



BID PACKET

NORTHHAVEN BRICK RANCH

ONLINE AUCTION

**1411 RIDGEWAY DRIVE
JEFFERSONVILLE, IN 47130**

— ONLINE BIDDING ENDS —

TUESDAY, NOVEMBER 18 @ 2PM

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

**HARRITT
GROUP INC.**
MULTIPAR AUCTIONS





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1411 Ridgeway Drive, Jeffersonville, IN 47130

Bidding Ends Tuesday, November 18, 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 29, 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 *Tuesday, November 4 through Tuesday, November 18, 2025*.

AGENCY

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

SELLER

Vickie Mayfield

Client Detail

1411 Ridgeway Drive, Jeffersonville, IN 47130

Listing #: **2025012184**

Total Finished Sqft: **1,290**

Above Grade Finished SqFt: **1,290**

\$0
Active (10/28/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Jeffersonville
Subdivision:	Yes	School Dst:	Greater Clark
Subdiv Nm:	Northaven	Parcel#:	20000640451
Beds:	3	Lot Sz:	0.1768 / 7,701
Baths:	2 (1 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,290	Lot Dim:	70' x 110'
Tot Fin SF:	1,290	Year Built:	1963
New Const:	No	Annual Tax:	1,780
Est Completion:			
Home Warranty:		Tax Year:	2024/2025
Land Assess:	47,000	DOM:	0
Improvements:	127,600	HOA \$:	/
Total Assess:	174,600		
Directions:	E. 10th Street to Sportsman Drive to right on Ridgeway Drive. Home on left.		

Legal: **NORTHAVEN 2 LOT 59**
Tot Deductions: **\$95,475** Deduction Type Comment
Supplemental Homestd 47,475

Remarks

NORTHHAVEN BRICK RANCH ONLINE AUCTION - ENDS TUESDAY, NOVEMBER 18 @ 2PM. A one owner three-bedroom brick ranch provides comfortable one-level living. Home features hardwood floors in much of the home, equipped laundry room off kitchen, 1/2 bath off main bedroom, roof replaced 2025, replacement windows, updated HVAC and two storage sheds (10' x 12' and 8' x 7'). Easy access to 10th Street, local schools, shopping, downtown Jeffersonville, and nearby expressways. Oak mantle in living room is not included. 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:	Shed	Laundry Type:	Laundry Room
# Fireplaces:	Fireplace:	Road Frontage:	70
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Disposal, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Public Sidewalk, Solid Surface Drive		
Interior Feat:	1st Floor Main, 1st Floor Utility, Bath 1/2 Main, Ceiling Fan(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,290.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,290
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms:	7	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
Type	Dimension	Level	Flooring	Description					
Living Room	16 x 13.9	1st Floor	Wood						
Kitchen	15.7 x 11	1st Floor	Other						
Dining Area	9.9 x 10	1st Floor	Other						
Other	13.3 x 4	1st Floor	Vinyl	Laundry Utility Room					
MainBedroom	10.5 x 13	1st Floor	Wood						
Bathroom Half	5.5 x 4	1st Floor	Tile	Main Bedroom Bath					
Bathroom Full	5 x 7.7	1st Floor	Tile						
Bedroom	10.4 x 10	1st Floor	Wood						
Bedroom	9.9 x 15	1st Floor	Wood						

Utilities

Water Heater:	Electric	Heat Type:	Heat Pump
Water Type:	Public Onsite	Cooling Type:	Central Air, Heat Pump
Natural Water:		Fuel Type:	Electric

Sewer Type: **Sewer**

General Information

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

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

All information deemed reliable but not guaranteed.

10-20-01-000-731.000-009

General Information

Parcel Number
10-20-01-000-731.000-009
Local Parcel Number
20-00064-045-1

Tax ID:

Routing Number
042.000

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Clark
Township
JEFFERSONVILLE TOWNSHIP
District 009 (Local 019)
JEFFERSONVILLE CITY-OFW
School Corp 1010
GREATER CLARK COUNTY
Neighborhood 10045067
09 RES AREA 16

Section/Plat

Location Address (1)
1411 RIDGEWAY DRIVE
JEFFERSONVILLE, IN 47130

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level ☐
Public Utilities
All ERA ☐
Streets or Roads
Paved, Sidewalk TIF ☐
Neighborhood Life Cycle Stage
Static
Printed Saturday, April 20, 2024

Review Group

BARNETT JOHN T & LUCILLE

Ownership

BARNETT JOHN T & LUCILLE
1411 RIDGEWAY DR
JEFFERSONVILLE, IN 47130

Legal

NORTHAVEN 2 LOT 59

1411 RIDGEWAY DRIVE

Transfer of Ownership

Date
01/01/1900
Owner
BARNETT JOHN T &
Doc ID
WD
Code Book/Page
/

510, 1 Family Dwell - Platted Lot

09 RES AREA 16/10045067

Notes

9/26/2023 GENERAL : REASSESSMENT- CHANGED GRADE AND EFF YEAR ON HOME. SV U SHED AT \$300 AND CHANGED MSTP TO WDDK. FKIEW
9/4/2019 GENERAL : 20-21 - REASSESSMENT -- (MS-LG) -- NO CHANGE
9/23/2015 GENERAL : REASSESSMENT- ADD COCNP AND MSTP. REMOVE VALUE FORM UTL SHED BL/CM

6/27/2003 : TLS 8/15/01 KDT. DH.

6/27/2003 :

6/27/2003 :



Res

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

2024	2024	2024	2023	2022	2021	2020
Assessment Year	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	As Of Date	04/01/2024	04/06/2023	04/14/2022	03/31/2021	03/18/2020
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Equalization Factor	Equalization Factor					
Notice Required	Notice Required	☐	☐	☐	☐	☐
Land	Land	\$47,000	\$47,000	\$37,000	\$25,200	\$21,100
Land Res (1)	Land Res (1)	\$47,000	\$47,000	\$37,000	\$25,200	\$21,100
Land Non Res (2)	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	Improvement	\$127,600	\$114,200	\$106,200	\$90,000	\$82,600
Imp Res (1)	Imp Res (1)	\$127,600	\$114,200	\$106,200	\$90,000	\$82,600
Imp Non Res (2)	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	Total	\$174,600	\$161,200	\$143,200	\$115,200	\$103,700
Total Res (1)	Total Res (1)	\$174,600	\$161,200	\$143,200	\$115,200	\$103,700
Total Non Res (2)	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 75' X 120', CI 0' X 0')

Land Type	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	70x110	0.96	\$700	\$672	\$47,040	0%	1.0000	100.00	0.00	0.00	\$47,040

Land Computations	
Calculated Acreage	0.18
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 Homesite	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
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$47,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$47,000

Data Source N/A

Appraiser

Collector

General Information

Occupancy

Single-Family

Description

SINGLE-FAMILY RES

Story Height

1

Style

N/A

Finished Area

1290 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Plumbing

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

Dining Rooms

Family Rooms

1

Total Rooms

6

Heat Type

Central Warm Air

Diagram

The diagram is a floor plan of a 43' x 30' main area. It includes a 1s Br C (1st Bedroom, Carpet) in the center. There are two 43' x 30' sections on the left and right. The top section has a 30' x 6' area labeled 'CONCP' and a 30' x 6' area labeled 'MSTP'. The bottom section has a 30' x 6' area labeled 'WDDK' and a 30' x 6' area labeled 'MSTP'. There are also two 43' x 30' sections on the left and right. The top section has a 30' x 6' area labeled 'CONCP' and a 30' x 6' area labeled 'MSTP'. The bottom section has a 30' x 6' area labeled 'WDDK' and a 30' x 6' area labeled 'MSTP'.

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1290	1290	\$104,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1290	0	\$6,700	
Slab					

Adjustments

1 Row Type Adj. x 1.00

\$110,900

Unfin Int (-)

\$0

Ex Liv Units (+)

\$0

Rec Room (+)

\$0

Loft (+)

\$0

Fireplace (+)

\$0

No Heating (-)

\$0

A/C (+)

1:1290

\$3,300

No Elec (-)

\$0

Plumbing (+ / -)

7 - 5 = 2 x \$800

\$1,600

Spec Plumb (+)

\$0

Elevator (+)

\$0

Sub-Total, One Unit

\$115,800

Sub-Total, 1 Units

\$115,800

Exterior Features (+)

\$2,700

\$118,500

Garages (+) 0 sqft

\$0

\$118,500

Quality and Design Factor (Grade)

1.00

Location Multiplier

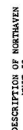
0.88

Replacement Cost

\$104,280

Summary of Improvements											
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN
1: SINGLE-FAMILY RESIDE	1	Brick	C	1963	1990	34 A		0.88		1,290 sqft	\$104,280
2: UTILITY SHED	1	SV	D	1975	1975	49 A		0.88		120 sqft	
										26%	
										65%	
										Norm Dep	
										Abn Obs	
										Remain. Value	
										\$77,170	
										0% 100%	
										100.00 100.00	
										0.00 0.00	
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JEFFERSONVILLE, INDIANA



CERTIFICATE OF DEVELOPER AND DEDICATION

Chas. M. Fox

Before me, the undersigned, a Notary Public within and for the named county and state this 27 day of April, 1962, personally appeared John T. Mitchell and Mabel Mitchell and acknowledged execution of the within plat and description thereof.

My commission expires:

1. — Indicates limestone monuments.

PLAN COMMISSION

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the Common Council of the City of Jefferson, an ordinance adopting the attached plat was given approval by the City of Jeffersonville as follows:

Adopted by the City Plan Commission at a meeting held the 28 day

CERTIFICATE OF ENGINEER

I, James E. Fust, a professional engineer, duly licensed by the State of Indiana, hereby certify that the within plat was drawn by me from a physical survey of the premises herein described, and that the courses and distances therein shown are correct to the best of my knowledge and belief.

Witness my hand and seal this 24 day of Dec. 1962

See Miscellaneous Record No. 46, page 65, for BUILDING AND USE RESTRICTIONS.

Record This 20th Day of Sept, 1962 at 9:00 AM
RECORDED IN PLAT BOOK 7 PAGE 1
Edwin Delaney R. O. G. **C-7-1**

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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: 1411 Ridgeway Drive, 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.)  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.)

1411 Ridgeway Drive, 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

Vickie Mayfield

PRINTED

SELLER'S SIGNATURE

DATE

PRINTED

LISTING BROKER

Douglas Harritt, Harritt Group, Inc.

10-27-2025

DATE

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



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Form #37. Copyright IAR 2025



(Property Address)

1411 Ridgeway Drive, Jeffersonville, IN 47130
Page 2 of 2 (Lead-Based Paint - Sales)

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Date (month, day, year)

10/27/25

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

1411 Ridgeway Drive, Jeffersonville, IN 47130

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>Vickie Mayfield</i>	Date (mm / dd / yyyy) 10/27/2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)
1411 Ridgeway Drive, Jeffersonville, IN 47130

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)			✓	
☐ 60 ☒ 100 ☐ 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 <u>Heat Pump</u>			✓	
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>Vickie Mayfield</i>	Date (mm / dd / yyyy) 10-27-2025	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	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)
1411 Ridgeway Drive, Jeffersonville, IN 47130

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 - <u>new</u>	Yes	No	Unknown
Age, if known: <u>new</u> Years. <u>2025</u>	✓		
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>2</u> Years. <u>2023</u>	✓		

4. FURNACE	Yes	No	Unknown
Age, if known: <u>4</u> Years. <u>2021</u>	✓		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>4</u> Years. <u>2021</u>	✓		

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 <u>Dickie Mayfield</u>	Date (mm / dd / yyyy) <u>10/27/2025</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	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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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 https://msc.fema.gov/portal/home .		✓	
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 http://www.irs.gov/publications/p515/index.html .		✓	
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)

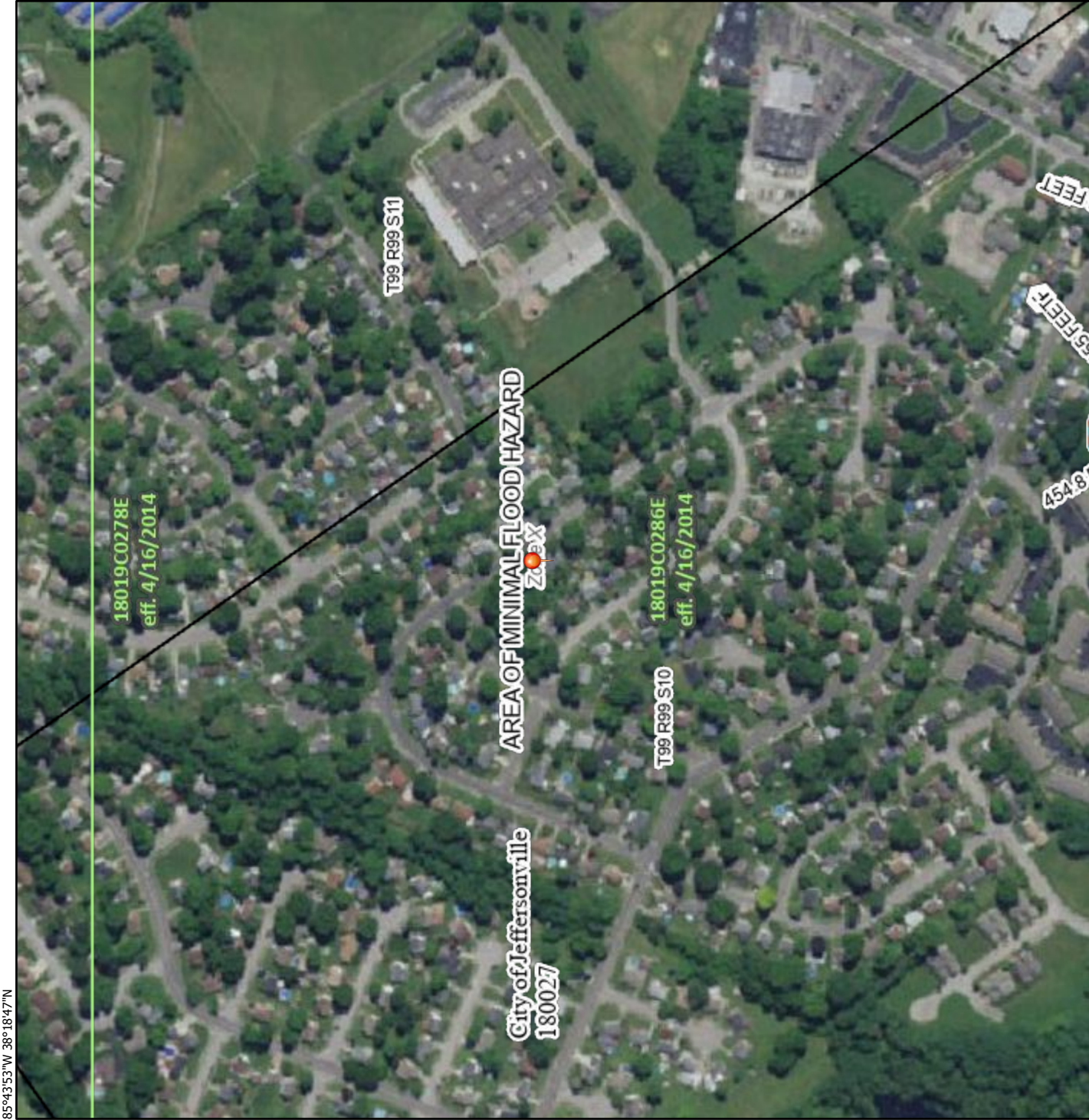
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Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

National Flood Hazard Layer FIRMMette



85°43'53"W 38°18'47"N



0 250 500 1,000 1,500 2,000 Feet

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**
- 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**
- 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

- MAP PANELS**
- Digital Data Available
 - No Digital Data Available
 - Unmapped

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 **1/17/2025 at 3:26 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.