



BID PACKET

# 4.6 ACRES CLARKSVILLE HOME ONLINE AUCTION

3165 TAYLOR DRIVE  
CLARKSVILLE, IN 47129

ONLINE BIDDING ENDS

**TUESDAY, JANUARY 27 @ 2PM**

BID ONLINE AT [HARRITTPROJECT.COM](http://HARRITTPROJECT.COM)

**HARRITT**  
**GROUP** INC.  
AUCTIONS SINCE 1985





#### **REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**3165 Taylor Drive, Clarksville, IN 47129**

**Bidding Ends Tuesday, January 27, 2026**

**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, March 9, 2026**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

## **INSPECTION**

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

## **FLOOD DESIGNATION**

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is located in Zone X, AE Fringe & 0.02% Flood Zones.*

## **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 *per survey* dated April 8, 2025 prepared by J. Brinkworth & Associates.

## **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. All remaining contents and debris included.

## **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, January 6 through Tuesday, January 27, 2026*.

#### **AGENCY**

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

#### **SELLER**

Phillip R. Everhart Estate

#### **PERSONAL REPRESENTATIVE**

Bridget Kraft

#### **ESTATE ATTORNEY**

Jenny Kraft Kuchle  
Lorch Naville Ward LLC

10-24-03-000-367.000-013

EVERHART PHILLIP R-REVOCA

3165 TAYLOR DRIVE

510, 1 Family Dwell - Platted Lot

13 GUTFORD AREA/10045

1/2

## General Information

Parcel Number

10-24-03-000-367.000-013

Local Parcel Number

24-00084-097-1

Tax ID:

Routing Number

019.000

Property Class 510

1 Family Dwell - Platted Lot

Year: 2025

## Location Information

County

Clark

Township

JEFFERSONVILLE TOWNSHIP

District 013 (Local 024)

CLARKSVILLE TOWN-GCS-OFW

School Corp 1010

GREATER CLARK COUNTY

Neighborhood 10045164

13 GUTFORD AREA

Section/Plat

Location Address (1)

3165 TAYLOR DRIVE

CLARKSVILLE, IN 47129

Zoning

Subdivision

Lot

Market Model

N/A

## Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed Saturday, April 26, 2025

Review Group 3

## Ownership

EVERHART PHILLIP R-REVOCA  
3165 TAYLOR DR  
CLARKSVILLE, IN 47129

Date 03/09/1999

Owner EVERHART PHILLIP

## Transfer of Ownership

Doc ID WD / V/I

## Legal

GT 30 3.92 AC

## Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/29/2025	As Of Date	04/17/2025	04/18/2024	04/06/2023	04/14/2022	03/31/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>				
	Land	\$47,800	\$47,800	\$47,800	\$47,800	\$47,800
	Land Res (1)	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000
	Land Non Res (2)	\$10,800	\$10,800	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$10,800	\$10,800	\$10,800
	Improvement	\$165,400	\$227,200	\$226,000	\$224,800	\$190,000
	Imp Res (1)	\$165,400	\$227,200	\$222,200	\$219,700	\$186,000
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$0	\$3,800	\$5,100	\$4,000
	Total	\$213,200	\$275,000	\$273,800	\$272,600	\$237,800
	Total Res (1)	\$202,400	\$264,200	\$259,200	\$256,700	\$223,000
	Total Non Res (2)	\$10,800	\$10,800	\$0	\$0	\$0
	Total Non Res (3)	\$0	\$0	\$14,600	\$15,900	\$14,800

## Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', 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
9	A		0	1.000	1.00	\$37,000	\$37,000	\$37,000	0%	1.0000	100.00	0.00	0.00	\$37,000
91	A		0	2.920	1.00	\$3,700	\$3,700	\$10,804	0%	1.0000	0.00	100.00	0.00	\$10,800

## Notes

10/8/2024 GENERAL : REASSESSMENT; 25/26-UPADATED GRADE AND MRKT FACTOR ON HOME EB/GI

8/13/2020 GENERAL : REASSESSMENT- NO CHANGES. LT/MS

12/18/2014 GENERAL : REASSESSMENT CHANGED FIRST FLOOR TO STONE AND GRADE. PLE BARN GRADE, CONDITION AND EVE HGT. FIRST FLOOR 828 UNFINISHED. JF, KH

7/12/2012 GENERAL : REASSESSMENT -- (KS-LG) -- ADDED CONCP, CHANGED POLE BARN GRADE, CHANGED 2CIG TO 2CBRGAR

6/28/2004 : THIS IS A 1S FRAME AND STONE OVER A 2 CAR INTREGAL GARAGE, PRICING WAS BASED ON 2CAR ATTACHED GARAGE, CHANGED TO INTEGRAL AND CHANGED ASSESSMENT DUE TO FIELD CHECK PER SF &amp; BL 6-28-04

8/21/2003 : 8/31/01 AH

5/2/2002 : 2ND FLOOR BEING FINISHED PART OF 1ST FLOOR  
THE WALLS ONLY THING FINISHED - SUBFLOOR DIMENSION OF FINISHED AREA - 30X36=1080  
CHECK FOR COMPLETION OF HOUSE - 90-91  
92-93 F-11

## Land Computations

Calculated Acreage	3.92
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.92
Total Acres Farmland	-3.92
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	\$37,000
91/92 Value	\$10,800
Supp. Page Land Value	
CAP 1 Value	\$37,000
CAP 2 Value	\$10,800
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$47,800</b>

Data Source N/A

Collector

Appraiser

10-24-03-000-367.000-013

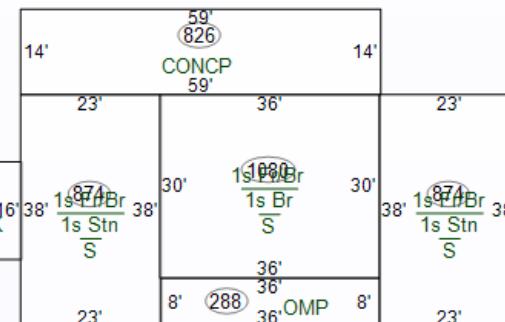
EVERHART PHILLIP R-REVOCA 3165 TAYLOR DRIVE

510, 1 Family Dwell - Platted Lot

13 GUTFORD AREA/10045

2/2

General Information		Plumbing		Cost Ladder																	
Occupancy	Single-Family	#	TF	Floor	Constr	Base	Finish	Value	Totals												
Description	SINGLE-FAMILY RES	Full Bath	2	6	1	2828	2828	\$242,100													
Story Height	2	Half Bath	0	0	2	2828	2828	\$125,100													
Style	N/A	Kitchen Sinks	1	1	3																
Finished Area	5656 sqft	Water Heaters	1	1	4																
Make		Add Fixtures	0	0	2	1/4															
Floor Finish		Total	4	8	1/2																
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations																			
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Bedrooms	5																		
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Living Rooms																			
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	1																		
<input type="checkbox"/> Parquet		Family Rooms	1																		
Wall Finish		Total Rooms	10																		
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type																			
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other	Central Warm Air																			
Roofing																					
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile																	
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other																			
Exterior Features																					
Description		Area	Value	Specialty Plumbing		Sub-Total, One Unit		\$387,900													
Wood Deck		256	\$5,400			Sub-Total, 1 Units															
Porch, Open Masonry		288	\$14,900					\$414,300													
Patio, Concrete		826	\$6,100					\$414,300													
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	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: SINGLE-FAMILY RESIDE	2	5/6 Maso	C	1974	1974	51 F		0.87		5,656 sqft	\$360,441	45%	\$198,240	0%	100%	1.0200	0.800	100.00	0.00	0.00	\$161,800
2: BARN, POLE	1	T3AW	D	1974	1974	51 F	\$17.39	0.87		40' x 40' x 12'	\$18,597	70%	\$5,580	0%	100%	1.0000	0.650	100.00	0.00	0.00	\$3,600



10-24-03-000-368.000-013

EVERHART PHILLIP R-REVOCA

3165 TAYLOR DRIVE

501, Vacant - Unplatted (0 to 9.99 Acres)

13 GUTFORD AREA/10045

1/2

## General Information

Parcel Number

10-24-03-000-368.000-013

Local Parcel Number

24-00084-098-1

Tax ID:

## Legal

GT 30 .65 AC

Routing Number

020.000

Property Class 501

Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

## Location Information

County

Clark

Township

JEFFERSONVILLE TOWNSHIP

District 013 (Local 024)

CLARKSVILLE TOWN-GCS-OFW

School Corp 1010

GREATER CLARK COUNTY

Neighborhood 10045164

13 GUTFORD AREA

Section/Plat

Location Address (1)

3165 TAYLOR DRIVE

CLARKSVILLE, IN 47129

Zoning

Subdivision

Lot

Market Model

N/A

## Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed Saturday, April 26, 2025

Review Group 3

Data Source N/A

Collector

Appraiser

General Information		Ownership		3165 TAYLOR DRIVE		Transfer of Ownership						Notes		
Parcel Number	Local Parcel Number	Everhart Phillip R-Revocable	Tax ID:	Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I	WD	/	10/08/2024 GENERAL : REASSESSMENT; 25/26-UPDATED CLASS CODE. EB/GI
10-24-03-000-368.000-013	24-00084-098-1	3165 TAYLOR DR CLARKSVILLE, IN 47129	GT 30 .65 AC	03/09/1999	EVERHART PHILLIP									8/13/2020 GENERAL : REASSESSMENT- NO CHANGES. LT/MS
														12/18/2014 GENERAL : REASSESSMENT NO CHANGE JF. KH
														7/12/2012 GENERAL : REASSESSMENT -- (KS-LG) -- NO CHANGE
														8/21/2003 : 8/31/01 AH
														5/2/2002 : VACANT LOT



Res

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

	2025	Assessment Year		2025		2024		2023		2022		2021	
		WIP	Reason For Change	Annual-Adj									
County	03/29/2025	Indiana Cost Mod	As Of Date	04/17/2025	04/18/2024	04/06/2023	04/14/2022	03/31/2021					
Township	1.0000	Indiana Cost Mod	Valuation Method	Indiana Cost Mod									
District 013 (Local 024)	\$2,400		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
CLARKSVILLE TOWN-GCS-OFW	\$0		Notice Required	<input type="checkbox"/>									
			Land	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
			Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Land Non Res (2)	\$2,400	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Land Non Res (3)	\$0	\$0	\$0	\$0	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
			Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Total	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
			Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Total Non Res (2)	\$2,400	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			Total Non Res (3)	\$0	\$0	\$0	\$0	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400

## Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', 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
91	A		0	0.650	1.00	\$3,700	\$3,700	\$2,405	0%	1.0000	0.00	100.00	0.00	\$2,410

## Subdivision

## Lot

## Market Model

N/A

## Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed Saturday, April 26, 2025

Review Group 3

Data Source N/A

Collector

Appraiser

Land Computations
Calculated Acreage 0.65
Actual Frontage 0
Developer Discount <input type="checkbox"/>
Parcel Acreage 0.00
81 Legal Drain NV 0.00
82 Public Roads NV 0.00
83 UT Towers NV 0.00
9 Homesite 0.00
91/92 Acres 0.65
Total Acres Farmland -0.65
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 \$2,400
Supp. Page Land Value
CAP 1 Value \$0
CAP 2 Value \$2,400
CAP 3 Value \$0
<b>Total Value \$2,400</b>

# RECORD OF SURVEY

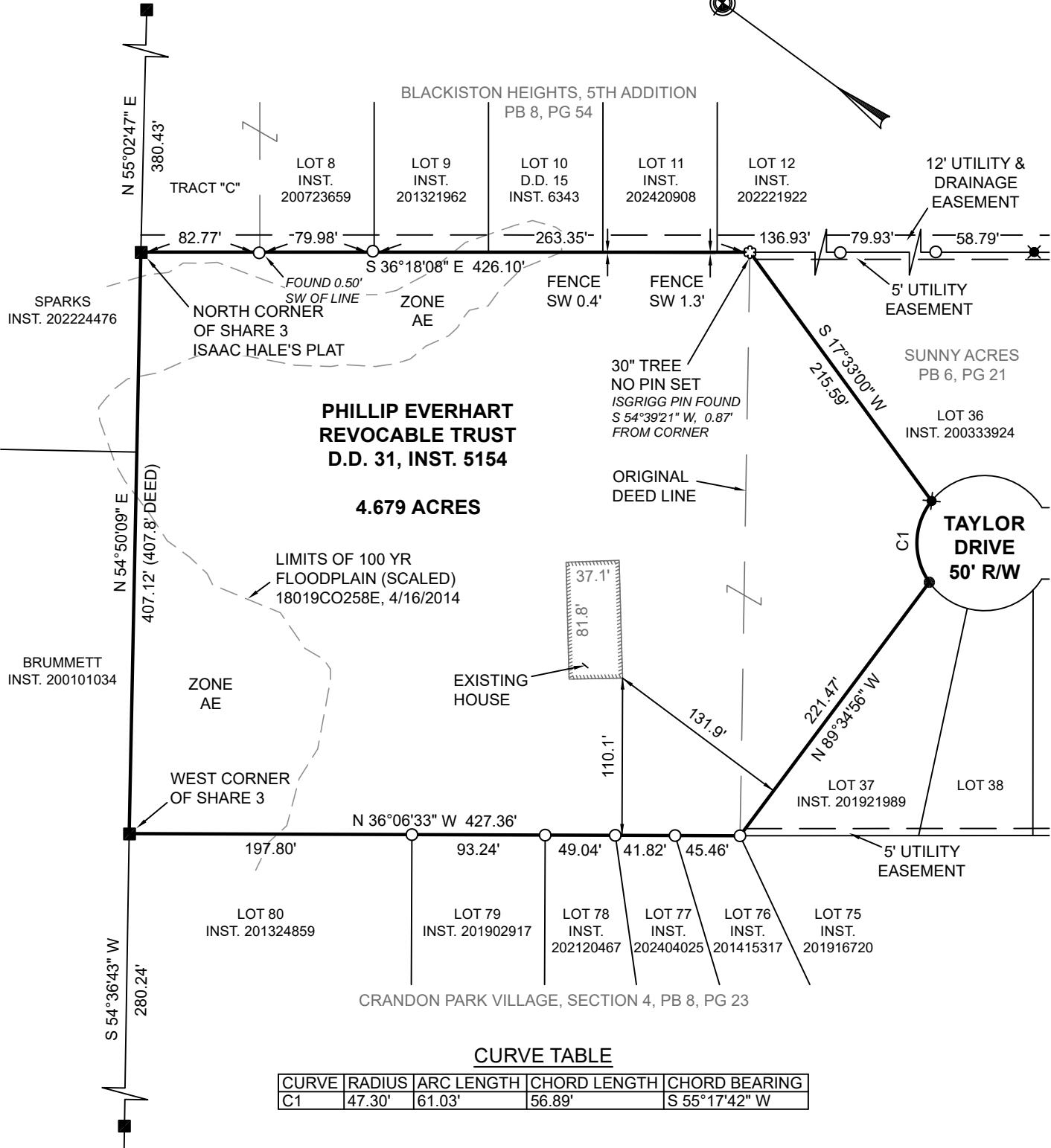
## PART OF SHARE 3 OF ISAAC HALE'S PARTITION

### SURVEY 30, ILLINOIS GRANT

### JEFFERSONVILLE TOWNSHIP, CLARK COUNTY, INDIANA

#### LEGEND

- FOUND IRON PIN, PER PLAT
- FOUND IRON PIN, ISGRIGG
- FOUND IRON PIPE, PER PLAT
- FOUND STONE



#### CERTIFICATE

I, JOHN G. BRINKWORTH, III, CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH IAC TITLE 865, ARTICLE 1, RULE 12. THE FIELD WORK WAS COMPLETED ON MARCH 25, 2025.

JOHN G. BRINKWORTH, III  
PROFESSIONAL SURVEYOR LS21500002  
APRIL 8, 2025

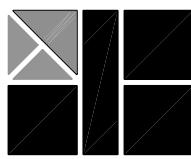


SHEET 1 OF 2

CLIENT: BRIDGET KRAFT

JOB NO. 25-840

PREPARED BY J. BRINKWORTH, III



**J. BRINKWORTH & ASSOCIATES**  
SURVEYORS | ENGINEERS | PLANNERS

5150 CHARLESTOWN ROAD, SUITE 3A  
NEW ALBANY, INDIANA 47150  
812-944-6731

# RECORD OF SURVEY

## PART OF SHARE 3 OF ISAAC HALE'S PARTITION

### SURVEY 30, ILLINOIS GRANT

### JEFFERSONVILLE TOWNSHIP, CLARK COUNTY, INDIANA

#### SURVEYOR'S REPORT

##### THEORY OF LOCATION

THE RELATIVE POSITIONAL PRECISION (RPP) FOR THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN INDIANA SUBURBAN SURVEY (0.13 FEET + 100 PPM) AS DEFINED BY IAC 865.

IN SUMMARY, THE FOLLOWING, NOTABLE UNCERTAINTIES OF THIS SURVEY ARE AS FOLLOWS:

- A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS. UP TO 0.68 FEET OF UNCERTAINTY EXIST ALONG THE NORTHWEST LINE AS SHOWN. LOT 36 WAS PREVIOUSLY MONUMENTED IN AN ISGRIGG SURVEY AND LOT 37 WAS PREVIOUSLY SURVEYED BY BLANKENBEKER. BOTH SETS OF MONUMENTS WERE ACCEPTED - THERE ARE NO RECORD DIMENSIONS FOR THESE LOTS ON THE SUNNY ACRES PLAT.
- B. OCCUPATION OR POSSESSION LINES. FENCE LINES CROSS AS SHOWN.
- C. CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINER'S LINES. THERE IS SOME AMBIGUITY ON THE LINES OF LOTS 36 AND 37 OF THE SUNNY ACRES PLAT - NO DIMENSIONS PROVIDED.

#### CERTIFICATE

I, JOHN G. BRINKWORTH, III, CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH IAC TITLE 865, ARTICLE 1, RULE 12. THE FIELD WORK WAS COMPLETED ON MARCH 25, 2025.

  
JOHN G. BRINKWORTH, III  
PROFESSIONAL SURVEYOR LS21500002  
APRIL 8, 2025

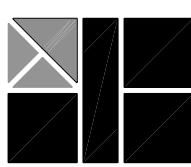


SHEET 2 OF 2

CLIENT: BRIDGET KRAFT

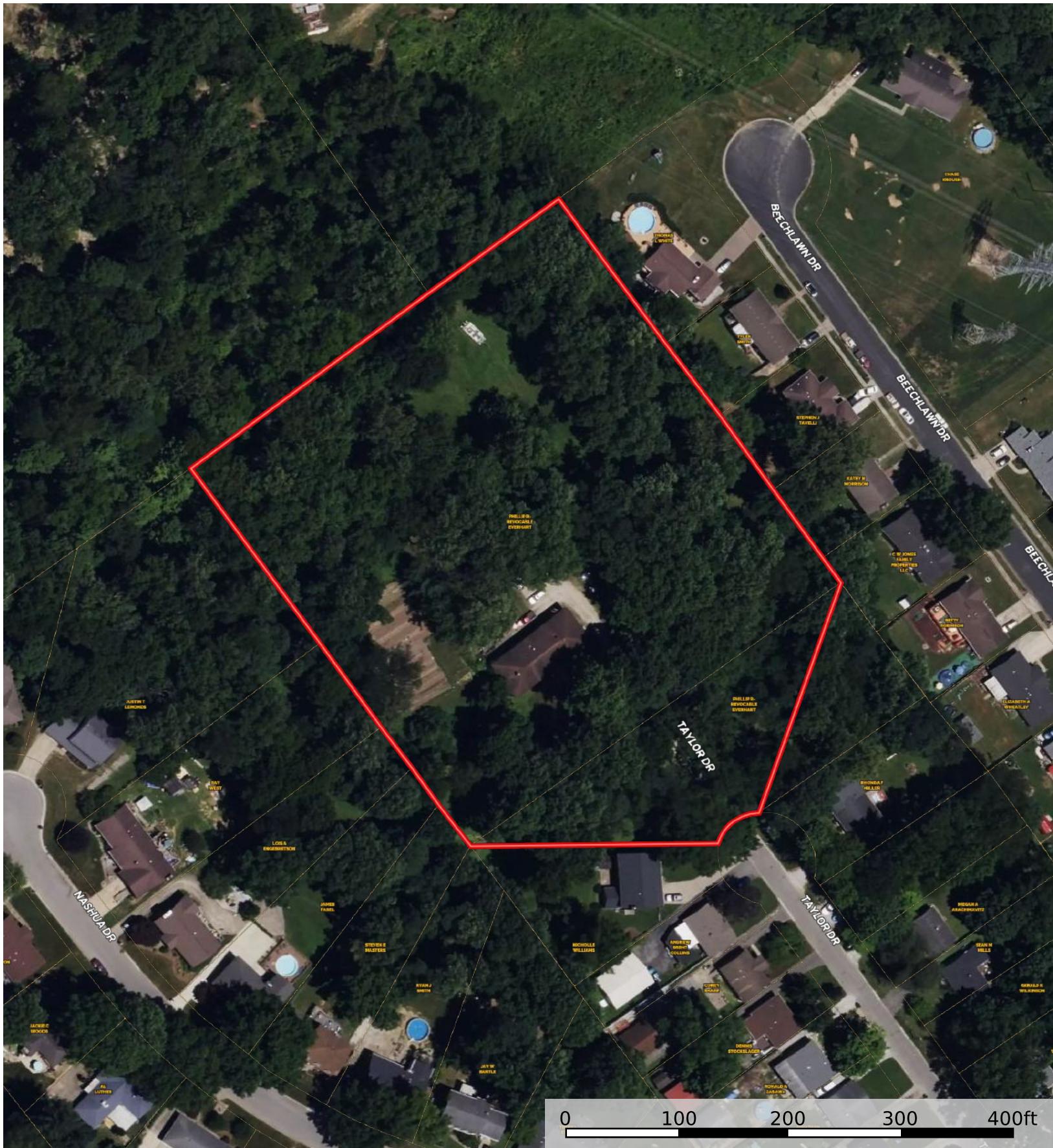
JOB NO. 25-840

PREPARED BY J. BRINKWORTH, III



**J. BRINKWORTH & ASSOCIATES**  
SURVEYORS | ENGINEERS | PLANNERS

5150 CHARLESTOWN ROAD, SUITE 3A  
NEW ALBANY, INDIANA 47150  
812-944-6731



Boundary









INDIANA  
ASSOCIATION  
of REALTORS®

## 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:** 3165 Taylor Drive, Clarksville, IN 47129

2 **LEAD WARNING STATEMENT**

3 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that  
4 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead  
5 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,  
6 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to  
7 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information  
8 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any  
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended  
10 prior to purchase.*

11 **SELLER'S DISCLOSURE**

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

13 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_

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

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

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

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

20 **BUYER'S ACKNOWLEDGEMENT (initial)**

21 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.

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

23 (e.) \_\_\_\_\_ Buyer has *(check (i) or (ii) below)*:

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

26 **OR**

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

29 **BROKER'S ACKNOWLEDGMENT (initial)**

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

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(Property Address)

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46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they  
 48 have provided is true and accurate.

49  
 50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
 51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
 52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
 53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
 54 document shall be promptly delivered, if requested.

55	BUYER'S SIGNATURE	DATE	Signed by: <i>Bridget Everhart Kraft</i>	1/21/2025
56	PRINTED		SELLER'S SIGNATURE	DATE
57	BUYER'S SIGNATURE	DATE	Phillip Everhart Estate, Bridget Kraft Personal Rep.	
58	PRINTED		PRINTED	
59	SELLING BROKER*	DATE	SELLER'S SIGNATURE	DATE
60	PRINTED		PRINTED	
61	SELLING BROKER*	DATE	Signed by: <i>Douglas L. Harritt</i>	1/21/2025
62	PRINTED		LISTING BROKER	DATE
63	SELLING BROKER*	DATE	Douglas Harritt, Harritt Group, Inc.	
64	PRINTED			
65	SELLING BROKER*	DATE		
66	PRINTED			
67	SELLING BROKER*	DATE		
68	PRINTED			
69	SELLING BROKER*	DATE		

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



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