



BID PACKET

WATHEN HEIGHTS RANCH BUNGALOW ONLINE AUCTION

**613 ALLISON LANE
JEFFERSONVILLE, IN 47130**

ONLINE BIDDING ENDS

TUESDAY, OCTOBER 14 @ 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

613 ALLISON LANE, JEFFERSONVILLE, IN 47130

Bidding Ends Tuesday, October 14, 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 Tuesday, November 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 located in the AE 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.

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 23 through Tuesday, Tuesday, October 14, 2025.*

AGENCY

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

SELLER

The Gilbert L. Roth Revocable Living Trust
Nicholas E. Roth, Trustee

Client Detail

613 Allison Lane, Jeffersonville, IN 47130

Listing #: **2025011279**

Total Finished Sqft: **1,131**

Above Grade Finished SqFt: **1,131**

\$0
Active (09/22/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	Yes	School Dst:	Greater Clark
Subdiv Nm:	Wathen Heights	Parcel#:	20001140151
Beds:	4	Lot Sz:	0.5005 / 21,802
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,131	Lot Dim:	100 x 218
Tot Fin SF:	1,131	Year Built:	1935
New Const:	No	Annual Tax:	2,712
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	60,500	HOA \$:	/
Improvements:	149,900		
Total Assess:	210,400		
Directions:	I-265 to Exit 10 to Tenth Street IN 62. West 1.5 miles to left on Allison Lane. South past Jeffersonville High School 1.9 miles to property on right.		
Legal:	WATHEN HGTS LOT 25		
Tot Deductions:	\$108,900	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	60900

Remarks

WATHEN HEIGHTS RANCH BUNGALOW ONLINE AUCTION - BIDDING ENDS: TUESDAY, OCTOBER 14 @ 2PM. Charming 4 bedroom - 2 bath ranch bungalow offering 1,131 SF on the main level, a partial basement, and an attached one-car garage with dual overhead doors, garden shed on 1/2 acre lot with mature trees. Whole house Generac 11KW generator, paned replacement windows, covered porch, covered patios & open brick patio. Oak Park Conservancy District sewer fee is included in annual property taxes. Located just minutes from downtown Jeffersonville and the Tenth Street business corridor, with easy access to I-265 and the Lewis and Clark East End Bridge. **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:	Concrete Block, Slab
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Partial, Unfinished
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	100
Appliances:	Freezer, Garage Door Opener, Generator		
Exterior Type:	Aluminum Siding		
Exterior Feat:	Covered Patio, Covered Porch, Landscaped, Patio, Paved Driveway, Porch, Wood		
Interior Feat:	1st Floor Main, Bath Main, Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,131.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,131
Below Grade Unfinish:	696.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **20 x 12** Garage Type: **Attached, Front Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Family Room	25 x 11	1st Floor	Carpet	
Kitchen	22 x 13.5	1st Floor	Vinyl	
Main Bedroom	14.6 x 10	1st Floor	Wood	
Bathroom Full	7.6 x 4	1st Floor	Carpet	
Bedroom	13 x 11.5	1st Floor	Wood	
Bedroom	11 x 9	1st Floor	Wood	
Bedroom	13 x 9	1st Floor	Wood	Or Living Room
Bathroom Full	8 x 5	1st Floor	Carpet	

Utilities

Water Heater: **Natural Gas**

Heat Type: **Forced Air**

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

Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **Yes**

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

All information deemed reliable but not guaranteed.

10-20-00-400-194,000-009

General Information

Parcel Number
10-20-00-400-194,000-009
Local Parcel Number
20-00114-015-1

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Clark
Township
JEFFERSONVILLE TOWNSHIP
District 009 (Local 019)
JEFFERSONVILLE CITY-OFW
School Corp 1010
GREATER CLARK COUNTY
Neighborhood 10045280
09 ALLISON LANE
Section/Plat
Location Address (1)
613 ALLISON LANE
JEFFERSONVILLE, IN 47130

The Gilbert L Roth Revocable Li

Ownership

The Gilbert L Roth Revocable Living Tr
613 Allison Lane
Jeffersonville, IN 47130

613 ALLISON LANE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
07/27/2020	The Gilbert L Roth Rev	202015111	QC		/		1
01/01/1900	ROTH GILBERT L & M		WD		/		1

Legal

WANTHEN HGTS LOT 25

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2025	As Of Date	04/17/2025	04/18/2024	04/06/2023	04/14/2022	03/31/2021
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	☐	☐	☐	☐	☐
	Land	\$60,500	\$60,500	\$58,000	\$58,000	\$58,000
	Land Res (1)	\$60,500	\$60,500	\$58,000	\$58,000	\$58,000
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$158,500	\$149,900	\$107,000	\$89,900	\$82,500
	Imp Res (1)	\$158,500	\$149,900	\$104,600	\$86,400	\$79,100
	Imp Non Res (2)	\$0	\$0	\$2,300	\$3,400	\$3,300
	Imp Non Res (3)	\$0	\$0	\$100	\$100	\$100
	Total	\$219,000	\$210,400	\$165,000	\$147,900	\$140,500
	Total Res (1)	\$219,000	\$210,400	\$162,600	\$144,400	\$137,100
	Total Non Res (2)	\$0	\$0	\$2,300	\$3,400	\$3,300
	Total Non Res (3)	\$0	\$0	\$100	\$100	\$100

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

Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F	0	100x218	1.21	\$500	\$605	\$60,500	0%	1.0000	100.00	0.00	\$60,500

09 ALLISON LANE/1004528 1/2

Notes

9/6/2023 GENERAL : REASSESSMENT.
CHANGED GRADE AND EFF YEAR ON HOME.
FKEW
9/12/2019 GENERAL : REASSESSMENT NO
CHANGE SGMS
9/25/2015 GENERAL : no chg/reassmt ML c
3/25/2010 : (2010 PAY 2011) ** REASSESSMENT**
PER FIELD CHECK NO CHANGE.
3/8/2010 : 2010-11 TT ANNEXED FROM 05-75-15-1

Land Computations

Calculated Acreage 0.50
Actual Frontage 0
Developer Discount ☐
Parcel Acreage 0.00
81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homeseite 0.00
91/92 Acres 0.00
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
Homeseite(s) Value \$0
91/92 Value \$0
Supp. Page Land Value \$60,500
CAP 1 Value \$0
CAP 2 Value \$0
CAP 3 Value \$0
Total Value \$60,500

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard ☐
Level ☐
Public Utilities ERA ☐
All ☐
Streets or Roads TIF ☐
Paved ☐

Neighborhood Life Cycle Stage

Other
Printed

Saturday, April 26, 2025
Review Group 2

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	SINGLE-FAMILY RES
Story Height	1
Style	N/A
Finished Area	1131 sqft
Make	

Plumbing

Full Bath	#	TF
Half Bath	1	3
Kitchen Sinks	1	2
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Floor Finish

Earth	☒ Tile
Slab	☒ Carpet
Sub & Joist	☒ Unfinished
Wood	☐ Other
Parquet	

Wall Finish

Plaster/Drywall	☒ Unfinished
Paneling	☒ Other
Fiberboard	

Heat Type

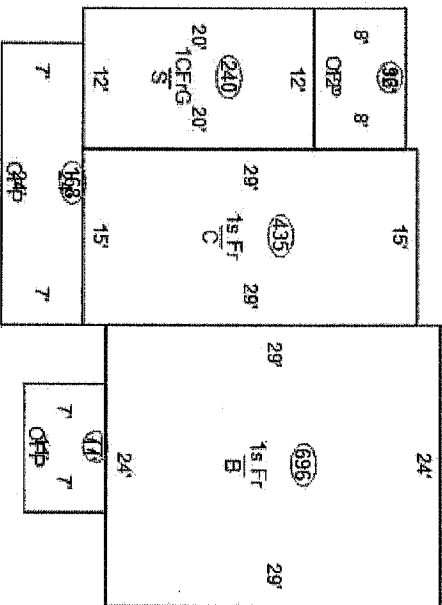
Central Warm Air

Roofing

Built-Up	☐ Metal	☒ Asphalt	☐ Slate	☐ Tile
Wood Shingle		☐ Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	77	\$5,300
Porch, Open Frame	168	\$9,200
Porch, Open Frame	96	\$6,300



Description

Specialty Plumbing

Count

Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1131	1131	\$113,100	
2					
3					
4					

Adjustments

1 Row Type Adj. x 1.00

\$147,000

Unfin Int (-)

\$0

Ex Liv Units (+)

\$0

Rec Room (+)

\$0

Loft (+)

\$0

Fireplace (+)

\$4,500

No Heating (-)

\$0

A/C (+)

\$4,000

No Elec (-)

\$0

Plumbing (+/-)

\$1,600

Spec Plumb (+)

\$0

Elevator (+)

\$0

Sub-Total, One Unit

\$157,100

Sub-Total, 1 Units

\$157,100

Exterior Features (+)

\$177,900

Garages (+) 240 sqft

\$12,800

Quality and Design Factor (Grade)

\$190,700

Location Multiplier

0.95

Replacement Cost

0.87

Sub-Total, One Unit

\$157,100

Sub-Total, 1 Units

\$157,100

Exterior Features (+)

\$20,800

Garages (+) 240 sqft

\$12,800

Quality and Design Factor (Grade)

\$190,700

Location Multiplier

0.95

Replacement Cost

0.87

Sub-Total, One Unit

\$157,100

Sub-Total, 1 Units

\$157,100

Exterior Features (+)

\$177,900

Garages (+) 240 sqft

\$12,800

Quality and Design Factor (Grade)

\$190,700

Location Multiplier

0.95

Replacement Cost

0.87

Sub-Total, One Unit

\$157,100

Sub-Total, 1 Units

\$157,100

Exterior Features (+)

\$20,800

Garages (+) 240 sqft

\$12,800

Quality and Design Factor (Grade)

\$190,700

Location Multiplier

0.95

Replacement Cost

0.87

Sub-Total, One Unit

\$157,100

Sub-Total, 1 Units

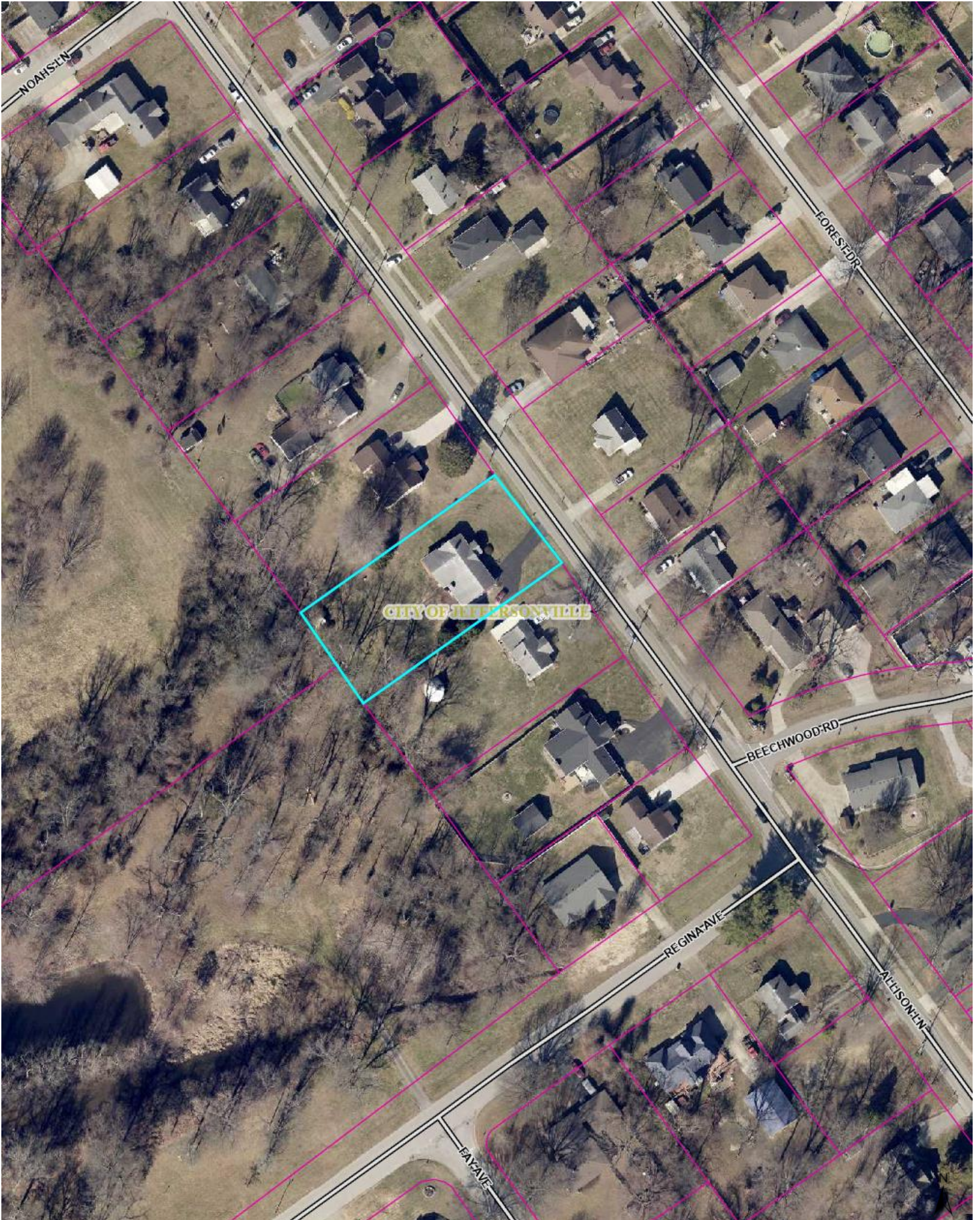
\$157,100

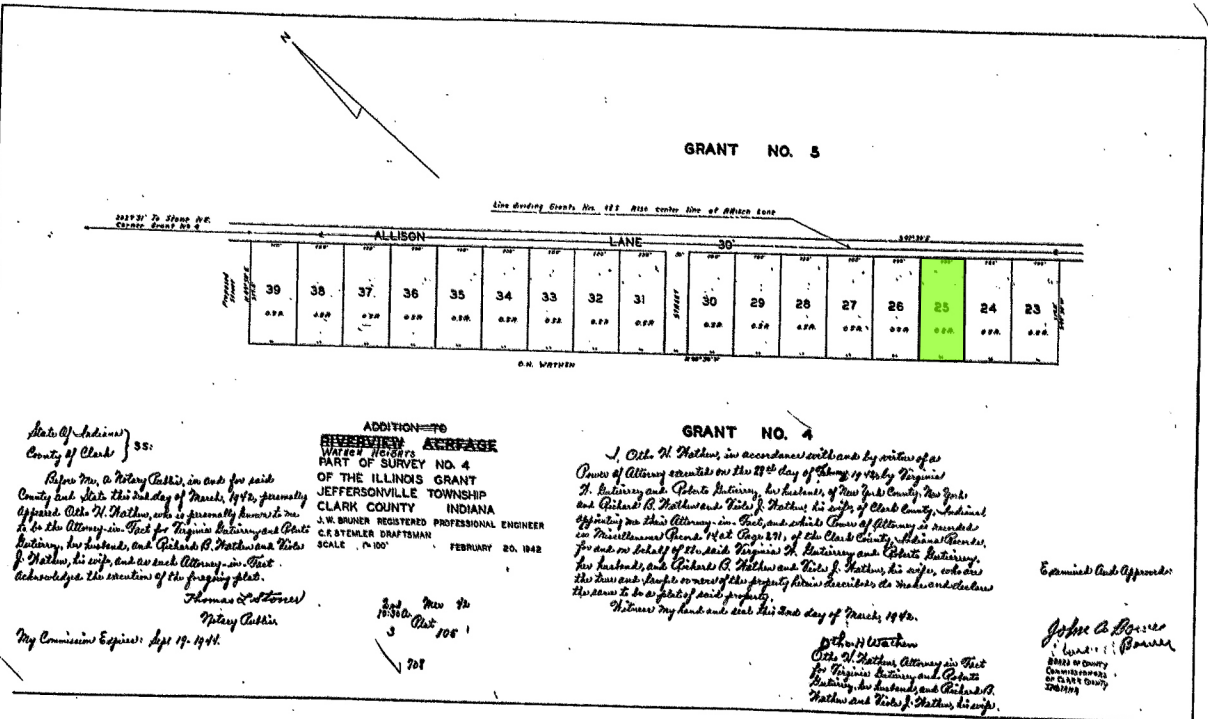
Exterior Features (+)

\$177,900

Garages (+) 240 sqft

\$12,800







National Flood Hazard Layer FIRMette



85°41'54"W 38°18'18"N



Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 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

- NO SCREEN
- Area of Minimal Flood Hazard
Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard
Zone D
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- 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 **9/19/2025 at 2:43 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.



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: 613 Allison Lane, Jeffersonville, IN 47130

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.

14 **SELLER'S DISCLOSURE**

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

17 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

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

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): _____

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

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.) DN 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

613 Allison Lane, Jeffersonville, IN 47130

(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

Gilbert L. Roth Revoc.Liv. Trust Nicholas Roth Trustee
PRINTED

SELLER'S SIGNATURE

DATE

PRINTED

LISTING BROKER

Douglas Harritt, Harritt Group, Inc.

8-25-2025
DATE

*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



(Property Address)

613 Allison Lane, Jeffersonville, IN 47130

Page 2 of 2 (Lead-Based Paint - Sales)