



**BID PACKET**

# **FLOYDS KNOBS SKYVIEW RANCH**

## **ONLINE AUCTION**

**1019 SKYVIEW DRIVE  
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

**WEDNESDAY, NOVEMBER 12 @ 6PM**

**BID ONLINE AT [HARRITGROUP.COM](https://www.harrittgroup.com)**

**HARRITT  
GROUP INC.**  
**MULTIPAR AUCTIONS**





## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1019 Skyview Drive, New Albany, IN 47150

Bidding Ends Wednesday, November 12, 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, December 22, 2025**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**INSPECTION**

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

**FLOOD DESIGNATION**

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

**EVIDENCE OF TITLE**

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

**SURVEY**

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

**REAL ESTATE TAXES AND ASSESSMENTS**

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

**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, October 22 through Wednesday, November 12, 2025*.

**AGENCY**

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

**SELLER**

Donald W. Hook II & Carolyn M. Hook



## Client Detail

**1019 Skyview Drive, New Albany, IN 47150**

Listing #: **2025012136**

Total Finished SqFt: **3,100**

Above Grade Finished SqFt: **1,752**

**\$0**  
**Active (10/27/25)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>Yes</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:	<b>Kelley's Ridge</b>	Parcel#:	<b>0053290010</b>
Beds:	<b>4</b>	Lot Sz:	<b>0.53 / 23,087</b>
Baths:	<b>3 (3 0)</b>	Lot Size Src:	<b>Plat Map</b>
Abv Grd SF:	<b>1,752</b>	Lot Dim:	<b>144 x 144 x 142 x 174</b>
Tot Fin SF:	<b>3,100</b>	Year Built:	<b>1979</b>
New Const:	<b>No</b>	Annual Tax:	<b>2,316</b>
Est Completion:		Tax Year:	<b>2024/2025</b>
Home Warranty:		DOM:	<b>0</b>
Land Assess:	<b>29,000</b>	HOA \$:	<b>/</b>
Improvements:	<b>259,100</b>		
Total Assess:	<b>288,100</b>		
Directions:	<b>I-64 to Greenville Hwy. 150 Exit 119. West 1/2 mile to right on Old Vincennes Rd. 1 mile to right on Quarry Road to immediate left on Old Vincennes Road to first right on Kelley's Ridge. Property on left.</b>		

Legal: **P 882 L 10 .59 A.**  
Tot Deductions: **\$138,038** Deduction Type **Supplemental Homestd** Comment **90,038**

### Remarks

**FLOYDS KNOBS SKYVIEW RANCH WITH POOL ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, NOVEMBER 12 @ 6PM.** Selling online a spacious 4-bedroom, 3-bath ranch home with full walkout basement, 18' x 36' heated inground pool with its own pool storage house, attached 2-car garage in a well-established Floyds Knobs neighborhood. Features include maple wood floors, 11' vaulted ceiling in FR, garden windows, skylights, cedar lined walk-in closets, kitchenette in walkout lower level, epoxy flooring in lower level. Recent 2025 upgrades including a new roof, skylights, gutters, water heater and deck. Minutes from I-64, I-265, and downtown New Albany. Plat Map indicates 0.53 Acre. Assessor's Card indicates 0.59 Acre. 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>Daylight, Finished, Full, Walkout</b>
Outbuildings:	<b>Other</b>	Laundry:	<b>Yes</b>
# Fireplaces:	<b>1</b> Fireplace: <b>Woodburning</b>	Laundry Location:	<b>First Level</b>
Roof Type:	<b>Shingle</b>	Laundry Type:	<b>Laundry Closet</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator</b>		
Exterior Type:	<b>Redwood</b>	Road Frontage:	<b>144</b>
Exterior Feat:	<b>Balcony, Covered Porch, Deck, Fenced Yard, Landscaped, Patio, Pool - Inground, Solid Surface Drive, Thermopane windows</b>		
Interior Feat:	<b>1st Floor Main, Bath Main, Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Cedar Closet(s), Family Room, Formal Dining Rm, Foyer, Pantry, Rec Room, Second Kitchen, Skylights, Sump Pump, Walk-in Closet(s)</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,752.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>1,348.0</b>	TFLS:	<b>3,100</b>
Below Grade Unfinish:	<b>388.0</b>		

### Room Sizes & Levels

Total Rooms: **11** Garage: **Y** Garage Size: **24 x 22** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	14 x 13.6	1st Floor	Carpet	
Dining Room	11.11 x 11	1st Floor	Carpet	
Kitchen	12 x 10	1st Floor	Wood	Renovated 2017

Dining Area	5 x 10	1st Floor	Wood	
Family Room	19.5 x 13.5	1st Floor	Wood	11' Vaulted Ceiling, Fireplace
Bathroom Full	8 x 4.5	1st Floor	Tile	
Main Bedroom	14.2 x 13.5	1st Floor	Carpet	Cedar Lined Walk-In Closet, Balcony
Bathroom Full	9.11 x 7	1st Floor	Tile	Main Bedroom, Garden Window, Skylight
Bedroom	11.10 x 11	1st Floor	Carpet	
Bedroom	12.7 x 10.2	1st Floor	Carpet	
Other	15.6 x 10.3	LL/Basement	Other	Kitchenette, Epoxy Flooring
Family Room	26.6 x 19	LL/Basement	Other	Walk-Out, Built-In Desk Unit, Epoxy Flooring
Bathroom Full	10.2 x 6	LL/Basement	Vinyl	
Bedroom	17.7 x 13.4	LL/Basement	Carpet	9.4 x 6 Walk-In Cedar Lined Closet

## Utilities

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

Heat Type: **Heat Pump**  
Cooling Type: **Central Air, Heat Pump**  
Fuel Type: **Electric**

## General Information

Possession: **At Closing**  
Flood: **No**

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

All information deemed reliable but not guaranteed.

PLAT 882

WE THE UNDERSIGNED, AS OWNERS OF THE PROPERTY SHOWN HEREON, DO HEREBY ACKNOWLEDGE THIS TO BE THE PLAT OF KINGDALEYS RIDGE, PLAT 882, DO HEREBY DEDICATE TO PUBLIC USE THE ROADWAYS AND EASEMENTS AS SHOWN HEREON.

PAMELA KELLEY

STATE OF INDIANA } SS  
COUNTY OF ELK }

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, COUNTY OF FLOYD, PERSONALLY APPEARED THE ABOVE NAMED AND ACKNOWLEDGED THE EXECUTION OF THIS PLAY:

Sharon L. Cook 10-13<sup>th</sup>-81  
NOTARY PUBLIC, MY COMMISSION EXPIRES:

APPROVED BY  
FLOYD COUNTY<sup>THE</sup> PLAN COMMISSION

*Ralph Kraemer*  
RALPH KRAEMER, PRESIDENT.

Patrick Foughlin

DATE: Nov. 1, 1978

APPROVED BY

THE  
CITY COMMISSIONERS

THE HON. GARY LOFTS, MEMBER

WITNESSES:  
~~Fredrick S. Hutter~~  
 THE HON. FREDERICK L. HUTNER, AUDITOR OF  
 FLOYD COUNTY

DATE: 6 Nov 1978

FILED AND RECORDED

THIS 6 DAY OF Nov, 1928  
Joseph A. Hendey

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 01-11-2001 BY 60322  
UCBAW

## LAND DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST CORNER OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 32, T2S, R2E, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, T2S, R2E, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, T2S, R2E, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1/4 M. AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 32, AND RUNNING THENCE N. 40° 30' E. A DISTANCE OF 70.00 FEET TO A CONCRETE P.W. MARKER; THENCE S. 61° 52' 11" E. WITH SAID P.W. LINE A DISTANCE OF 350.20 FEET TO A POINT; THENCE S. 70° 30' E. WITH SAID P.W. A DISTANCE OF 228.40' TO A CONCRETE P.W. MARKER; THENCE S. 24° 18' E. WITH SAID P.W. A DISTANCE OF 302.40' FEET; THENCE N. 78° 07' E. WITH SAID P.W. A DISTANCE OF 98.00 FEET; THENCE N. 82° 35' E. WITH SAID P.W. A DISTANCE OF 135.10 FEET MORE OR LESS TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE S. 02° 30' 51" W. WITH SAID EAST LINE A DISTANCE OF 88.10 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE N. 90° W. WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 29 A DISTANCE OF 590.00 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 29; THENCE N. 40° 30' E. WITH SAID EAST LINE 132.00 FEET TO A POINT; THENCE N. 88° 05' 51" W. WITH SAID P.W. NORTH LINE A DISTANCE OF 350.00 FEET TO A CONCRETE P.W. MARKER; THENCE N. 00° 30' 51" E. A DISTANCE OF 1183.79' FEET TO THE BEGINNING, CONTAINING 30.75 ACRES.

**T. J. BOOFER ASSOCIATES  
CIVIL ENGINEERS & LAND SURVEYORS  
207 WEST SPRING STREET  
NEW ALBANY, INDIANA 47150**

PROTECTIVE COVENANTS

SUBJECT TO THE PROTECTIVE COVENANTS AS RECORDED IN MISC DRAWER 5 INST NO. 11,119, OFFICE OF THE RECORDER, FLOYD COUNTY, IND.

**DRAINAGE NOTES:** ALL NATURAL DRAINAGE VALLEYS SHALL BE RETAINED AND NOT BLOCKED OR OBTURATED WITHOUT PROVIDING AN ADEQUATE ALTERNATE HAND-TO-FOOT DRAINAGE SYSTEM APPROVED BY AUTHORITY OF THE FOND COUNTY ENGINEERING REPRESENTATIVE. IN NO CASE SHALL THE NATURAL DRAINAGE IN ONE VALLEY BE ALTERED TO FLOW LATERALLY INTO ANOTHER VALLEY.

# SURVYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAY OF "ACE-DE-KEYSBURGE", PLAT NUMBER 1882, AND THE SURVEY SHOWN HEREON WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas A. Boofler  
THOMAS J. BOOFLER LIS. # 50133  
SEP. 11, 1978

4972. 2011

882

20

General Information		Ownership		Transfer of Ownership			Notes
<b>Parcel Number</b>	22-05-03-200-107.000-007	Hook, Donald W. II & Carolyn M. 1019 Skyview Dr New Albany, IN 47150		<b>Date</b>	<b>Owner</b>	<b>Doc ID</b> <b>Code</b> <b>Book/Page</b> <b>Adj Sale Price</b> <b>V/L</b>	7/12/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION
<b>Local Parcel Number</b>	0053290010			10/27/1994	Hook, Donald W. II &	0 WD 21/11987 I	
<b>Tax ID:</b>				01/01/1900	ESCHER, ROBERT J	WD / I	7/12/2017 18Q4: NO CHANGE.
							1/1/1900 12UP: 2012 UPDATE TIP FILED APPEAL GAVE OBSOL W COMPS 4-2-13 MR

**Routing Number**

P 882 L 10 .59 A.

**Legal**

05-03-200-020  
**Property Class 510**  
 Family, Rural, Plotted Lot  
 Res

Valuation Records (Work In Progress values are not certified values and are subject to change)						
Year: 2025	2025	Assessment Year	2025	2024	2023	2022
		</				

Location Information		Reason For Change			
County	WIP	As Of Date	AA	AA	AA
	01/30/2025	04/07/2025	01/01/2024	01/01/2023	01/01/2021

	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Floyd	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Township</b>	<b>Equalization Factor</b>	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"/>
District 007 (Local 007 )	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
NEW ALBANY TOWNSHIP					

	2023	2022	2021	2020	2019
<b>School Corp 2400</b>					
Land Res (1)	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>NEW ALBANY TOWNSHIP</b>					
Land Res (1)	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>NEW ALBANY ELWOOD COUNTY C</b>					
Land Res (1)	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0

	\$	\$	\$	\$	\$
<b>Neighborhood 5032002-007</b>					
Imp Res (1)	\$326,200	\$326,200	\$259,100	\$269,000	\$245,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Bidder Sum	\$326,200	\$326,200	\$259,100	\$269,000	\$245,400

[illegible][illegible]

	Land Data (Standard Depth: Res 120', CI 120')	Base Lot: Res 0' X 0', CI 0' X 0'
L and Pricing	Act	Est
Sell	Adi	Ext
Market		
Actual Frontage		
Developer Discount		
Parcel Areaacre		0.59

Zoning	Land Use	Method	ID	Front	Size	Factor	Rate	Adj. Rate	Est. Value	Market Value	Cap 1	Cap 2	Cap 3	Value	Owner	Address	Parcel	Area	Volume
9	A			0	0.5900	1.42	\$49,500	\$70,290	\$41,471	-30%	100.00	0.00	0.00	\$29,030	81 Legal Drain NV	82 Public Roads NV	81	0.00	0.00

[illegible]

Lot	
91/92 Acres	0.00
Total Acres Farmland	0.00

<b>Market Model</b>	
5032002-007 - Residential	
Farmland Value	\$0
Measured Acreage	0.00

Characteristics	
<b>Topography</b>	<b>Flood Hazard</b>
Level Rolling	<input type="checkbox"/>
Avg Farmland Value/Acre	\$0
Value of Farmland	\$0

	Classified Total	\$
Farm / Classified Value		\$0
ERA		
Public Utilities		
Water Electricity		

☐ Streets or Roads  
Paved

☐ TIF  
91/92 Value \$0  
Homeste(s) Value \$29,000  
Cust. Rese Lead Value

Neighborhood Life Cycle Stage

Printed	Tuesday, July 15, 2025	2026	External Only	Collector	08/04/2021	JK	CAP 3 Value	\$0
		Review Group	Data Source	Appraiser	08/04/2021	JK	Total Value	\$29,000







# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

09/15/2025

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

1019 Skyview Drive, New Albany, IN 47150

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
  - A. in the administration of an estate;
  - B. by foreclosure sale;
  - C. by a trustee in bankruptcy;
  - D. by eminent domain;
  - E. from a decree of specific performance;
  - F. from a decree of divorce; or
  - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

**Purpose of Disclosure Form:** Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

**Instructions to the Seller(s):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

**NOTE: "Defect" means a condition that would have a significant 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 broker, 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 <i>Donald W. Hook</i>	Date (mm / dd / yyyy) 9/15/2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Carolyn Hook</i>	Date (mm / dd / yyyy) 09/15/2025	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)

1019 Skyview Drive, New Albany , IN 47150

1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓		✓	
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)			✓	
Ceiling Fan(s)	✓			
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors	✓			
Switches and Outlets			✓	
Vent Fan(s)			✓	
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service				
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed			✓	
Septic & Holding Tank / Septic Mound			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems	✓			
Water Heater / Electric			✓	
Water Heater / Gas	✓			
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener		✓		
Well	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment			✓	
				Yes No Unknown
Are the structures connected to a public water system?				✓
Are the structures connected to a public sewer system?				✓
Are there any additions that may require improvements to the sewage disposal system?				✓
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?				✓
Are the structure(s) connected to a private / community sewer system?				✓

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Signature of Seller <i>Donald W. Hook</i>	Date (mm / dd / yyyy) 9/15/2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Carolyn Hook</i>	Date (mm / dd / yyyy) 09/15/2025	Signature of Buyer	Date (mm / dd / yyyy)
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.			
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**1019 Skyview Drive, New Albany, IN 47150**

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump			✓	
Furnace Heat / Gas	✓			
Furnace Heat / Electric			✓	
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace				✓
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

  

2. ROOF	Yes	No	Unknown
Age, if known: <u>new</u> Years. <u>2025</u>	September		
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			

  

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>new</u> Years. <u>2025</u>	Spring		

  

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.	✓		

  

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years.	✓		

  

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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Signature of Seller <i>Ronald W. Hook</i>	Date (mm / dd / yyyy) <u>9/15/2025</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Carolyn Hook</i>	Date (mm / dd / yyyy) <u>09/15/2025</u>	Signature of Buyer	Date (mm / dd / yyyy)

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

1019 Skyview Drive, New Albany, IN 47150

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____			
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

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

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Signature of Seller Carolyn Hook	Date (mm / dd / yyyy) 09/15/2025	Signature of Buyer	Date (mm / dd / yyyy)
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