



BID PACKET

SCENIC VALLEY BRICK RANCH ONLINE AUCTION

**5003 LOREAN COURT
FLOYDS KNOBS, IN 47119**

— ONLINE BIDDING ENDS —

TUESDAY SEPTEMBER 30 @ 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

5003 Lorean Court, Floyds Knobs, IN 47119

Bidding Ends Tuesday, September 30, 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, November 10, 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.

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

LP gas tank is owned. 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 *Tuesday, September 16 through Tuesday, September 30, 2025*.

AGENCY

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

SELLER

Talara Jo Henry

Timothy Lee Baumgartle

Client Detail

5003 Lorean Court, Floyds Knobs, IN 47119

Listing #: 2025010986

Total Finished Sqft: 2,316

Above Grade Finished SqFt: 1,246

\$0
Active (09/10/25)

Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Lafayette
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Scenic Valley	Parcel#:	0041940052
Beds:	3	Lot Sz:	0.66 / 28,750
Baths:	3 (2 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,246	Lot Dim:	98 x 205
Tot Fin SF:	2,316	Year Built:	1971
New Const:	No	Annual Tax:	1,413

Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	2
Land Assess:	27,200	HOA \$:	/
Improvements:	160,400		
Total Assess:	187,600		
Directions:	I-64 to Greenville Hwy. 150 Exit 119. West 3 miles to right on Scenic Valley Drive to right on Hunters Trail. Merge right on Lorean Court. Home on right before entering Crestwood Development.		

Legal: **L 17 13-2-5 0.66 AC**Tot Deductions: **\$100,200** Deduction Type **Supplemental Homestd** Comment **52,200**

Remarks

SCENIC VALLEY BRICK RANCH ONLINE AUCTION - BIDDING ENDS TUESDAY, SEPTEMBER 30 @ 2PM. A 1970's 3BR, 2.5-bath brick ranch with covered porch offers 1,246 SQ. FT. on the main floor, a partially finished full walkup basement, a 4-season 12' x 22' sunroom addition, a 2-car garage plus a 12' x 28' carport with dual swinging wood doors and 16' x 20' utility shed - all nestled on a generous level lot. Equipped kitchen with Schmidt oak to-the-ceiling cabinets, stackable washer & dryer in sunroom plus laundry hookup in lower level, family room with folk art stone hearth and LP gas stove. Acreage per deed. Located just off US Hwy 150 & Brush College Road, you'll enjoy easy access to I-64, Highlander Point, and only 12 miles to downtown Louisville. 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:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Partially Finished, Walkup
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	98
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Paved Driveway, Porch, Sunroom		
Interior Feat:	Bath 1/2 Main, Ceiling Fan(s), Den/Office, Family Room, Natural Wood Trim, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,246.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	1,070.0	TFLS:	2,316
Below Grade Unfinish:	176.0		

Room Sizes & Levels

Total Rooms:	9	Garage:	Y	Garage Size:	26 x 20	Garage Type:	Attached, Carport, Front Entry	Garage Spaces:	2
--------------	----------	---------	----------	--------------	----------------	--------------	---------------------------------------	----------------	----------

Type	Dimension	Level	Flooring	Description
Living Room	20.1 x 13.5	1st Floor	Carpet	Bay Window
Dining Area	10.6 x 10.4	1st Floor	Other	Double Glass Door to Sunroom
Kitchen	11.7 x 7.9	1st Floor	Other	
Main Bedroom	12.11 x 10.4	1st Floor	Carpet	
Bathroom Half	8.3 x 4.4	1st Floor	Tile	Main Bedroom Bath
Bedroom	11.4 x 10.7	1st Floor	Wood	
Bedroom	11.4 x 9.7	1st Floor	Wood	
Bathroom Full	8.3 x 6.9	1st Floor	Tile	

Family Room	32 x 16.8	LL/Basement	Carpet	Folk Art Stone Hearth
Office	12.4 x 11.7	LL/Basement	Other	
Bathroom Full	12.8 x 7.9	LL/Basement	Vinyl	
Other	12 x 7.4	LL/Basement		Mudroom

Utilities

Water Heater:	Electric	Heat Type:	Forced Air, Space
Water Type:	Public Onsite	Cooling Type:	Central Air, Window A/C Unit(s)
Natural Water:		Fuel Type:	Electric, LP Gas
Sewer Type:	Sewer		

General Information

Possession:	At Closing	Covenants & Restr:	No
Flood:	No	Sign:	Yes

All information deemed reliable but not guaranteed.

22-04-01-300-098.000-006

General Information

Parcel Number
22-04-01-300-098.000-006
Local Parcel Number
0041940052

Tax ID:

Routing Number

04-01-300-080

Property Class 510

1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Floyd

Township

LAFAYETTE TOWNSHIP

District 006 (Local 006)

LAFAYETTE TOWNSHIP

School Corp 2400

NEW ALBANY-FLOYD COUNTY C

Neighborhood 4013001-006

Scenic Valley

Section/Plat

13

Location Address (1)

5003 LOREAN Ct
FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model

4013001-006 - Residential

Characteristics

Topography
Rolling ☐

Public Utilities
Water, Electricity ☐

Streets or Roads
Paved ☐

Neighborhood Life Cycle Stage

Improving
Printed Thursday, July 10, 2025

Review Group 2026

BAUMGARTLE, LARRY & CONS

Ownership

BAUMGARTLE, LARRY & CONSTANC
Baumgartle, Timothy
7611 Lockhart Rd
GEORGETOWN, IN 47122

Legal

L 17 13-2-5 0.66 Ac

5003 LOREAN Ct

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	VII
08/18/2006	BAUMGARTLE, LARR	200610629	WD	/		I
08/10/1970	BAUMGARTLE, LARR	0	WD	197/503		I
01/01/1900	CODY, JOHN JR		WD	/		I

510, 1 Family Dwell - Platted Lot

Scenic Valley

Notes

1/20/2021 2204: BF FIELD REVIEW & DATA COLLECTION
10/6/2020 2203: BF FIELD REVIEW & DATA COLLECTION.
12/20/2016 1803: ADDED CARSHEDO AND 2 LEANTO

1/2



Res

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

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	WIP	AA	AA	AA	AA
As Of Date	01/30/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Land	\$27,200	\$27,200	\$27,200	\$27,200	\$27,200
Land Res (1)	\$27,200	\$27,200	\$27,200	\$27,200	\$27,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$207,400	\$160,400	\$164,200	\$158,800	\$152,400
Imp Res (1)	\$207,000	\$160,000	\$158,100	\$152,900	\$147,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$400	\$400	\$6,100	\$5,900	\$5,400
Total	\$234,600	\$187,600	\$191,400	\$186,000	\$179,600
Total Res (1)	\$234,200	\$187,200	\$185,300	\$180,100	\$174,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$400	\$400	\$6,100	\$5,900	\$5,400

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 120' X 200', CI 120' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		98	98x205	1.01	\$275	\$27,244	0%	1.0000	100.00	0.00	0.00	\$27,240

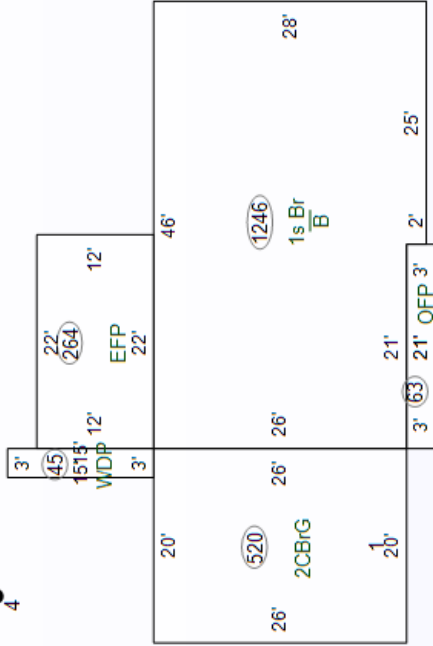
Calculated Acreage	0.46
Actual Frontage	98
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.66
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.66
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
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	\$27,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,200

Appraiser 01/29/2021 BF

BF

BF

2026

[illegible]

Specialty Plumbing		
Description	Count	Value

Exterior Features (+)	\$22,700	\$217,800
Garages (+) 520 sqft	\$20,700	\$238,500
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.87	
Replacement Cost	\$207,495	

Summary of Improvements

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
1: Single-Family R 01	1	Brick	C	1971	1971	54	A		0.87		2,492 sqft	\$207,495	40%	\$124,500	0%	100%	1,000	1,610	100.00	0.00	0.00	\$200,400
2: Car Shed	1		D	1971	1971	54	A	\$36.54	0.87	\$21.19	12'x28'	\$7,121	65%	\$2,490	0%	100%	1,000	1,610	100.00	0.00	0.00	\$4,000
3: Lean-To	1	Earth Flo	C	1995	1995	30	A	\$4.25	0.87		7'x16' x 7'	\$414	50%	\$210	0%	100%	1,000	1,610	0.00	0.00	100.00	\$300
4: Lean-To 02	1	Earth Flo	D	1995	1995	30	A	\$4.25	0.87		6'x8' x 7'	\$142	50%	\$70	0%	100%	1,000	1,610	0.00	0.00	100.00	\$100
5: Utility Shed R 01	1		D	1995	1995	30	A	\$18.20	0.87	\$12.67	16'x20'	\$4,054	60%	\$1,620	0%	100%	1,000	1,610	100.00	0.00	0.00	\$2,600





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

5003 Lorean Ct., Floyds Knobs, IN 47119

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern				X	
Clothes Dryer			X		Septic Field/Bed	X				
Clothes Washer			X		Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal	X				Aerator System	X				
Freezer	X				Sump Pump			X		
Gas Grill		X			Irrigation Systems	X				
Hood			X		Water Heater/Electric			X		
Microwave Oven	X				Water Heater/Gas	X				
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener	X				
Room Air Conditioner(s)			X		Well	X				
Trash Compactor	X				Septic and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?		X			
					Are the structures connected to a public sewer system?		X			
					Are there any additions that may require improvements to the sewage disposal system?			X		
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?			X		
					Are the improvements connected to a private/community sewer system?			X		
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan				X	
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat	X				
Garage Door Opener / Controls			X		Furnace Heat/Gas	X				
Inside Telephone Wiring and Blocks/Jacks			X		Furnace Heat/Electric			X		
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke/Fire Alarm(s)				X	Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner			X		
Vent Fan(s)			X		Humidifier	X				
60/100/200 Amp Service (Circle one)			X		Propane Tank			X		
Generator	X				Other Heating Source			X		

NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Timothy L. Bunsch</i>	7-21-2025		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Juliana G. T. Jones</i>	7-9-2025		
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)

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

5003 Lorean Ct., Floyds Knobs, IN 47119

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
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?			X
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

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

See attached note

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

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Timothy L. Brungarten</i>	7-21-2025		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>Salena J. Henry</i>	7-9-2025		
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)



Baumgartle House additional notes:

There is a cistern under the sunroom/porch. It is NOT used for drinking water.

There are 2 LP heaters in the home. The one in the basement is vented thru the chimney. It is NOT defective, but the chimney has not been checked by a professional.

The one on the sunroom/porch is a ventless LP heater and is NOT defective.

There is a window A/C unit on the sunroom/porch that we do not know the condition of this.

There is a 500 gallon LP tank that is on the property that is owed by the property owners. It is full of propane gas. It is used for the 2 LP heaters in the house.



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: 5003 Lorean Ct. , 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.) [Signature] 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

5003 Lorean Ct. , Floyds Knobs , IN 47119

(Property Address)

46 **CERTIFICATION OF ACCURACY**

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

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 BUYER'S SIGNATURE

DATE

58
59
60 PRINTED

61
62
63 BUYER'S SIGNATURE

DATE

64
65
66 PRINTED

67
68
69 SELLING BROKER*

DATE

Talara Jo Henry
SELLER'S SIGNATURE

9-9-2025
DATE

Talara Jo Henry

PRINTED

Timothy L Baumgartle
SELLER'S SIGNATURE

9-2-2025
DATE

Timothy Baumgartle

PRINTED

Timothy L Baumgartle
LISTING BROKER

9-2-2025
DATE

Douglas Harritt, Harritt Group, Inc.

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



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2025

