Story	Exemption Type	Homestead (45000), Mortgage (3000)
Outbuildings	Shed	Foundation	Poured Concrete
Basement	Yes	Road Type	Paved
Separate Dining	Yes	Basement Type	Finished, Full
Fireplace	Gas Burning	Dining	Eat-in Kitchen, Formal Dining Rm
Exterior	Brick/Brick Veneer, Deck, Electronic Fencing, Landscaped, Paved Driveway, Screens, Thermopane windows	Appliances	Central Air, Dishwasher, Garage Door Opener, Humidifier (Lower leve), Range / Oven
Lot Description	Corner Lot	Interior	1st Floor Master, 1st Floor Utility, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Family Room, Kitchen Island, Master Bathroom, Pantry, Split Bedrooms, Sump Pump, Walk-in Closet(s), Whirlpool
Square Footage		2nd Floor Fin SQ. FT	678
1st Floor Fin SQ FT	1720	LL/Basement	733
Total SQ. FT.	2398	Unfinish	
LL/Basement Fin SqFt	987	TFLS	3385
Room Sizes & Levels		Liv Flooring	Carpet
Living Room	16x10 Level: 1st Floor	Din Flooring	Carpet
Dining Room	18x19 Level: 1st Floor (Ceiling fan, fireplace)	Kit Flooring	Hardwood
Kitchen	22x12 Level: 1st Floor (Built-in desk & shelves)	Fam Flooring	Carpet
Family	19x19 Level: LL\Basement	Main Bed Flooring	Carpet
Main Bedroom	16x13 Level: 1st Floor (Ceiling fan)	Bed 2 Flooring	Carpet
Bedroom 2	14x14 Level: 2nd Floor (Ceiling fan)	Bed 3 Flooring	Carpet
Bedroom 3	11x14 Level: 2nd Floor (Ceiling fan)	Bed 4 Flooring	Carpet
Bedroom 4	11x10 Level: 2nd Floor (Ceiling fan, Walk-in closet)	Oth Flooring	Carpet
Other	13x12 Level: LL\Basement	Garage Type	Attached
Garage	Yes	Water Type	Public Onsite
Garage Spaces	2	Heat Type	Forced Air
Utilities		Flood Sign	No Yes
Water Heater	Electric		
Sewer Type	Septic Onsite		
Fuel Type	LP Gas		
General Information			
Possession	To Be Agreed		
Seller Will Lease	No		
Terms	No		

Presented By:	Brett Mumaw Cellular: 502-641-1677 Office: 812-944-9800 E-mail: bmumaw@semonin.com	Semonin REALTORS 3707 Charlestown Rd., Ste. 1A New Albany, IN 47150 812-944-9800 <i>See our listings online:</i>
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Client Detail Report

Property Type Residential County Floyd Status Active Occupant Type Tenant
 Listings as of 10/02/08 at 3:56pm

Active 05/27/08	Listing # 200804265	4780 Paoli Pike Floyds Knobs, IN 47119	Listing Price: \$350,000
County: Floyd			



[See Additional Pictures](#)

Prop Type	Residential		
Area	05 - 02	Subdivision	None
Beds	2	Approx Square Feet	1472
Baths(FH)	1 (1 0)		
Year Built	1929	Lot Sq Ft (approx)	48526 ((Assessor))
Key Number	0042160042	Lot Acres (approx)	1.114
DOM	128		

Directions At the top of Paoli Pike on Right or from I 64 exit 119 to Intersection of Hwy 150 and Paoli Pike take Right on Left
Marketing Remark Sellers say House has little to no Value. Value is in the Land Sellers will look at offers subject to conditional use. Sellers Say Potential for Commercial use owners not selling as Residential use. Owners will allow time for new owner to get conditional use change for owners purpose of use. High traffic area property across roadway already Commercial. No repairs Property as is condition
Legal Description 004-21600-42 NW 1/4 18-2-6.684A 004-21600-89PRT.SW1/4NE1/4SW1/418-2-6 .2476A1821A 004-21600-41

<p>Township Lafayette</p> <p>Commission</p> <p>Lot Dimensions see lot size</p> <p>Annual Tax \$616</p> <p>Improvements \$58600</p> <p>Zoning Residential</p> <p>Square Footage</p> <p>1st Floor Fin SQ FT 960</p> <p>Total SQ. FT. 1472</p> <p>Room Sizes & Levels</p> <p>Total Rooms 6.00</p> <p>Garage Type Detached</p> <p>General Information</p> <p>Possession To Be Agreed</p> <p>Seller Will Lease No</p> <p>Terms No</p>	<p>New Construction No</p> <p>Land Assessment \$37200</p> <p>Total \$96000</p> <p>Basement No</p> <p>2nd Floor Fin SQ. FT 512</p> <p>TFLS 1472</p> <p>Garage Yes</p> <p>Garage Spaces 1</p> <p>Flood No</p> <p>Sign Yes</p>
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