



BID PACKET

MIDTOWN BUNGALOW INVESTMENT OPPORTUNITY

ABSOLUTE ONLINE AUCTION

**1205 EKin AVENUE
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

MONDAY, DECEMBER 1 @ 6PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1205 EKin AVENUE, NEW ALBANY, IN 47150

BIDDING ENDS MONDAY, DECEMBER 1, 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, January 12, 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 *Monday, November 17 through Monday, December 1, 2025*.

AGENCY

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

SELLER

Shirley Maxine Mitchell Estate

Client Detail

1205 Ekin Avenue, New Albany, IN 47150

Listing #: **2025012525**

Total Finished Sqft: **2,048**

Above Grade Finished SqFt: **2,048**

\$0

Active (11/11/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0086410008
Beds:	3	Lot Sz:	0.12 / 5,227
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,048	Lot Dim:	
Tot Fin SF:	2,048	Year Built:	1929
New Const:	No	Annual Tax:	1,477
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	1
Land Assess:	16,800	HOA \$:	/
Improvements:	142,800		
Total Assess:	159,600		
Directions:	From downtown New Albany take E. Spring Street to left on E. 10th Street. Continue straight onto E. 11th Street to right on Ekin Avenue to home on left.		
Legal:	P.357 W 45' OF E 78 1/2' OF 'D' L.9		
Tot Deductions:	\$103,850	<u>Deduction Type</u>	<u>Comment</u>
		Disabled Veteran	14,000
		Homestead Standard	48,000

Remarks

MIDTOWN BUNGALOW INVESTMENT OPPORTUNITY | ABSOLUTE ONLINE AUCTION - BIDDING ENDS: MONDAY, DECEMBER 1 @ 6PM. Selling to the highest bidder with no reserve — a 1.5-story 3 bedroom - 2 bath bungalow in midtown New Albany near Cedar Bough. Close to all levels of schools - 1 block from S. Ellen Jones Elementary School. The home is in need of total renovation including exterior and interior and is selling as-is. Excellent opportunity for investors, flippers, or those looking to restore a classic 1929 bungalow. Home includes a gas furnace, air conditioning unit and water heater — condition unknown. All utilities currently off. Bedroom suite upstairs with no door. **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:	1.5 Story	Foundation:	Brick (Solid)
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Laundry:	Yes
Outbuildings:		Laundry Type:	Other
# Fireplaces:	1 Fireplace: Decorative	Road Frontage:	45
Roof Type:	Shingle		
Exterior Type:	Vinyl Siding		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,048.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,048
Below Grade Unfinish:	630.0		

Room Sizes & Levels

Total Rooms:	8	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>					
Living Room	15 x 15	1st Floor							
Dining Room	15.6 x 15	1st Floor		9.8 Ceiling Height					
Kitchen	15 x 8	1st Floor							
Dining Area	5 x 4.6	1st Floor							
Bedroom	15 x 10.5	1st Floor							
Bedroom	10.8 x 8.5	1st Floor							
Bathroom Full	5 x 5	1st Floor							
Bedroom	15 x 14	2nd Floor							
Office	13.5 x 11	2nd Floor							
Bathroom Full	16 x 6.5	2nd Floor							

Utilities

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

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

General Information

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

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

All information deemed reliable but not guaranteed.

22-05-04-201-061.000-008

General Information

Parcel Number

22-05-04-201-061.000-008

Local Parcel Number

0086410008

Tax ID:

Routing Number
05-04-230-447

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County

Floyd

Township

NEW ALBANY TOWNSHIP

District 008 (Local 008)

NEW ALBANY CITY

School Corp 2400

NEW ALBANY-FLOYD COUNTY C

Neighborhood 5028001-008

John Conner Addition

Section/Plat

Location Address (1)
1205 EKIN AVE
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5028001-008 - Residential

Characteristics

Topography

Level, High

Public Utilities

All

Streets or Roads

Paved, Sidewalk

Neighborhood Life Cycle Stage

Static

Flood Hazard

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Tuesday, July 15, 2025
Review Group 2026

Mitchell, Marshall & Shirley

Ownership

Mitchell, Marshall & Shirley

1205 Ekin Ave

New Albany, IN 47150

Legal

P.357 W 45' OF E 78 1/2' OF D' L 9



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

Assessment Year	2025	2025	2024	2023	2022	2021
Reason For Change	WIP	AA	AA	AA	AA	AA
As Of Date	01/30/2025	04/07/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Land	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800
Land Res (1)	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800	\$16,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$164,200	\$162,400	\$142,800	\$115,900	\$120,200	\$102,200
Imp Res (1)	\$164,200	\$162,400	\$142,800	\$115,900	\$120,200	\$102,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
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Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 30' X 150', CI 30' X 150')

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		45	45x120	0.90	\$415	\$374	\$16,830	0%	1.0000	100.00	0.00	0.00	\$16,830

Market Model

5028001-008 - Residential

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Tuesday, July 15, 2025
Review Group 2026

1205 EKIN AVE

510, 1 Family Dwell - Platted Lot

John Conner Addition

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Mitchell, Marshall & Sh	0	WD	/	/	I
01/01/1900	DB 138-143		WD	/	/	I

Legal

P.357 W 45' OF E 78 1/2' OF D' L 9

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5028001-008 - Residential

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Tuesday, July 15, 2025
Review Group 2026

1/2

John Conner Addition

Notes
5/1/2025 25UP: FORM 11 RETURNED 5/1/2025
9/24/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION.
7/11/2017 18Q4: NO CHANGES
6/24/2015 04UD: UPDATE FOR 3/1/2004 FLD CK-PERMIT #2003046 DEMO GARAGE 9-4-03
100% COMPLETE -- DB 6/9/04
6/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF
6/24/2015 F113: CHANGE BY ASSESSOR ASSESSMENT CHANGE TO REFLECT FAIR MARKET VALUE BASED ON COMPARABLE SALES. 10/29/08 BJS/PDE

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P.357 W 45' OF E 78 1/2' OF D' L 9

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Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$181,000	\$179,200	\$159,600	\$132,700	\$137,000	\$119,000
Total Res (1)	\$181,000	\$179,200	\$159,600	\$132,700	\$137,000	\$119,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

20 1/2 Story or Finishe

Finished Area

2048 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

Description

Area

Value

Porch, Enclosed Frame

160

\$11,600

Wood Deck

152

\$3,700

Plumbing

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

4

Living Rooms

0

Dining Rooms

1

Family Rooms

1

Total Rooms

7

Heat Type

Central Warm Air

Diagram

Adjustments

1 Row Type Adj. x 1.00

\$190,800

Unfin Int (-)

\$190,800

Ex Liv Units (+)

\$0

Rec Room (+)

\$0

Loft (+)

\$0

Fireplace (+)

MS:1 MO:1

\$4,500

No Heating (-)

\$0

A/C (+)

\$0

No Elec (-)

\$0

Plumbing (+ / -)

8 - 5 = 3 x \$800

\$2,400

Spec Plumb (+)

\$0

Elevator (+)

\$0

Sub-Total, One Unit

\$197,700

Sub-Total, 1 Units

\$15,300

\$213,000

Exterior Features (+)

\$15,300

\$213,000

Garages (+) 0 sqft

\$0

\$213,000

Quality and Design Factor (Grade)

1.00

0.87

Location Multiplier

0.87

\$185,310

Replacement Cost

\$185,310

Summary of Improvements

Description

Count

Value

Specialty Plumbing

1

\$101,920

Summary of Improvements

Description

Story Height

Constr Type

Grade

Year Built

Eff Year

Eff Co Age nd

Base Rate

LCM

Adj Rate

Size

RCN

Norm Dep

Remain. Value

1: Single-Family R 01

1 1/2

Wood Fr

C

1929

1929

96 A

0.87

2,678 sqft

\$185,310

45%

\$101,920

Total all pages

\$164,200

Total this page

\$164,200



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®

PROPERTY ADDRESS: 1205 Ekin Ave., New Albany , IN 47150

LEAD WARNING STATEMENT

Every buyer 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 that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

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

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

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

(b.) Records and reports available to the seller: **(check (i) or (ii) below)**

(i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____

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

BUYER'S ACKNOWLEDGEMENT (initial)

(c.) _____ Buyer has received copies of all information listed above.

(d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) _____ Buyer has **(check (i) or (ii) below)**:

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) DH Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

1205 Ekin Ave., New Albany , IN 47150

(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.

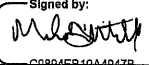
BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

SELLING BROKER* _____ DATE _____

Signed by:  9/4/2025
SELLER'S SIGNATURE _____ DATE _____

Dale Mitchell, Personal Representative
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

Signed by:  9/3/2025
LISTING BROKER _____ DATE _____
Douglas Harritt, Harritt Group, Inc.

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



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Form #37. Copyright IAR 2025



National Flood Hazard Layer FIRMette



85°49'13"W 38°17'52"N

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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 OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMR

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

20.2
17.5

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/17/2025 at 3:24 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.

85°48'35"W 38°17'24"N

Basemap Imagery Source: USGS National Map 2023