



BID PACKET

**PRIVATE 2.39 ACRE FLOYDS KNOBS ESTATE WITH LAKE**  
**ONLINE AUCTION**

**3619 WAGNER DRIVE  
FLOYDS KNOBS, IN 47119**

— ONLINE BIDDING ENDS —

**WEDNESDAY, AUGUST 6 @ 6PM**

**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

3619 WAGNER DRIVE, FLOYDS KNOBS, IN 47119

Bidding Ends Wednesday, August 6, 2025

**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, September 15, 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 *with* a survey dated 7/7/2025 by Ruckman Land Surveyors.

**PRIVATE WAGNER DRIVE ROADWAY EASEMENT & MAINTENANCE AGREEMENT**

Property is subject to a 50 foot wide easement known as Wagner Drive for ingress and egress, and for installation and maintenance of public utilities. Easement and right of use is conveyed, with each landowner to pay their proportional cost of the maintenance of the roadway.

**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.

**ANNUAL NEIGHBORHOOD FEES**

The current annual private neighborhood fees for Road Maintenance, Snow Removal & Community Dumpster Service is \$250.00.

**LP GAS TANK**

LP gas tank is leased from Shelby County. Buyer to reimburse Seller at closing for any remaining fuel stored in tank 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 *Wednesday, July 16 through Wednesday, August 6, 2025*.

**AGENCY**

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

**SELLER**

Verna C. Habermel TOD

Donna Arnold, Jennifer Standiford, John Bryant & Karen Hartman



## Client Detail

### 3619 Wagner Drive, Floyds Knobs, IN 47119

Listing #: 202509547

Total Finished Sqft: 1,921

Above Grade Finished SqFt: 1,555

**\$0**  
**Active (07/15/25)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>Lafayette</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>0042080046</b>
Beds:	<b>3</b>	Lot Sz:	<b>2.39 / 104,108</b>
Baths:	<b>2 (2 0)</b>	Lot Size Src:	<b>Survey</b>
Abv Grd SF:	<b>1,555</b>	Lot Dim:	<b>432 Frontage x 403 x 155 x 225</b>
Tot Fin SF:	<b>1,921</b>	Year Built:	<b>1972</b>
New Const:	<b>No</b>	Annual Tax:	<b>2,764</b>
Est Completion:			
Home Warranty:		Tax Year:	<b>2024/2025</b>
Land Assess:	<b>38,700</b>	DOM:	<b>0</b>
Improvements:	<b>279,400</b>	HOA \$:	<b>/</b>
Total Assess:	<b>318,100</b>		
Directions:	<b>I-265 State Street or Hwy 150 to Paoli Pike to Scottsville Road. 2.1 miles to right on Martin Road. 3/4 mile to left on Loi Road. 6/10 mile to left on Wagner Drive. Property on left.</b>		
Legal:	<b>Part of PRT W 1/2 NE 1/4 SW 1/4 5-2-6; 2.39 Acres per Survey.</b>		
Tot Deductions:	<b>\$145,462</b>	Deduction Type	<u>Comment</u>
		Supplemental Homestd	97462

#### Remarks

**PRIVATE 2.39 ACRE FLOYDS KNOBS ESTATE WITH LAKE | ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, AUGUST 6 @ 6PM.** A true hidden gem tucked away in a ten-home neighborhood on private road in the rolling hills of Floyd County. One family-owned 1,555 SF brick ranch with full w/o basement and detached two-car garage with circular drive on 2.39 acres with stocked lake. Equipped kitchen w/double fireplace in hearth room, pantry closet in dining area, in-suite equipped laundry, LL family room with fireplace, 20' x 27' room in basement - previously garage - with 2 sets of double doors, additional rear driveway with expanded parking, 10' x 10' shed, pergola, Ruckman survey, shared road maintenance agreement, cistern outdoor use only, landscaped grounds. **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 (Final Bid + Buyer's Premium), 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. Broker participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

#### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Poured Concrete</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Full, Partially Finished, Walkout</b>
Outbuildings:	<b>Garage, Shed</b>	Laundry:	<b>Yes</b>
# Fireplaces:	<b>2</b> Fireplace: <b>Woodburning</b>	Laundry Type:	<b>Laundry Closet</b>
Roof Type:	<b>Shingle</b>	Road Frontage:	<b>432</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Range / Oven, Refrigerator</b>		
Lot Description:	<b>Dead End Street, Lake Frontage, Lake View</b>		
Exterior Type:	<b>Brick Over Frame</b>		
Exterior Feat:	<b>Deck, Gazebo, Landscaped, Paved Driveway, Thermopane windows</b>		
Interior Feat:	<b>1st Floor Master, Bath Master, Blinds, Breakfast Bar, Ceiling Fan(s), Family Room, Foyer, Pantry</b>		
Road Type:	<b>Paved</b>		

#### Measurements

Above Grade Finished:	<b>1,555.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>366.0</b>	TFLS:	<b>1,921</b>
Below Grade Unfinish:	<b>1,189.0</b>		

#### Room Sizes & Levels

Total Rooms: **8**    Garage: **Y**    Garage Size: **24 x 24**    Garage Type: **Detached, Side Entry**    Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	18.4 x 11.4	1st Floor	Carpet	Plantation Style Interior Shutters
Dining Area	9.6 x 10	1st Floor	Carpet	Pantry Closet, Interior Shutters
Kitchen	8.6 x 12.6	1st Floor	Laminate	Equipped Kitchen, Breakfast Bar
Dining Area	14 x 12.6	1st Floor	Laminate	Hearth Room with Double Fireplace
Main Bedroom	26.6 x 14.5	1st Floor	Carpet	In-Suite Equipped Laundry
Bathroom Full	7 x 4	1st Floor	Vinyl	Main Bedroom Bath

Bedroom	12.6 x 8	1st Floor	Carpet	
Bedroom	8 x 8.9	1st Floor	Carpet	
Bathroom Full	10.6 x 4.6	1st Floor	Vinyl	Tiled Walls, Double Sink Vanity
Family Room	36.6 x 10	LL/Basement	Carpet	Fireplace

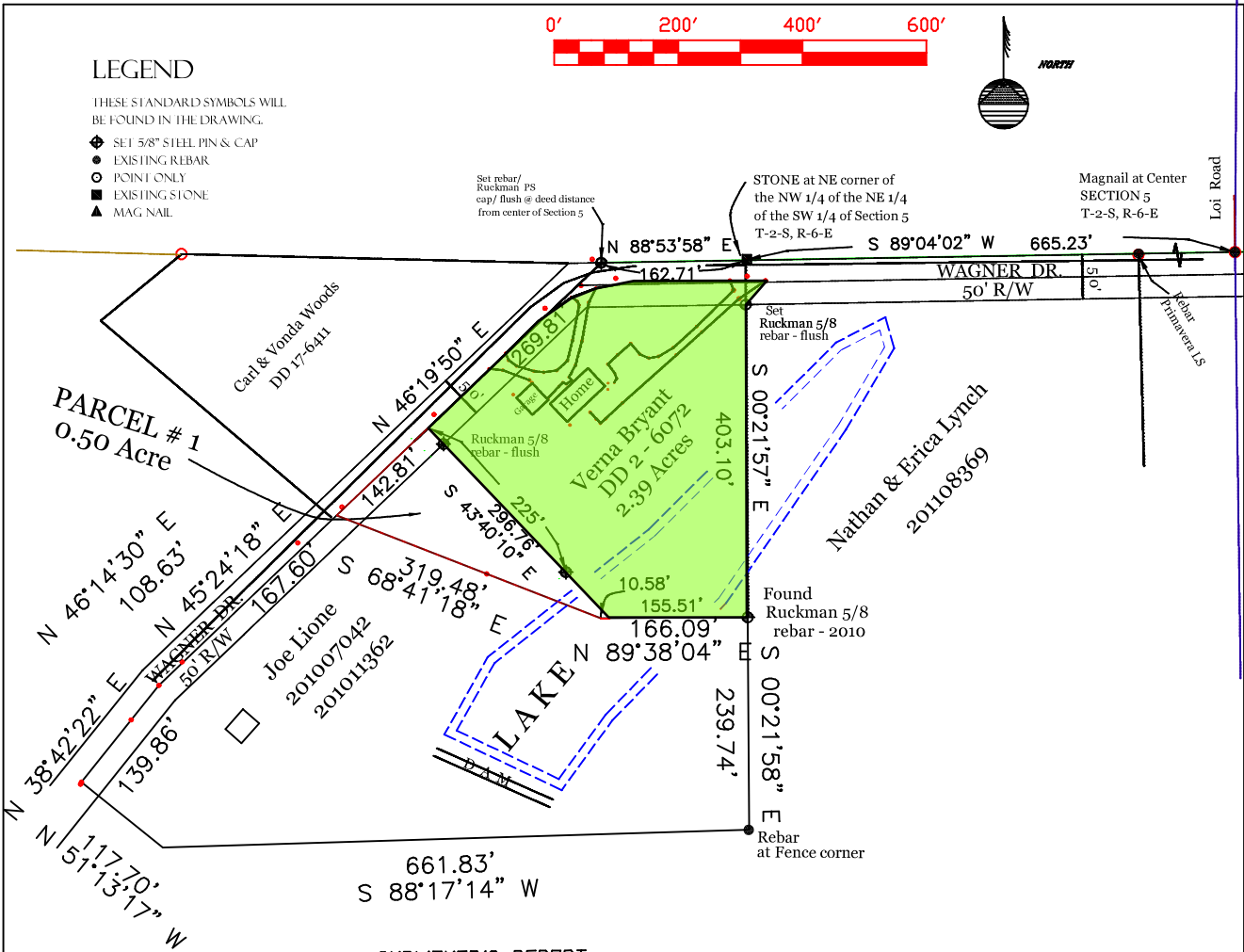
Utilities

Water Heater:	<b>Electric</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Cistern, Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:	<b>Lake</b>	Fuel Type:	<b>LP Gas</b>
Sewer Type:	<b>Septic Onsite</b>		

General Information

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>No</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>

All information deemed reliable but not guaranteed.



SURVEYOR'S REPORT

In accordance with IAC Title 865, Article 1, Chapter 12, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey because of:

- Availability and condition of reference monuments.
- Occupation or possession lines.
- Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines.
- The relative positional accuracy of the measurements.

This is a a Retracement and original survey subdividing the property described in DD 2 page 6072 of the Floyd County, Indiana records. The basis of bearings shown on this survey plat are per the Indiana State Plane Coordinate System, East Zone using Real-Time Kinematic (RTK) GPS observations INDOT BASE over several days.

The lines and corners shown hereon were established with the aid of the following:

- Prior Survey my me in 2010 of Bryant and Lione 1.17 acre. Also Survey by Primavera LS
- deeds per said county records, and
- found corner monuments.

A stone was found at Subject tract NE corner, a Ruckman rebar at SE corner. Mag nails were found on C/L Wagner Drive 50' R/W from Ruckman 2010 Survey. Flags and nails found along Lione North line from Ruckman 2010 Survey.

**PURPOSE of SURVEY:** To create a 0.50 Acre parcel for conveyance to Lione. Set Mag nail at NE corner of 0.50 Ac. and offset 5/8 rebar at 25' and a rebar at 225.00'

As a result of this above observations, it is my opinion that the ambiguities in the locations of lines and corners established on this survey are as follows:

Due to Availability and condition of reference monuments: up to 0.36 feet due to variance in monuments slightly disturbed.

Due to occupation or possession lines: NONE

Due to Clarity or ambiguity of the record description used and of adjoining descriptions and the relationship of the lines of the subject tract with adjoining lines: NONE

Due to random errors in measurement: the relative positional accuracy of the corners of the subject tract established this survey is within the specifications for a Rural Survey (0.26 feet plus 100 parts per million).

The Bryant driveway at northeast corner crosses over the property line, but is within the 50' R/W of Wagner Drive.

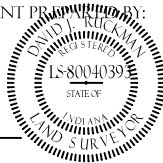
There may be additional unwritten rights associated with the above uncertainties.

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC TITLE 865 H21 THROUGH 29. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

*David J. Ruckman*

DAVID J. RUCKMAN, PS # 80040393



SCALE = 1" = 200'	DATE 07/07/25	DRAWN: DJR	REV:
BRYANT MAP PART OF SECTION 5 T-2-S, R-6-E LAFAYETTE TWP.; FLOYD COUNTY, INDIANA			
RUCKMAN LAND SURVEYORS TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA DAVID J. RUCKMAN, P.L.S. 1001 STARWOOD VALLEY BORDEN, INDIANA 47106 812-670 8385 DAVIDJRUCKMAN@AOL.COM			



22-04-00-500-044.000-006

General Information

Parcel Number

22-04-00-500-044.000-006

Local Parcel Number

0042080046

Tax ID:

Routing Number

04-00-500-080

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County

Floyd

Township

LAFAYETTE TOWNSHIP

District 006 (Local 006 )

LAFAYETTE TOWNSHIP

School Corp 2400

NEW ALBANY-FLOYD COUNTY C

Neighborhood 4000200-006

LAFAYETTE HOMESITE "B"

Section/Plat

5

Location Address (1)

3619 WAGNER DR  
FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model

4000200-006 - Residential

Characteristics

Topography

Rolling

Public Utilities

Water, Electricity

Streets or Roads

Paved

Neighborhood Life Cycle Stage

Static

Flood Hazard

ERA

TIF

Printed

Monday, May 13, 2024

Review Group

2025

Bryant, Verna C.

Ownership

Date

03/01/2011

Owner

Bryant, Verna C.

3619 Wagner Rd

Floyds Knobs, IN 47119

Legal

PRT W 1/2 NE 1/4 SW 1/4 5-2-6 3.042 A



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		
03/08/2024	As Of Date		01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020		
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
\$38,700	Land		\$38,700	\$38,700	\$38,700	\$38,700	\$38,700		
\$28,500	Land Res (1)		\$28,500	\$28,500	\$28,500	\$28,500	\$28,500		
\$10,200	Land Non Res (2)		\$10,200	\$0	\$0	\$0	\$0		
\$0	Land Non Res (3)		\$0	\$10,200	\$10,200	\$10,200	\$10,200		
\$279,400	Improvement		\$279,400	\$245,300	\$230,200	\$192,100	\$172,400		
\$279,400	Imp Res (1)		\$279,400	\$243,900	\$229,000	\$191,100	\$171,500		
\$0	Imp Non Res (2)		\$0	\$0	\$0	\$0	\$0		
\$0	Imp Non Res (3)		\$0	\$1,400	\$1,200	\$1,000	\$900		
\$318,100	Total		\$318,100	\$284,000	\$268,900	\$230,800	\$211,100		
\$307,900	Total Res (1)		\$307,900	\$272,400	\$257,500	\$219,600	\$200,000		
\$10,200	Total Non Res (2)		\$10,200	\$0	\$0	\$0	\$0		
\$0	Total Non Res (3)		\$0	\$11,600	\$11,400	\$11,200	\$11,100		
Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')									

Cap 1	Cap 2	Cap 3	Value
0.00	0.00	0.00	\$28,500
0.00	100.00	0.00	\$28,500
0.00	100.00	0.00	\$10,150

91/92 Acres	2.04
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
Homesite(s) Value	\$28,500
91/92 Value	\$10,200
Supp. Page Land Value	
CAP 1 Value	\$28,500
CAP 2 Value	\$10,200
CAP 3 Value	\$0
Total Value	\$38,700

3619 WAGNER DR

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date

03/01/2011

Owner

Bryant, Verna C.

201011362

WD

12/24/1975

WD

01/01/1900

WD

Doc ID

201011362

Code

0

Book/Page

D-26072

Adj Sale Price

/

VII

I

Res

LAFAYETTE HOMESITE "B

2/12/2024 2603: BF FIELD REVIEW AND DATA COLLECTION

3/16/2020 2203: BF FIELD REVIEW & DATA COLLECTION.

12/20/2016 1803: NO CHANGE.

1/1/1900 12 U: 2012 UPDATE TP CALLED, ADJUSTED VALUE BASED ON LAND TOPOGRAPHY AND COMP SELLS, SB 1/14/13

1/1/1900 SPLIT: SPLIT 3.308 AC SPLIT TO 044.001-006 WITH BARN SB 4/5/11

Land Computations	
Calculated Acreage	3.04
Actual Frontage	0
Developer Discount	
Parcel Acreage	3.04
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	2.04
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
Homesite(s) Value	\$28,500
91/92 Value	\$10,200
Supp. Page Land Value	
CAP 1 Value	\$28,500
CAP 2 Value	\$10,200
CAP 3 Value	\$0
Total Value	\$38,700

Appraiser 04/01/2020 BF

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 Story Conventional

Finished Area

1555 sqft

Make

Plumbing

# TF

Full Bath

1 3

Half Bath

1 2

Kitchen Sinks

1 1

Water Heaters

1 1

Add Fixtures

0 0

Total

4 7

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Accommodations

Bedrooms

0

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

0

Wall Finish

☒ Plaster/Drywall

☐ Paneling

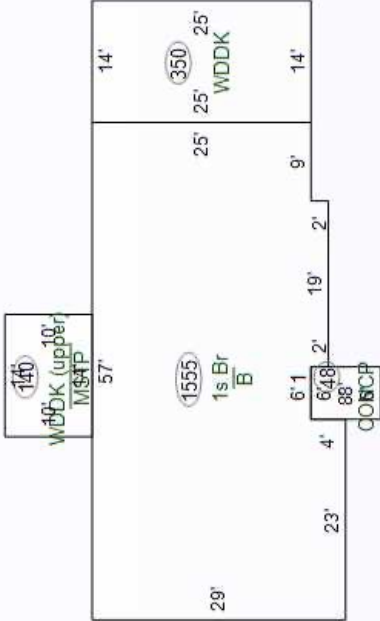
☐ Fiberboard

☐ Unfinished

☐ Other

Heat Type

Central Warm Air



Exterior Features	
Description	Area Value
Patio, Concrete	48 \$300
Stoop, Masonry	140 \$2,900
Wood Deck	140 \$2,900
Wood Deck	350 \$5,400

Specialty Plumbing	
Description	Count Value

Summary of Improvements	
Sub-Total, One Unit	
Sub-Total, 1 Units	
Exterior Features (+)	\$11,500
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.88
Replacement Cost	\$173,272

Cost Ladder			
Floor	Constr	Base	Finish Value
1	7	1555	\$114,700
2			
3			
4			
1/4			
1/2			
3/4			
Attic			
Bsmt		1555	0 \$34,900
Crawl			
Slab			
Total Base \$149,600			
1 Row Type Adj. x 1.00 \$149,600			
Unfin Int (-) \$0			
Ex Liv Units (+) \$0			
Rec Room (+) 2:480 \$4,500			
Loft (+) \$0			
Fireplace (+) MS:1 MO:2 \$8,000			
No Heating (-) \$0			
A/C (+) 1:1555 \$3,800			
No Elec (-) \$0			
Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600			
Spec Plumb (+) \$0			
Elevator (+) \$0			
Sub-Total, One Unit \$167,500			
Exterior Features (+) \$179,000			
Garages (+) 0 sqft \$179,000			
Quality and Design Factor (Grade) 1.10			
Location Multiplier 0.88			
Replacement Cost \$173,272			

Summary of Improvements										
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate
1: Single-Family R 01	1	Brick	C+2	1972	1972	52	A	\$31,48	0.88	\$27.70
2: Detached Garage R 01	1	Wood Fr	C	1990	1990	34	A	\$21,97	0.88	\$15.47
3: Utility Shed R 01	1		D	1972	1972	52	A	\$11,810	0.88	\$8.88



Property address (number and street, city, state, and ZIP code)

3619 Wagner Dr, Floyds Knobs, IN 47119

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years. <u>510</u>			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain: Roof was checked after spring 2025 hail storm, by Linear Roofing. No damage present.

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:  
(Use additional pages, if necessary)

\*Furnace is in good working condition & due to fireplace condition unknown

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?	<input checked="" type="checkbox"/>		
Is the access to your property via a public road?		<input checked="" type="checkbox"/>	
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>		
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>Baren K Hartman</u>	Date (mm/dd/yy) <u>07/08/25</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Jenna Arnold</u>	Date (mm/dd/yy) <u>07/08/25</u>	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Jennifer Staudt 07-8-25  
Jon Beyer 719-25



**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®

1 PROPERTY ADDRESS: 3619 Wagner Dr, Floyds Knobs, IN 47119

2  
3 **LEAD WARNING STATEMENT**

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that  
5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead  
6 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,  
7 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to  
8 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information  
9 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any  
10 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended  
11 prior to purchase.  
12

13  
14 **SELLER'S DISCLOSURE**

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

16  
17 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_  
18 \_\_\_\_\_  
19 \_\_\_\_\_

20 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
21  
22

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

24 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*  
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and  
26 attach documents below): \_\_\_\_\_  
27 \_\_\_\_\_  
28 \_\_\_\_\_

29 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.  
30

31 **BUYER'S ACKNOWLEDGEMENT (initial)**

32 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.

33 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.


34 (e.) \_\_\_\_\_ Buyer has *(check (i) or (ii) below)*:

35 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for  
36 the presence of lead-based paint and/or lead-based paint hazards;

37 OR

38 (ii) ☒ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

41 (f.)  Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act  
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word  
43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)  
44  
45

3619 Wagner Dr, Floyds Knobs, IN 47119

(Property Address)



**CERTIFICATION OF ACCURACY**

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

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

\_\_\_\_\_  
BUYER'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINTED

\_\_\_\_\_  
BUYER'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINTED

\_\_\_\_\_  
SELLING BROKER\*

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER'S SIGNATURE

\_\_\_\_\_  
DATE

John T. Bryant

PRINTED

\_\_\_\_\_  
SELLER'S SIGNATURE

\_\_\_\_\_  
DATE

Karen R. Hartman

PRINTED

\_\_\_\_\_  
LISTING BROKER

\_\_\_\_\_  
DATE

Douglas Harritt, Harritt Group, Inc.

\*Only required if the Buyer's Broker receives compensation from the Seller.



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(Property Address)

3619 Wagner Dr, Floyds Knobs, IN 47119  
Page 2 of 2 (Lead-Based Paint - Sales)

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\_\_\_\_\_  
BUYER'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINTED

\_\_\_\_\_  
BUYER'S SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRINTED

\_\_\_\_\_  
SELLING BROKER\*

\_\_\_\_\_  
DATE

Donna R. Arnold 5-21-25  
SELLER'S SIGNATURE DATE

Donna R. Arnold  
PRINTED

Jennifer L. Standiford 7-8-25  
SELLER'S SIGNATURE DATE

Jennifer L. Standiford  
PRINTED

Douglas Harritt 7-9-2025  
LISTING BROKER DATE  
Douglas Harritt, Harritt Group, Inc.

\*Only required if the Buyer's Broker receives compensation from the Seller.



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(Property Address)

3619 Wagner Dr, Floyds Knobs, IN 47119  
Page 2 of 2 (Lead-Based Paint - Sales)

# National Flood Hazard Layer FIRMette

85°52'55"W 38°22'16"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)  
*Zone A, V, AE*

With BFE or Depth  
*Zone AE, AO, AH, VE, AR*

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile  
*Zone X*

Future Conditions 1% Annual Chance Flood Hazard  
*Zone X*

Area with Reduced Flood Risk due to Levee. See Notes.  
*Zone X*

Area with Flood Risk due to Levee  
*Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard  
*Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard  
*Zone D*

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/14/2025 at 10:24 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



85°52'17"W 38°21'47"N



Basemap Imagery Source: USGS National Map 2023

**Roadway Easement and Right of Use  
Per Deed for Wagner Drive, Floyds Knobs, IN**

“Subject to and with the right to use in common with grantors, grantees, and Martin B. Stiller and Jo Anne Stiller, husband and wife, their successors and assigns, and easement for a 50' Road Way the center line of which is described as follows: The center line of an easement for a 50' Road Way across the North 20 acres of the North East 1/4 of the South West 1/4 of Section 5, Township 2 South, Range 6 East, Lafayette Township, Floyd County, Indiana. Beginning at a point 27.0' South of the center of Section 5: Thence West 660.00' to a point which is 27.0' South of a stone in the North Line of said 20 acres: thence West 192.6' to a point, thence South 47 11' West 637.2' to a point which is 200.00' North of the South West corner of said 20 acres. Said easement and right of use is conveyed to the grantees herein on the condition that they pay their proportionate cost of the maintenance of said roadway.”