

53-11-03-101-013.000-006

Glass, Kenneth

6680 S Fairfax RD

499, Other Commercial Structures

9 CLEAR CREEK TWP - BA 1/2

General Information

Parcel Number
53-11-03-101-013.000-006

Local Parcel Number
004-06390-00

Tax ID:

Routing Number
03.07 -0031.000

Property Class 499
Other Commercial Structures

Ownership

Glass, Kenneth
7100 S Fairfax Rd
Bloomington, IN 47401

Legal

CARTERS LOT 25 & 26

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-----------------------|------------|------|-----------|----------------|-----|
| 12/09/2020 | Glass, Kenneth | 2020020996 | TT | / | \$9,397 | I |
| 07/08/2019 | Laughlin, Mark D; Lau | 2019009426 | QC | / | | I |
| 09/27/2006 | JEFFREIS FAMILY PA | | QC | / | | I |
| 10/04/1993 | JEFFRIES, TONY A & | 0 | MI | 1993/739 | | I |
| 06/18/1986 | JEFFRIES, TONY A | 0 | MI | 1986/347 | | I |
| 03/19/1986 | ABRAM, DANNY G | 0 | MI | 1986/346 | | I |

Notes

7/19/2022 2023-- FIELD REVIEW: 23/24 NO CHANGE, 4/25/22, KS/CM

12/18/2020 2020--SALES DISCLOSURE: INVALID (COMPULSORY TRANSACTION), TAX TITLE DEED, \$9,397, SDF# 1248239, 12/8/2020, DW

10/17/2019 2020--NEW CONSTRUCTION: 20/21 REMOVED ALL STRUCTURES, SV'd PAVING @ ZERO per FIELD NOTES 10/15/2019 KS/ms

7/19/2019 NO SALES DISCLOSURE FORM: 7/8/2019 (7/8/2019), NO SDF, QC, \$0, DW

8/7/2018 2019--FIELD REVIEW: 19/20--- NO CHANGE. 05/30/18 SS/SJ

Year: 2024

Location Information

County
Monroe

Township
CLEAR CREEK TOWNSHIP

District 006 (Local 006)
CLEAR CREEK TOWNSHIP

School Corp 5740
MONROE COUNTY COMMUNITY

Neighborhood 53006079-006
9 CLEAR CREEK TWP - BASE - C

Section/Plat

Location Address (1)
6680 S Fairfax RD
Bloomington, IN 47401-9349



Commercial

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

| 2024 | Assessment Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|------------------|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 01/12/2024 | As Of Date | 04/12/2024 | 04/06/2023 | 04/08/2022 | 03/19/2021 | 03/20/2020 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$18,200 | Land | \$18,200 | \$18,200 | \$18,200 | \$18,200 | \$18,200 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$18,200 | Land Non Res (3) | \$18,200 | \$18,200 | \$18,200 | \$18,200 | \$18,200 |
| \$0 | Improvement | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$18,200 | Total | \$18,200 | \$18,200 | \$18,200 | \$18,200 | \$18,200 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$18,200 | Total Non Res (3) | \$18,200 | \$18,200 | \$18,200 | \$18,200 | \$18,200 |

3/17/2015 2015-REVAL: 2015/2016---CHANGED CAP OF DWELLING FROM 2 TO 3, NOT HABITABLE. 03/17/15 SJ

8/26/2014 2015-FIELD REVIEW: 2015/2016 -- COMBINED 004-06400-00 ONTO 004-06390-00. REMOVED 4X55 1S CONCP FROM C/I BUILDING, CHANGED CONDITION FROM AVG TO FAIR AND REMOVED 1.05 MKT FACTOR. ADDED \$500 SV TO DWELLING AND \$0 SV TO FREESTANDING PATIO. 7/28/2014 KS/JA

5/25/2012 2012 - REASSESSMENT: 2012 PAY 2013 TRENDING APPLY MARKET FACTOR TO COMMERCIAL BLDG ONLY. 5-25-2012 KS/LR

3/13/2012 2012 - REASSESSMENT: 2012 PAY 2013 STATE MANDATED ADJUSTMENT OF SINGLE WIDE MOBILE HOMES. LR

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

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|-----------|----------------|---------|------------|------|--------|----------|-----------|------------|---------|---------------|-------|-------|--------|----------|
| 11 | A | | 0 | 0.52 | 1.00 | \$35,000 | \$35,000 | \$18,200 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$18,200 |

Lot

Market Model
499 - Other Commercial Structures

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Water, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Monday, April 15, 2024
Review Group 2023

Data Source N/A **Collector** 04/25/2022 KS **Appraiser** 07/19/2022 CM

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.52 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.52 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.52 |
| Farmland Value | \$0 |
| Measured Acreage | 0.00 |
| Avg Farmland Value/Acre | 0.0 |
| Value of Farmland | \$0 |
| Classified Total | \$0 |
| Farm / Classified Value | \$0 |
| Homesite(s) Value | \$0 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$0 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$18,200 |
| Total Value | \$18,200 |

53-11-03-101-013.000-006

Glass, Kenneth

6680 S Fairfax RD

499, Other Commercial Structures

9 CLEAR CREEK TWP - BA 2/2

General Information

Occupancy Paving
Description Paving C 01
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

Earth Tile
Slab Carpet
Sub & Joist Unfinished
Wood Other
Parquet

Wall Finish

Plaster/Drywall Unfinished
Paneling Other
Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
Wood Shingle Other

Exterior Features

Description Area Value

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Specialty Plumbing

Description Count Value

1

Cost Ladder

Floor Constr Base Finish Value Totals
1
2
3
4
1/4
1/2
3/4
Attic
Bsmt
Crawl
Slab

Total Base Row Type Adj.

Adjustments
Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.92

Replacement Cost \$10,341

Summary of Improvements

Table with columns: Description, Story Height, Constr Type, Grade, Year Built, Eff Year, Eff Co Age nd, Base Rate, LCM, Adj Rate, Size, RCN, Norm Dep, Remain. Value, Abn Obs, PC Nbhd, Mrkt, Cap 1, Cap 2, Cap 3, Improv Value. Row 1: 1: Paving C 01, 1, SV, C, 1965, 1965, 59 F, 0.92, 4,000 sqft, 80%, 0%, 100%, 1.000, 1.000, 0.00, 0.00, 100.00, \$0



SALES DISCLOSURE FORM

State Form 46021 (R11/12-11)

Prescribed by Department of Local Government Finance Pursuant to IC 6-1.1-5.5

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

SDF ID

53 2020 1248239
County Year Unique ID
SDF Date: 12/07/2020

PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT

1. Property Number: A) 53-11-03-101-013.000-006
Check box if applicable to parcel: 2. Split, 3. Land, 4. Improvement
5. Complete Address of Property: 6680 S Fairfax Rd Bloomington IN 47401-9349
6. Complete Tax Billing Address (if different from property address): 7100 S Fairfax Rd, Bloomington, IN 47401

7. Legal Description of Parcel A: 004-06390-00 CARTERS LOT 25 & 26

B.)
Check box if applicable to parcel: 2. Split, 3. Land, 4. Improvement

7. Legal Description of Parcel B:

B. CONDITIONS - IDENTIFY ALL THAT APPLY

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.

- YES NO CONDITION
1. A transfer of real property interest for valuable consideration.
2. Buyer is an adjacent property owner.
3. Vacant land.
4. Exchange for other real property ("Trade").
5. Seller paid points.
6. Change planned in the primary use of the property?
7. Existence of family or business relationship between buyer and seller.
8. Land contract. Contract term (YY) and contract date (MM/DD/YYYY).
9. Personal property included in transfer.
10. Physical changes to property between March 1 and date of sale.
11. Partial interest.
12. Easements or right-of-way grants.

C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1-15

- 1. Conveyance date (MM/DD/YYYY): 12/08/2020
2. Total number of parcels: 1
3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.
Tax Title Deed
2019 Tax Sale Certificates 19-055 & 19-056
Cause No 53C01-1909-TS-002108

- YES NO CONDITION
4. Family or business relationship existing between buyer and seller?
Amount of discount: \$
Disclose actual value in money, property, a service, an agreement, or other consideration.

If conditions 13-15 apply, filers are subject to disclosure, but no disclosure filing fee.

- YES NO CONDITION
13. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.
14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
15. Transfer to a charity, not-for-profit organization, or government.

- 5. Estimated value of personal property: \$
6. Sales price: \$ 9,397.23
YES NO CONDITION
7. Is the seller financing sale? If yes, answer questions (8-13).
8. Is buyer/borrower personally liable for loan?
9. Is this a mortgage loan?
10. Amount of loan: \$
11. Interest rate: %
12. Amount in points: \$
13. Amortization period:

D. PREPARER

Patrick Ellis
Preparer of the Sales Disclosure Form
100 W Kirkwood Ave Room 209
Bloomington, IN 47404

Customer Service Rep 2
Title
Monroe County Auditor's Office
Company
Telephone Number
E-mail

E. SELLER(S)/GRANTOR(S)

Monroe County Auditor
Seller 1 - Name as appears on conveyance document
100 W Kirkwood Ave Room 209
Bloomington, IN 47404
E-mail

Seller 2 - Name as appears on conveyance document
Address (Number and Street)
City, State, and ZIP Code
Telephone Number
E-mail

This Sales Disclosure, to the best of my knowledge and belief, is true, correct and in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Signature of Seller
Catherine Smith
Printed Name of Seller
12/08/2020
Sign Date (MM/DD/YYYY)

Signature of Seller
Printed Name of Seller
Sign Date (MM/DD/YYYY)

F. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS- IDENTIFY ALL ITEMS THAT APPLY

Kenneth Glass
Buyer 1 - Name as appears on conveyance document
7100 S Fairfax Rd
Bloomington, IN 47401
E-mail

Buyer 2 - Name as appears on conveyance document
Address (Number and Street)
City, State, and ZIP Code
Telephone Number
E-mail

THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY.

Table with 3 columns: YES, NO, CONDITION. Contains questions 1 and 2 regarding primary residence and homestead.

Table with 3 columns: YES, NO, CONDITION. Contains questions 3 through 9 regarding various deductions and contact preferences.

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Signature of Buyer 1
Kenneth Glass
Printed Legal Name of Buyer 1
N/A
Last 5 digits of Buyer 1 Driver's License/ID/Other Number

Signature of Buyer 2/Spouse
Printed Legal Name of Buyer 2/Spouse
Last 5 digits of Buyer 2/Spouse Driver's License/ID/Other Number

PART 2 - COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending to the auditor:

| 1. Property | 2. AV Land | 3. AV Improvement | 4. Value of Personal Property | 5. AV Total | 6. Property Class Code | 7. Neighborhood Code | 8. Tax District | 9. Acreage |
|-------------|------------|-------------------|-------------------------------|-------------|------------------------|----------------------|-----------------|------------|
| A.) | 18,200 | ∅ | ∅ | 18,200 | 499 | 53006079 | 006 | .52 |
| B.) | | | | | | | | |

Assessor Stamp
APPROVED BY
 DEC 09 2020
MONROE COUNTY ASSESSOR
 WP

10. Identify physical changes to property between March 1 and date of sale. _____

| YES | NO | CONDITION |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 11. Is form completed? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. State sales fee required? |
| | | 13. Date of sale (MM/DD/YYYY): <u>12/8/2020</u> |
| | | 14. Date form received (MM/DD/YYYY): <u>12/9/2020</u> |

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale.
Invalid - Compulsory transaction

| YES | NO | CONDITION |
|-------------------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 16. Sale valid for trending? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 17. Validation of sale complete? |
| | | 18. Validated by: <u>JP</u> |

PART 3 - COUNTY AUDITOR

Auditor Stamp
FILED
 DEC 09 2020
 Catherine Smith
 Auditor Monroe County, Indiana

1. Disclosure fee amount collected: \$ 0
 2. Other Local Fee: \$ 10
 3. Total Fee Collected: \$ 10
 4. Auditor receipt book number: 019105
 5. Date of transfer (MM/DD/YYYY): 12/08/2020

| YES | NO | CONDITION |
|-------------------------------------|-------------------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Is form completed? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Is state fee collected? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8. Attachments complete? |

PART 4 - RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID _____ SDF Date (MM/DD/YYYY) _____
 Parcel Number _____
 Check all that apply:
 Homestead Solar Energy Wind Power
 Hydroelectric Geothermal Rental Property
 Electronic Statement (e-mail)

Buyer 1 - Name as appears on conveyance document _____
 Address of Property (Number and Street) _____
 City, State, and ZIP Code of Property _____
 Auditor Signature _____ Date (MM/DD/YYYY) _____

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form commits a Class C felony.