



BID PACKET

2.61 ACRES CLARK COUNTY HOME & OUTBUILDINGS ONLINE AUCTION

2605 COOPERS LANE
SELLERSBURG, IN 47172

ONLINE BIDDING ENDS

TUESDAY, OCTOBER 21 @ 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

2605 Coopers Lane, Sellersburg, IN 47172

Bidding Ends Tuesday, October 21, 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, December 2, 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 0.2% Annual Chance Flood Hazard flood zone and AE Fringe. See FEMA map.*

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 30 through Tuesday, October 21, 2025*.

AGENCY

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

SELLER

Robert F. Rumpel Irrevocable Trust
Penelope Garmon, Trustee

Client Detail

2605 Coopers Lane, Sellersburg, IN 47172

Listing #: **2025011423**

Total Finished Sqft: **1,152**

Above Grade Finished SqFt: **1,152**

\$0
Active (10/01/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	No	School Dst:	Greater Clark
Subdiv Nm:		Parcel#:	21001340091
Beds:	3	Lot Sz:	2.161 / 94,133
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,152	Lot Dim:	
Tot Fin SF:	1,152	Year Built:	1941
New Const:	No	Annual Tax:	1,620
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	46,400	DOM:	0
Improvements:	105,000	HOA \$:	/
Total Assess:	151,400		
Directions:	I-65 to East on Veterans Pkwy. to left on US-31. North 6/10 mile to right on Coopers Lane. 6/10 mile to property on left - just past 84 Lumber.		
Legal:	GT 48 2.161 AC		
Tot Deductions:	\$84,075	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	36,075

Remarks

2.16 ACRES CLARK COUNTY HOME & OUTBUILDINGS ONLINE AUCTION - BIDDING ENDS TUESDAY, OCTOBER 21 @ 2PM. Selling online at auction a 2.16-acre lot with 210' +/- road frontage located just minutes from I-65, Clark County Airport and Veterans Parkway, approximately 8 miles north of Louisville, KY. Property includes a 1,152-square-foot one level home with a 12' x 24' sunroom addition, a 60' x 30' detached two-bay pole barn with loft and a detached 30' x 40' two car garage with a circular drive and a 12' x 12' utility shed. Excellent opportunity to own a versatile property off Hwy. 31. Located in the heart of Clark County's growth, loaded with potential. **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:	Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:	Garage, Pole Barn, Shed	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	210+-
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Range / Oven, Refrigerator, Water Softener		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Access. Features, Covered Porch, Deck, Ramp, Sunroom, Vinyl Siding		
Interior Feat:	1st Floor Utility, Bath Main, Ceiling Fan(s), Eat-in Kitchen, Natural Wood Trim		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,152.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,152
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **40 x 30** Garage Type: **Detached, Pole Barn** Garage Spaces: **4**

Type	Dimension	Level	Flooring	Description
Living Room	11 x 19	1st Floor	Carpet	
Kitchen	19.6 x 11	1st Floor	Other	
Bedroom	15.6 x 11	1st Floor	Carpet	
Bedroom	10 x 11	1st Floor	Carpet	
Bedroom	11 x 9.9	1st Floor	Carpet	
Bathroom Full	6.6 x 6.6	1st Floor	Other	
Bathroom Full	5 x 7.10	1st Floor	Other	
Other	7 x 7	1st Floor	Other	Laundry Utility Room

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**
Seller Will Lease: **No**

Covenants & Restr: **Unknown**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.

General Information

Parcel Number
10-21-04-800-182.000-009

Local Parcel Number
21-00134-009-1

Ownership

Robert F Rumpel Irrevocable Trust
2605 Coopers Lane
Sellersburg, IN 47172

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
02/06/2024	Robert F Rumpel Irrev	202403253	QC	/	/		I
06/15/2012	Rumpel Robert F	201212091	AS	/	/		I
01/01/1900	RUMPEL ROBERT F		WD	/	/		I

Tax ID:

Legal

GT 48 2.161 AC

Routing Number

Property Class 510

1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Clark

Township
JEFFERSONVILLE TOWNSHIP

District 009 (Local 019)
JEFFERSONVILLE CITY-CFW

School Corp 1010
GREATER CLARK COUNTY

Neighborhood 10045185
09 ANNEX 05 AREA 1 Annex Misc

Section/Plat

Location Address (1)
2605 COOPERS LN
SELLERSBURG, IN 47172

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level ☐

Public Utilities **ERA**
Water, Gas, Electricity ☐

Streets or Roads **TIF**
Paved ☐

Neighborhood Life Cycle Stage

Static
Printed

Saturday, April 20, 2024

Review Group



Res

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

Indiana Cost Mod	2024	Assessment Year	2024	2023	2022	2021	2020					
	W/P	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj					
	04/01/2024	As Of Date	04/18/2024	04/06/2023	04/14/2022	03/31/2021	03/18/2020					
	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 type="checkbox"/>	<input type="checkbox"/>						
	Land	\$46,400	\$30,400	\$30,400	\$30,400	\$30,400						
	Land Res (1)	\$40,000	\$24,000	\$24,000	\$24,000	\$24,000						
	Land Non Res (2)	\$6,400	\$0	\$0	\$0	\$0						
	Land Non Res (3)	\$0	\$6,400	\$6,400	\$6,400	\$6,400						
\$105,000	Improvement	\$105,000	\$88,300	\$93,900	\$86,300	\$82,800						
	Imp Res (1)	\$104,200	\$82,600	\$86,300	\$79,700	\$76,400						
	Imp Non Res (2)	\$800	\$0	\$0	\$0	\$0						
	Imp Non Res (3)	\$0	\$5,700	\$7,600	\$6,600	\$6,400						
\$151,400	Total	\$151,400	\$118,700	\$124,300	\$116,700	\$113,200						
	Total Res (1)	\$144,200	\$106,600	\$110,300	\$103,700	\$100,400						
	Total Non Res (2)	\$7,200	\$0	\$0	\$0	\$0						
	Total Non Res (3)	\$0	\$12,100	\$14,000	\$13,000	\$12,800						
Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')												
Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9 A		0	1.0000	1.00	\$40,000	\$40,000	0%	1.0000	100.00	0.00	0.00	\$40,000
91 A		0	1.610	1.00	\$4,000	\$6,440	0%	1.0000	0.00	100.00	0.00	\$6,440

Notes

1/29/2024 GENERAL : TAXPAYER CALLED IN AND STATED THE THREE OUT BUILDING THAT WERE MOVED TO NEIGHBORS PROPERTY NEED TO BE ON HIS. MOVED BUILDINGS BACK TO CORRECT PARCEL.

8/10/2023 GENERAL : REASSESSMENT CHANGED EFF YR ON SFR. CHANGED GRADE ON BARN. MOVED BARN, CSHED AND DET GARAGE TO PARCEL 21-00134-009-1. EB/MF

8/7/2020 GENERAL : REASSESSMENT- NO CHANGES. LTMS

10/22/2016 GENERAL : REASSESSMENT ADDED WDDK, SV SHED AND CAR SHEDS. FK/KH

8/14/2012 GENERAL : REASSESSMENT -- (G-M) -- REMOVED WDDK, POOL, BARN2. CHANGED YEAR ON USHED AND SOFT, ADDED 2 CARSHEDS. CHANGED BARN2 TO 13AV

10/15/2009 : (08/09) F-133 -- CORRECTED ACREAGE PER PLAT BOOK & TXPYR IN OFC TO 2.161 AC. [CH]

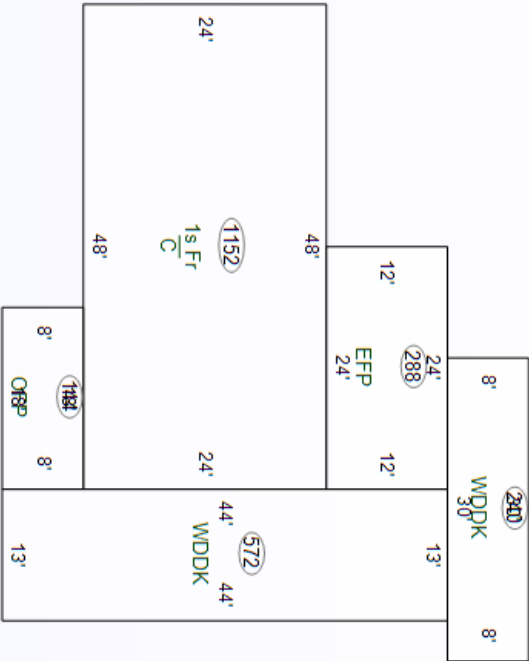
5/4/2009 : Annex (08-09) from 04-30-0201

3/30/2009 : 08-09 tie annexed from 04-30-20-1

Land Computations

Calculated Acreage	2.61
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	1.61
Total Acres Farmland	-2.61
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeste(s) Value	\$40,000
91/92 Value	\$6,400
Supp. Page Land Value	
CAP 1 Value	\$40,000
CAP 2 Value	\$6,400
CAP 3 Value	\$0
Total Value	\$46,400

General Information			Plumbing		
Occupancy	Single-Family				
Description	SINGLE-FAMILY RES		Full Bath	1	3
Story Height	1		Half Bath	0	0
Style	N/A		Kitchen Sinks	1	1
Finished Area	1152 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	3	5
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile				
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet				
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished				
<input type="checkbox"/> Wood	<input type="checkbox"/> Other				
<input type="checkbox"/> Parquet					
Wall Finish			Accommodations		
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Bedrooms			
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Living Rooms			
<input type="checkbox"/> Fiberboard	Dining Rooms				
			Family Rooms		
			Total Rooms		
			5		
			Heat Type		
			Central Warm Air		
Roofing					
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other				
Exterior Features					
Description	Area	Value			
Porch, Enclosed Frame	288	\$13,500			
Porch, Open Frame	144	\$6,400			
Wood Deck	572	\$8,600			
Wood Deck	240	\$4,200			



Description	Count	Value
Specialty Plumbing		

Cost Ladder					Totals
Floor Constr	Base	Finish	Value		
1 1Fr	1152	1152	\$87,400		
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl	1152	0	\$6,300		
Slab					
Total Base				\$93,700	
Adjustments	1 Row Type Adj. x 1.00			\$93,700	
Unfin Int (-)				\$0	
Ex Liv Units (+)				\$0	
Rec Room (+)				\$0	
Loft (+)				\$0	
Fireplace (+)				\$0	
No Heating (-)				\$0	
A/C (+)	1:1152			\$3,200	
No Elec (-)				\$0	
Plumbing (+/-)	5 - 5 = 0 x \$0			\$0	
Spec Plumb (+)				\$0	
Elevator (+)				\$0	
Sub-Total, One Unit				\$96,900	
Sub-Total, 1 Units					
Exterior Features (+)			\$32,700	\$129,600	
Garages (+) 0 sqft			\$0	\$129,600	
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.88	
Replacement Cost				\$102,643	

Summary of Improvements																					
Description	Story	Constr	Grade	Year Built	Eff Year	Eff Co	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 RESIDE	1	Wood Fr	D+2	1941	1980	44 A	0.88	0.88		1,152 sqft	\$102,643	38%	\$63,640	0%	100%	1,2800	1,000	100.00	0.00	0.00	\$81,500
	1	SV	E	1995	1995	29 A	0.88	0.88		12x20'		50%		0%	100%	1,0000	1,000	100.00	0.00	0.00	\$500
	1	SV	D	2009	2009	15 A	0.88	0.88		12x12'		45%		0%	100%	1,0000	1,000	0.00	100.00	0.00	\$300
2: Car Shed 2																					
3: UTILITY SHED	1	SV	D	2009	2009	15 A	0.88	0.88		12x12'		45%		0%	100%	1,0000	1,000	0.00	100.00	0.00	\$300

General Information

Plumbing

Occupancy

Barn, Pole (T3)

#

TF

Description

Barn, Pole (T3)

Full Bath

Story Height

0

Half Bath

Style

N/A

Kitchen Sinks

Finished Area

Water Heaters

Make

Add Fixtures

Floor Finish

Total

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

3

Wall Finish

Total Rooms

☐ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Heat Type

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Wood Shingle

☐ Other

☐ Tile

Exterior Features

Description

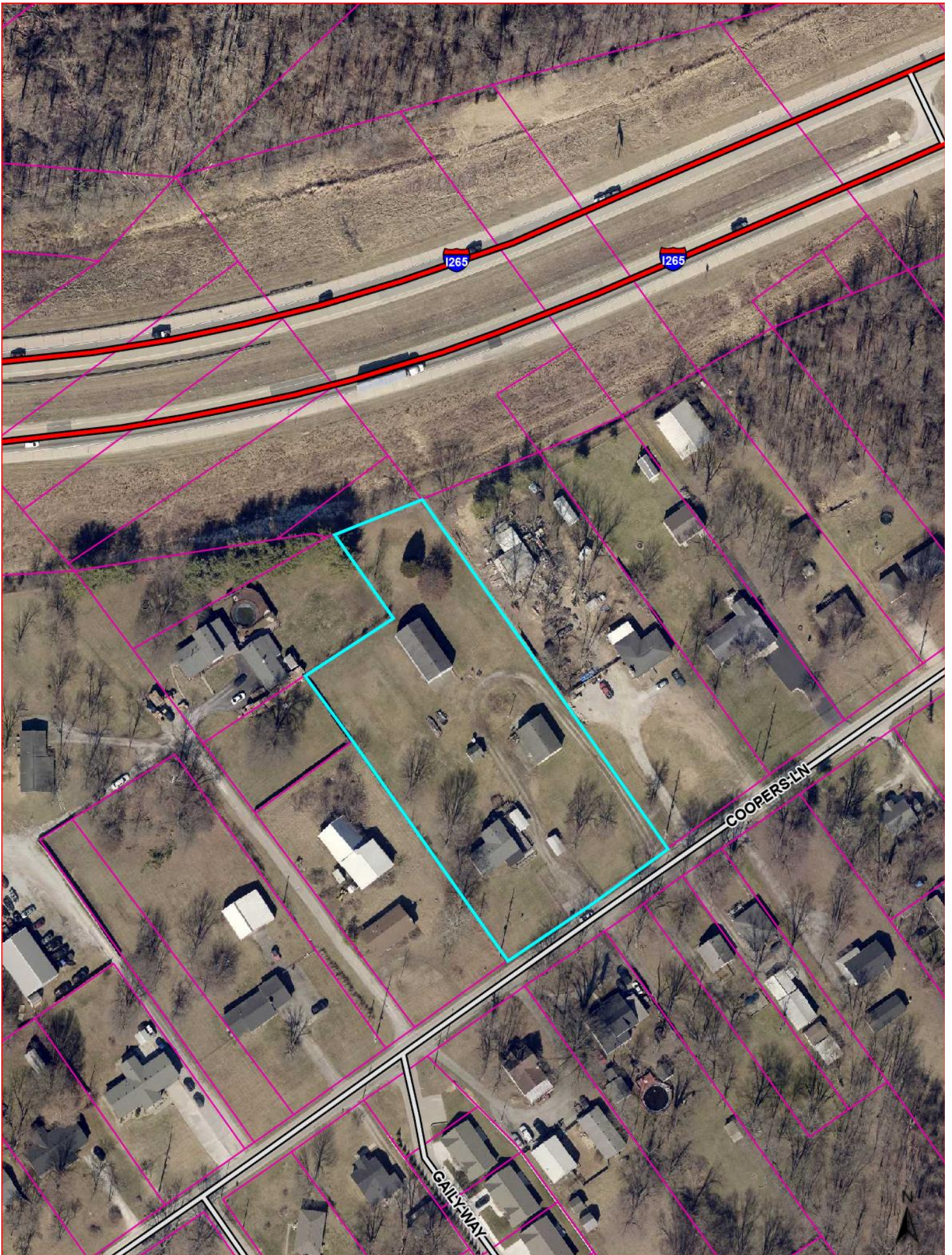
Area

Value

Description	Count	Value
Specialty Plumbing		

Cost Ladder				Totals
Floor Constr	Base	Finish	Value	
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
Total Base				
Adjustments				
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
Sub-Total, One Unit				\$0
Sub-Total, 1 Units				
Exterior Features (+)				\$0
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				
Location Multiplier				0.88
Replacement Cost				\$18,755

Summary of Improvements												
Description	Story	Constr	Grade	Year Built	Eff Year	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep
1: Barn, Pole (T3)	1	T3AW	D	1976	1976	48 A	\$14.80	0.88		60' x 30' x 14'	\$18,755	65%
2: Car Shed	1	SV	E	1995	1995	29 A		0.88		12x20'		50%
3: DETACHED GARAGE BL	1	Concrete	C	1976	1976	48 A	\$24.31	0.88	\$21.39	30x40'	\$25,671	35%
											\$16,690	



National Flood Hazard Layer FIRMette



85°44'42"W 38°20'57"N



Legend

SEE THIS 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
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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
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OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	20.2 17.5 8 Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
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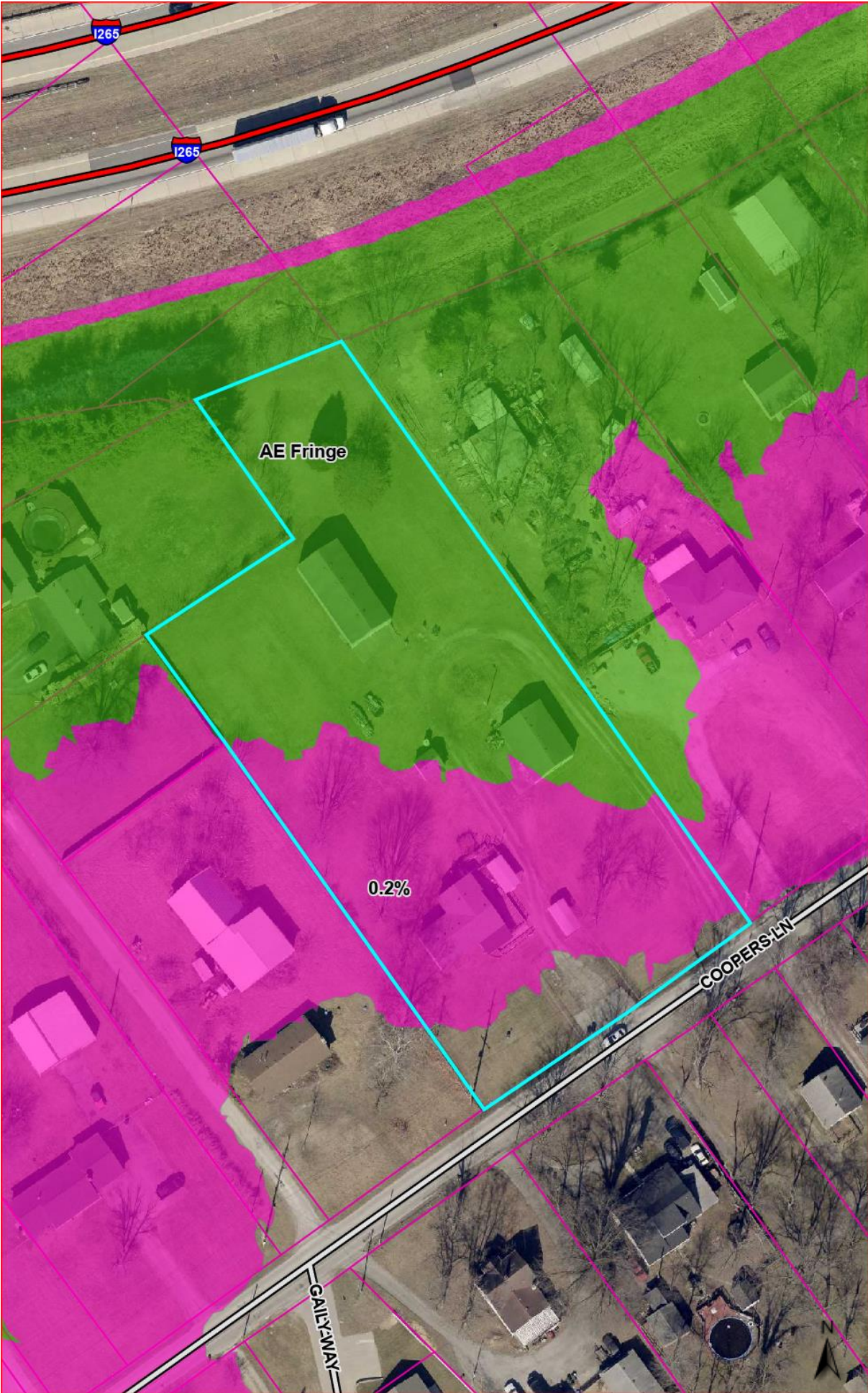
MAP PANELS	Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 11/26/2024 at 5:38 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.



- Parcels
- Floodplains
- A
 - A, APPROXIMATE FLOODWAY
 - AE Fringe
 - AE Floodway
 - 0.2% Annual Chance Flood
 - Hazard
 - Reduced Risk Due to Levee



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:** _____

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.

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

(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 arebinding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 BUYER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE 1/15/2025

58
59 PRINTED _____ **Robert F. Rumple Rev.Trust Penelope Garmon Trustee**
60 PRINTED _____

61
62
63 BUYER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE _____

64
65 PRINTED _____ PRINTED _____

66
67
68
69 SELLING BROKER* _____ DATE _____ LISTING BROKER _____ DATE 1/16/2025

Signed by: _____
Douglas R. Harritt
Douglas Harritt, Harritt Group, Inc.

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



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(Property Address)