



BID PACKET

LANESVILLE MAIN STREET BRICK RANCH ONLINE AUCTION

6975 MAIN STREET NE
LANESVILLE, IN 47136

ONLINE BIDDING ENDS

TUESDAY, DECEMBER 3 @ 2PM

**HARRITT
GROUP** INC.
HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

6975 Main Street NE, Lanesville, IN 47136

Bidding Ends Tuesday, December 3, 2024

This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.

BIDDING ONLINE

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

BUYER'S PREMIUM

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

MANNER OF PAYMENT

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

CLOSING

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, January 13, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

INSPECTION

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

FLOOD DESIGNATION

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

SURVEY

Property is being sold *without* a survey. All land measurements are per courthouse records.

REAL ESTATE TAXES AND ASSESSMENTS

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

LP GAS TANK & FUEL OIL TANK

LP gas tank is leased. The fuel oil tank is owned by the seller. Buyer to reimburse Seller at closing for any remaining fuel stored in tanks at current market price.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, November 19 through Tuesday, December 3, 2024.*

AGENCY

The Harritt Group is acting exclusively as agents for the seller.

SELLER

David Norwood McDonald Estate

Client Detail

6975 Main Street NE, Lanesville, IN 47136

Listing #: **2024012351**

Total Finished Sqft: **2,108**

Above Grade Finished SqFt: **2,108**

\$0
Active (11/18/24)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Franklin
Subdivision:	Yes	School Dst:	Lanesville Comm.
Subdiv Nm:	Green Acres	Parcel#:	0030061200
Beds:	4	Lot Sz:	2.6 / 113,256
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,108	Lot Dim:	
Tot Fin SF:	2,108	Year Built:	1975
New Const:	No	Annual Tax:	1,130
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	0
Land Assess:	50,000	HOA \$:	/
Improvements:	220,400		
Total Assess:	270,400		
Directions:	I-64 to Lanesville Exit 113 to South on Crandall Lanesville Rd. Continue 2.2 miles to right on IN-62 W. Main Street. 0.2 miles to auction on the left.		

Legal: **003-00612-00 PT SE QR 19-3-5 1.280 AC & 017-00158-00 GREEN ACRES SUB DIV; INLOT 6; INLOT 7 } .86; PT SE QR; 19-3-5 } .46 } 1.32 AC - TOTAL 2.6 Acres**

Tot Deductions:	\$154,710	<u>Deduction Type</u>	<u>Comment</u>	<u>CS</u>
		Disabled Veteran	24960	
		Homestead Standard	48,000	

Remarks

LANESVILLE MAIN STREET BRICK RANCH ONLINE AUCTION - BIDDING ENDS: TUESDAY, DECEMBER 3 @ 2PM. Nestled in on 2.60 acres with 242 ± feet of road frontage on Hwy. 62, a one level 2,108 square foot brick ranch built in 1975 with attached two-car garage. Home features an equipped kitchen, two fireplaces, 4 large bedrooms - 4th one without door currently used as family room, 2 full baths, equipped laundry, Briggs & Stratton LP gas generator (LP gas tank leased), composite deck with metal pergola frame, 10' x 18' utility shed and some fencing. **BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.**

Amenities

Type:	1 Story	Foundation:	Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Shed	Laundry Type:	Laundry Room
# Fireplaces:	2	Road Frontage:	242
Roof Type:	Shingle	Fireplace:	Woodburning
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Generator, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Deck		
Interior Feat:	1st Floor Master, 1st Floor Utility, Bath Master, Ceiling Fan(s), Eat-in Kitchen, Foyer, Natural Wood Trim, Split Bedrooms, Utility/Mud Room, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,108.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,108
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **24 x 34** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	17 x 17.8	1st Floor	Carpet	Fireplace
Kitchen	14 x 19.2	1st Floor	Luxury Vinyl Plank	Built in China Cabinet
Other	9 x 15	1st Floor	Luxury Vinyl Plank	Laundry Mudroom
MainBedroom	15 x 15	1st Floor	Carpet	
Bathroom Full	4.10 x 9.5	1st Floor	Tile	Off Main Bedroom
Bedroom	12.3 x 15.1	1st Floor	Carpet	
Bedroom	11.1 x 11.7	1st Floor	Carpet	
Bedroom	17 x 18.2	1st Floor	Carpet	Currently Family Room. No Interior Door.

Bathroom Full 6.7 x 8.3 1st Floor Tile

Utilities

Water Heater: **Electric**
Water Type: **Public Onsite**
Natural Water:
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Oil**

General Information

Possession: **At Closing**
Flood: **No**
Seller Will Lease: **No**

Covenants & Restr: **Unknown**
Sign: **Yes**
Terms:

All information deemed reliable but not guaranteed.



General Information Parcel Number 31-11-19-477-001.000-005 Local Parcel Number 0030061200 Tax ID: 003-00612-00 PT SE QR 19-3-5 1.280 Routing Number -

Ownership MCDONALD, DAVID NORWOOD & LI 6975 MAIN ST NE LANESVILLE, IN 47136 **Transfer of Ownership** Date 12/10/2020 Owner MCDONALD, DAVID Doc ID 202007382 Code WR Book/Page 0 W/D Adj Sale Price \$0 V/I 0 W/D / \$0 01/01/1900 ANNEXATION ORDE W/D / / \$0 1

Legal 003-00612-00 PT SE QR 19-3-5 1.280 **Notes** 8/11/2023 SRD: REMOVED 12X44 UTILITY SHED SV \$300 FOR 24 PAY 25 PER R/A 9/10/2019 SRD: ADDED CONCRETE PATIO 10X18 AND UTL SHED 2010 15X18 SV \$900 FOR 2020 PAY 2021 PER R/A 7/11/2019 SRD: ADDED UTL SHED (10X46 YR 1970 OLD W/H USED AS STORAGE) TO THIS PARCEL FROM: 31-11-19-476-003.000-006 PER R/A FOR 2020 PAY 2021

Property Class 510 1 Family Dwell - Platted Lot **Res** 2/7/2019 NOTE: ADDED HOUSE # PER P&Z 6/30/2011 M: NOTE: CHANGED GRADE & COND ON DWELL FROM CHVG TO C+1/AV, REMOVED STORAGE FOR 2012 PAY 2013 1/30/2006 CHD: Previous parcel_id: 0305190004600 8/16/2002 MEM: CE TO CORRECT LAND PRICNG FROM 3-1-95 NOTE:PUT ON OLD MOBILE HM USED AS STORAGE

Location Information County Harrison Township FRANKLIN TOWNSHIP **Assessment Year** 2023 **Reason For Change** WIP **As Of Date** 11/07/2023 **Valuation Method** Indiana Cost Mod **Equalization Factor** 1.0000 **Notice Required**

District 005 (Local 003) FRANKLIN TOWNSHIP **Land** \$46,400 **Land Res (1)** \$45,000 **Land Non Res (2)** \$0 **Land Non Res (3)** \$1,400 **Total** \$46,400 **Land Res (1)** \$45,000 **Land Non Res (2)** \$0 **Land Non Res (3)** \$1,400 **Total** \$46,400 **Imp Res (1)** \$201,300 **Imp Non Res (2)** \$0 **Imp Non Res (3)** \$1,200 **Total** \$202,500 **Total Res (1)** \$242,600 **Total Non Res (2)** \$240,100 **Total Non Res (3)** \$2,500 **Total** \$485,200

School Corp 3160 LANESVILLE **Neighborhood 3105501-005** Franklin Twp Base Res **Section/Plat** 19 **Location Address (1)** 6975 MAIN ST NE LANESVILLE, IN 47136 **Base Lot: Res 0' X 0', C1 0' X 0'**

Zoning **Land Pricing Soil** **Act** **Size** **Factor** **Rate** **Adf. Rate** **Ext. Value** **Intl. %** **Res Market %** **Value**

Land Type	Method ID	Front	Size	Factor	Rate	Adf. Rate	Ext. Value	Intl. %	Res Market %	Value
9	A	0	1.0000	1.00	\$45,000	\$45,000	\$45,000	0%	100%	\$45,000
91	A	0	0.2800	1.00	\$5,000	\$5,000	\$1,400	0%	1.0000	\$1,400

Subdivision **Land Data (Standard Depth: Res 120', C1 120' Base Lot: Res 0' X 0', C1 0' X 0')** **Land Computations** Calculated Acreage 1.28 Actual Frontage 0 Developer Discount

Market Model N/A **Parcel Acreage** 1.28 **81 Legal Drain NV** 0.00 **82 Public Roads NV** 0.00 **83 UT Towers NV** 0.00 **9 Homesite** 1.00 **91/92 Acres** 0.28 **Total Acres Farmland** 0.00 **Farmland Value** \$0 **Measured Acreage** 0.00 **Avg Farmland Value/Acre** 0.0 **Value of Farmland** \$0 **Classified Total** \$0 **Farm / Classified Value** \$0 **Homeste(s) Value** \$45,000 **91/92 Value** \$1,400 **Supp. Page Land Value** \$45,000 **CAP 1 Value** \$0 **CAP 2 Value** \$1,400 **CAP 3 Value** \$0 **Total Value** \$46,400

Characteristics **Topography** **Flood Hazard** **Level** **Public Utilities** **ERA** **Water, Electricity** **Streets or Roads** **TIF** **Paved** **Neighborhood Life Cycle Stage** **Other** **Data Source** N/A **Collector** **Appraiser**

Printed Wednesday, November 8, 2023 **Review Group**

General Information **Plumbing** **Cost Ladder**

Occupancy	Single-Family	Full Bath	#	TF
Description	Single-Family R 01	2	2	6
Story Height	1	Half Bath	0	0
Style	N/A	Kitchen Sinks	1	1
Finished Area	2108 sqft	Water Heaters	1	1
Make		Add Fixtures	0	0
		Total	4	8

Floor Finish	Accommodations
<input type="checkbox"/> Earth <input type="checkbox"/> Tile	Bedrooms 3
<input type="checkbox"/> Slab <input checked="" type="checkbox"/> Carpet	Living Rooms 0
<input checked="" type="checkbox"/> Sub & Joist <input type="checkbox"/> Unfinished	Dining Rooms 0
<input type="checkbox"/> Wood <input type="checkbox"/> Other	Family Rooms 1
<input type="checkbox"/> Parquet	Total Rooms 5

Wall Finish	Heat Type
<input checked="" type="checkbox"/> Plaster/Drywall <input type="checkbox"/> Unfinished	Central Warm Air
<input type="checkbox"/> Paneling <input type="checkbox"/> Other	
<input type="checkbox"/> Fiberboard	

Roofing
<input type="checkbox"/> Built-Up <input type="checkbox"/> Metal <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle <input type="checkbox"/> Other



Description	Area	Value
Stoop, Masonry	32	\$1,500
Patio, Concrete	180	\$1,000

Description	Count	Value
Specialty Plumbing		
Exterior Features (+)		\$2,500
Garages (+) 816 sqft		\$24,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.90
Replacement Cost		\$182,291

Summary of Improvements																										
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt Value	Improv Value							
1: Single-Family R 01	100%	1	Brck	C+1	1975	1975	48	A	0.90	0.90		2,108 sqft	\$182,291	35%	\$118,490	0%	100%	1,850	1,0000	\$219,200						
2: Utility Shed	0%	1	SV	E-1	1970	1970	53	A	0.90	0.90		12x44'		65%		0%	100%	1,850	1,0000	\$300						
3: Utility Shed	0%	1	SV	D	2010	2010	13	A	0.90	0.90		10x18'		40%		0%	100%	1,850	1,0000	\$900						
Total all pages													\$220,400													
Total this page													\$220,400													

General Information

Parcel Number 31-11-19-476-003.000-006
 Local Parcel Number 0170015800
 Tax ID:

Ownership

MCDONALD, DAVID NORWOOD & LI
 6975 MAIN ST NE
 LANESVILLE, IN 47136

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/10/2020	MCDONALD, DAVID	202007382	WR	/	/	1
02/28/1997	MCDONALD, DAVID	0	WD	/	/	1
01/01/1900	ANNEXATION ORDE		WD	/	/	1

Legal

017-00158-00 GREEN ACRES SUB DIV INLOT 6; INLOT 7 } .86 FT SE QR 19-3-51 .46 1.32 TOTAL

Property Class 500
 Vacant - Platted Lot



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

Res

Year: 2024
 County Harrison
 Township FRANKLIN TOWNSHIP
 District 006 (Local 017)
 LANESVILLE TOWN
 School Corp 3160
 LANESVILLE
 Neighborhood 3106508-006
 Main Street Residential
 Section/Plat 19

2024	2024	2023	2022	2021	2020
WIP	AA	AA	AA	AA	AA
Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	
02/12/2024	04/08/2024	04/03/2023	04/06/2022	03/26/2021	03/27/2020
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

Location Information
 District 006 (Local 017)
 LANESVILLE TOWN
 School Corp 3160
 LANESVILLE
 Neighborhood 3106508-006
 Main Street Residential
 Section/Plat 19
 Location Address (1)
 MAIN ST
 LANESVILLE, IN 47136

2024	2024	2023	2022	2021	2020
\$6,600	\$6,600	\$3,600	\$3,600	\$3,600	\$3,600
Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)	Land Res (1)
\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)	Land Non Res (2)
\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)	Land Non Res (3)
\$6,600	\$6,600	\$3,600	\$3,600	\$3,600	\$3,600
Improvement	Improvement	Improvement	Improvement	Improvement	Improvement
\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)	Imp Res (1)
\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)	Imp Non Res (2)
\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)	Imp Non Res (3)
\$0	\$0	\$0	\$0	\$0	\$0
Total	Total	Total	Total	Total	Total
\$6,600	\$6,600	\$3,600	\$3,600	\$3,600	\$3,600
Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)	Total Res (1)
\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)	Total Non Res (2)
\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)	Total Non Res (3)
\$6,600	\$6,600	\$3,600	\$3,600	\$3,600	\$3,600

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

Zoning
 Subdivision
 Lot
 Market Model
 N/A

Land Method	Soil ID	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A	0	1.3200	1.00	\$5,000	\$5,000	\$6,600	0%	1.0000	0.00	100.00	0.00	\$6,600

Characteristics
 Flood Hazard
 Public Utilities
 ERA
 Streets or Roads
 TIF

Neighborhood Life Cycle Stage
 Static
 Printed Thursday, September 12, 2024
 Review Group

Data Source N/A
 Collector
 Appraiser

Notes
9/20/2023 3RD: NO CHANGES PER R/A FOR 2024 PAY 2025
2/8/2022 3RD: (2022-2023) changed land from over ride pricing to acreage (if applicable - some were already priced as acreage.)
7/11/2019 3RD: REMOVED UTL SHED (10X46 YR 1970 OLD W/H USED AS STORAGE) FROM THIS PARCEL & ADDED TO: 31-11-19-477-001.000-005 PER R/A FOR 2020 PAY 2021
8/8/2014 M: THIS IS AN OLD MOBILE HOME 10X46 SOUND VALUE FOR \$300 FOR 2015 PAY 2016 PER RA
3/23/2012 M: REMOVED M/H (10X40 YR 1970) & CHANGED TO UTL SHED(SV@300) FOR 03/01/12
7/12/2011 M: NOTE: CHANGED VALUE TO 300.00 FOR 2012 PAY 2013
2/14/2006 CHD: Previous parcel Id: 0305194104605

Land Computations

Calculated Acreage	1.32
Actual Frontage	0
Developer Discount	
Parcel Acreage	1.32
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	1.32
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeste(s) Value	\$0
91/92 Value	\$6,600
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$6,600
CAP 3 Value	\$0
Total Value	\$6,600



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS: 6975 Main Street NE, Lanesville, IN 47136

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

- (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

- (i) Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer has (check (i) or (ii) below):
(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
OR
(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

(Property Address)

47 **CERTIFICATION OF ACCURACY**

48 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
49 have provided is true and accurate.

50
51 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56
57
58 BUYER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE _____
59

60
61 PRINTED _____ PRINTED _____
62

63
64 BUYER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE _____
65

66
67 PRINTED _____ PRINTED _____
68

69
70 SELLING BROKER _____ DATE _____ LISTING BROKER _____ DATE _____

James Rakes

James Rakes

Douglas A. Harritt

Listing Broker

TH HARRITZ Group, Inc.



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