



BID PACKET

3.48-ACRE FLOYD COUNTY CHALET & POND

ONLINE AUCTION

491 BAYLOR WISSMAN ROAD
GEORGETOWN, IN 47122

ONLINE BIDDING ENDS

WEDNESDAY, FEBRUARY 4 @ 6PM

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

HARRITT
GROUP INC.
AUCTIONS SINCE 1985



HARRITT GROUP INC.

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
491 BAYLOR WISSMAN ROAD, GEORGETOWN, IN 47122
Bidding Ends Wednesday, February 4, 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 16, 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 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.

LP GAS TANK

LP gas tank is leased.

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, January 14, 2026 through Wednesday, February 4, 2026.*

AGENCY

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

SELLER

Mary F. Mulloy

Client Detail

491 Baylor Wissman Road, Georgetown, IN 47122

\$0

Listing #: **202605408**

Total Finished Sqft: **2,731**

Above Grade Finished SqFt: **2,041**

Active (01/15/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	Georgetown
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	0020590033
Beds:	4	Lot Sz:	3.48 / 151,589
Baths:	3 (2 1)	Lot Size Src:	Assessor
Abv Grd SF:	2,041	Lot Dim:	271 x 560
Tot Fin SF:	2,731	Year Built:	1969
New Const:	No	Annual Tax:	2,241
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	0
Land Assess:	64,200	HOA \$:	/
Improvements:	202,800		
Total Assess:	267,000		
Directions:	I-64 to Georgetown Exit #118 to IN-62 West. Turn right onto Corydon Ridge Road. Continue 2.7 miles to right on Baylor Wissman Road. 0.3 miles to home on left.		

Legal: **NE 1/4 4-3-5 3.48 AC.**

Tot Deductions:	\$123,600	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	75600

Remarks

3.48-ACRE FLOYD COUNTY CHALET & POND | ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, FEBRUARY 4 @ 6PM. Cozy chalet style 2,731 sq. ft. 4 BR - 2.5 bath home w/finished walkout lower level nestled on 3.48 wooded acres overlooking pond. Home features family room addition w/wood beamed cathedral ceiling, eat-in kitchen w/island, equipped laundry, built-in wall unit in BR, wet bars, screened porch, wrap-around deck, 12x23 unfinished lower level w/overhead door connecting to appx. 22 x 24 garage space w/two overhead doors. A-frame storage shed, roadside shelter house, perennial flowers in landscaped gardens. Easy access to I-64. Heat Pump Replaced December 2025. Roof Replaced in Phases-One side in May 2021 and the remaining side in December 2025. 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:	Concrete Block
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Laundry:	Yes
Outbuildings:	Shed, Other	Laundry Type:	Laundry Closet
# Fireplaces:	1 Fireplace: Gas Burning	Road Frontage:	271
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Microwave, Range / Oven, Refrigerator		
Lot Description:	Secluded Lot, Wooded Lot		
Exterior Type:	Stucco, Vinyl Siding		
Exterior Feat:	Deck, Landscaped, Screened Porch, Thermopane windows		
Interior Feat:	1st Floor Main, Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Ceramic Bath, Eat-in Kitchen, Family Room, Foyer, Kitchen Island, Wet Bar, Attic		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,041.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	690.0	TFLS:	2,731
Below Grade Unfinish:	360.0		

Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **22 x 18.6** Garage Type: **Attached, Front Entry, Side Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Kitchen	13 x 11.6	LL/Basement	Tile	Equipped, Island, Breakfast Bar
Dining Area	13 x 11.6	LL/Basement	Tile	Sliding Doors to Screened Porch
Bathroom Full	7.3 x 4.11	LL/Basement	Tile	
Family Room	23.6 x 16	1st Floor	Carpet	17' Cathedral Wood Ceiling, Wet Bar
Living Room	13.9 x 24.6	1st Floor	Tile	Wet Bar, Sliding Doors to Deck

Bedroom	13 x 12.5	1st Floor	Carpet	Built-In Wall Unit
Bedroom	12 x 16	1st Floor	Carpet	
Bathroom Full	8 x 5	1st Floor	Tile	
Bedroom	16 x 10	2nd Floor	Carpet	
Bedroom	15.6 x 9.10	2nd Floor	Carpet	
Bathroom Half	6.6 x 3.6	2nd Floor	Tile	

Utilities

Water Heater:	Electric	Heat Type:	Heat Pump
Water Type:	Public Onsite	Cooling Type:	Heat Pump
Natural Water:	Pond	Fuel Type:	Electric
Sewer Type:	Septic Onsite		

General Information

Possession:	At Closing	Covenants & Restr:	Unknown
Flood:	No	Sign:	Yes

All information deemed reliable but not guaranteed.

General Information

Parcel Number 22-02-00-400-032.000-002

Local Parcel Number 0020590033

Tax ID:

Routing Number 02-00-400-026

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County Floyd

Township GEORGETOWN TOWNSHIP

District 002 (Local 002) GEORGETOWN TOWNSHIP

School Corp 2400 NEW ALBANY-FLOYD COUNTY C

Neighborhood 2000100-002 Georgetown Homesite

Section/Plat 4

Location Address (1) 491 BAYLOR-WISSMAN RD GEORGETOWN, IN 47122

Zoning

Subdivision

Lot

Market Model 2000100-002 - Residential

Characteristics

Topography Rolling Flood Hazard

Public Utilities Water, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, July 8, 2025

Review Group 2023

Ownership

Mulloy, James & Mary Frances 491 Baylor Wissman Rd Georgetown, IN 47122

Legal

NE 1/4 4-3-5 3.48 Ac.



Transfer of Ownership

Date 10/30/1972 Owner Mulloy, James & Mary Doc ID 0 Code WD Book/Page / Adj Sale Price /

Notes

3/17/2022 26Q1: BF FEILD REVIEW & DATA COLLECTION. 6/25/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION. 1/1/1900 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 SB

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

Table with columns for Assessment Year (2025-2022), Reason For Change (AA), As Of Date (04/07/2025-01/01/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$64,200-\$204,500).

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

Table with columns for Land Type (9, 91), Pricing Method (A), Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value (\$46,800, \$17,410).

Land Computations

Table with columns for Calculated Acreage (3.48), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (3.48), 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 (2.48), 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 (\$46,800), 91/92 Value (\$17,400), Supp. Page Land Value, CAP 1 Value (\$46,800), CAP 2 Value (\$17,400), CAP 3 Value (\$0), Total Value (\$64,200).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 11 Story Conventional
Finished Area 1539 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, Open Frame	250	\$12,000
Wood Deck	250	\$5,400
Balcony	150	\$3,200
Patio, Concrete	186	\$1,300
Wood Deck	186	\$4,100

Plumbing

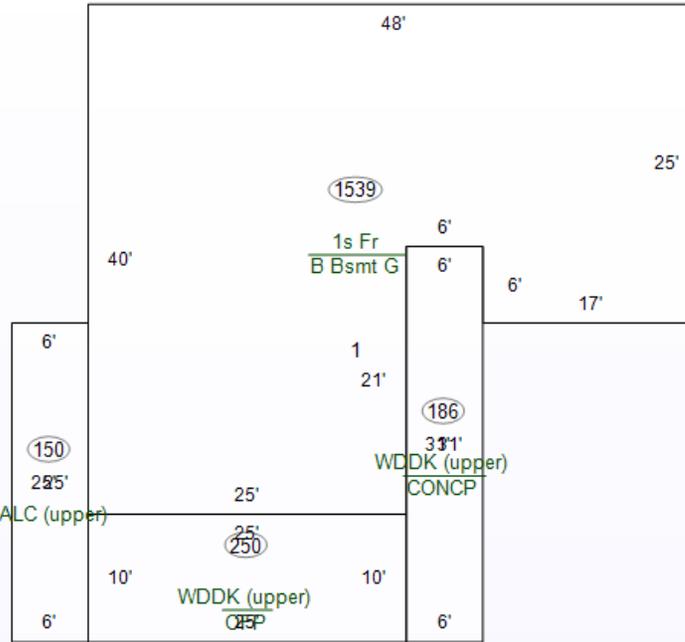
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1539	1539	\$137,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1539	0	\$46,100	
Crawl				
Slab				

Total Base \$183,600

Adjustments 1 Row Type Adj. x 1.00 \$183,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1539 \$4,800
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$196,900

Sub-Total, 1 Units

Exterior Features (+)	\$26,000	\$222,900
Garages (+) 1539 sqft	\$13,000	\$235,900
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.87	

Replacement Cost \$225,756

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 R 01	1	Wood Fr	C+2	1969	1969	56	A			0.87		3,078 sqft	\$225,756	40%	\$135,450	0%	100%	1.0000	1.840	100.00	0.00	0.00	\$249,200



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

____/____/____

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

491 Baylor Wissman Road , Georgetown, IN 47122

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>Mary Francis Trueloy</i>	Date (mm / dd / yyyy) 12/01/2025	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)

491 Baylor Wissman Road , Georgetown, IN 47122

1. The following are in the conditions indicated:					C. WATER & SEWER SYSTEM					
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	Not Applicable / Rented	Defective	Not Defective	Unknown		
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer			✓		Septic Field / Bed			✓		
Clothes Washer			✓		Septic & Holding Tank / Septic Mound			✓		
Dishwasher			✓		Hot Tub	✓				
Disposal	✓				Plumbing			✓		
Freezer	✓				Aerator System	✓				
Gas Grill	✓				Sump Pump	✓				
Hood			✓		Irrigation Systems	✓				
Microwave Oven			✓		Water Heater / Electric			✓		
Oven			✓		Water Heater / Gas	✓				
Range			✓		Water Heater / Solar	✓				
Refrigerator			✓		Water Purifier	✓				
Room Air Conditioner(s)			✓		Water Softener	✓				
Trash Compactor	✓				Well	✓				
TV Antenna / Dish	✓				Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	✓				
Security Systems(s)	✓		✓					Yes	No	Unknown
Ceiling Fan(s)			✓		Are the structures connected to a public water system?			✓		
Garage Door Opener / Controls	✓				Are the structures connected to a public sewer system?				✓	
Inside Telephone Wiring and Blocks / Jacks			✓		Are there any additions that may require improvements to the sewage disposal system?				✓	
Light Fixtures			✓		If yes, have the improvements been completed on the sewage disposal system?				✓	
Sauna	✓				Are the structure(s) connected to a private / community water system?				✓	
Smoke / Fire Alarms			✓		Are the structure(s) connected to a private / community sewer system?				✓	
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										

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>Mary Frances Mueley</i>	Date (mm / dd / yyyy) 12/01/2025	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)
491 Baylor Wissman Road , Georgetown, IN 47122

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: _____ Years. <i>Partial new Dec '25 Roof other part 2020</i>	✓		
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: _____ Years.			✓

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years. <i>New Dec 2025</i>	✓		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years. <i>N New Dec 2025</i>	✓		

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:

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>Mary Frances Mully</i>	Date (mm / dd / yyyy) <i>12/01/2025</i>	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)
491 Baylor Wissman Road , Georgetown, IN 47122

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Does the property have a shared driveway with another property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		<input checked="" type="checkbox"/>	
Is this property located within a locally designated historic district under IC 36-7-11?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
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 .		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
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.		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		<input checked="" type="checkbox"/>	

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

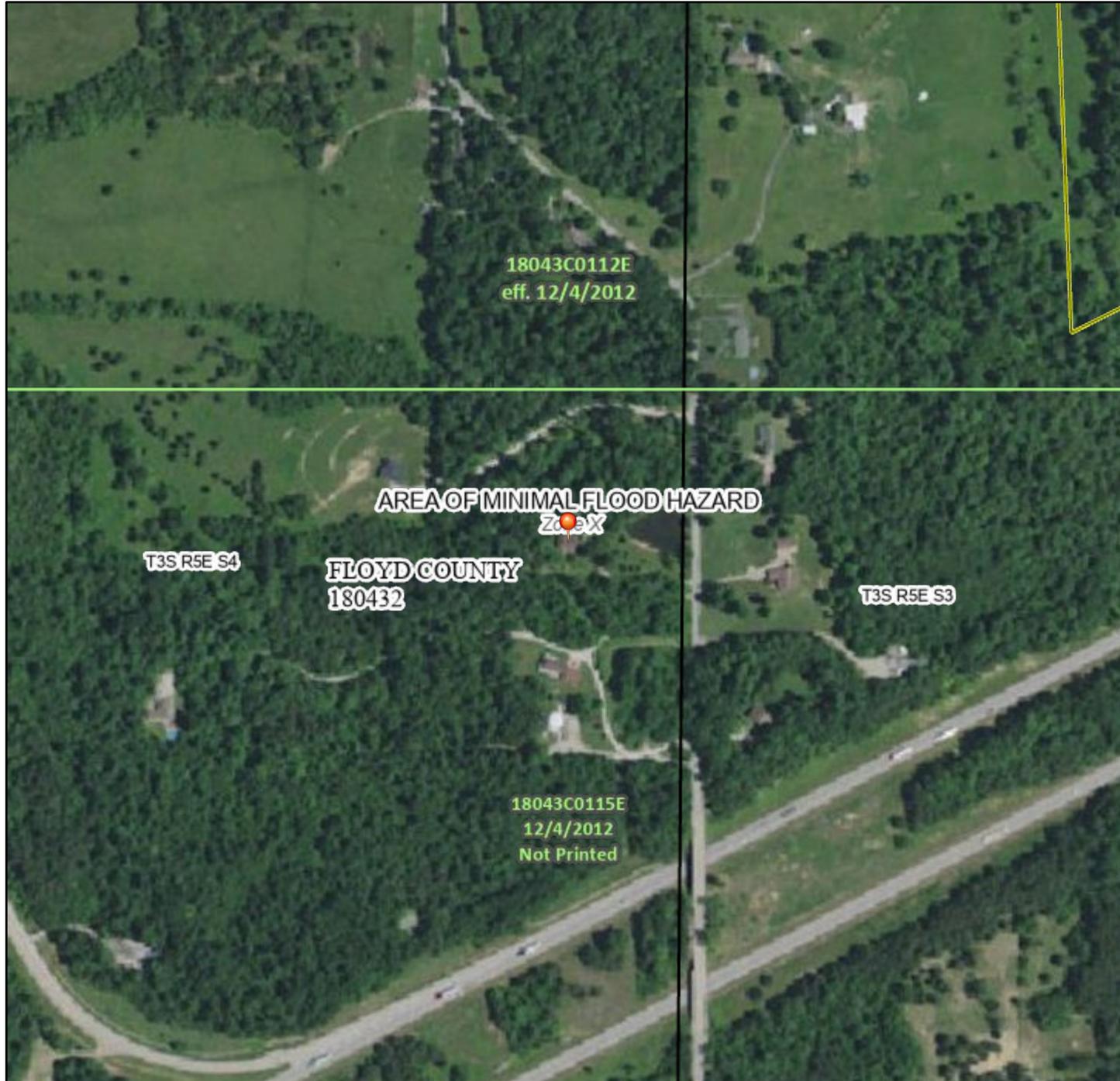
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for 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>Mary Frances Tynally</i>	Date (mm / dd / yyyy) <i>12/01/2025</i>	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)

National Flood Hazard Layer FIRMMette



85°57'42"W 38°17'3"N



Legend

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

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | 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 <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | 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. |



1:6,000

85°57'4"W 38°16'34"N

Basemap Imagery Source: USGS National Map 2023

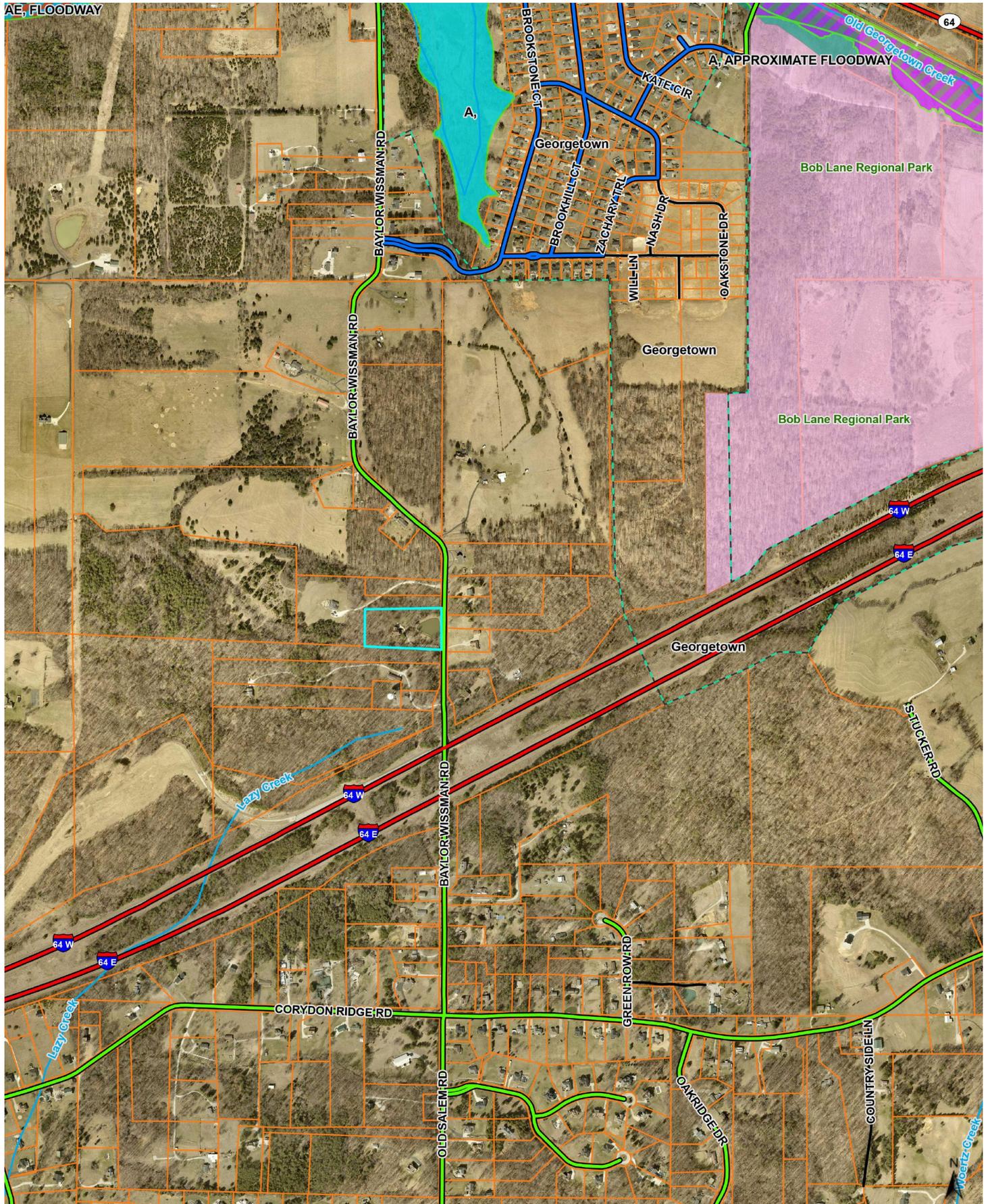
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/14/2026 at 4:47 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.

491 BAYLOR WISSMAN ROAD

Created by: Harritt Group, Inc.





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:** 491 Baylor Wissman Road, Georgetown, IN 47122

2
3 **LEAD WARNING STATEMENT**

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

12
13
14 **SELLER'S DISCLOSURE**

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

- 16
17 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
 18 _____
 19
 20 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21
22
23 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

- 24 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
 25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
 26 attach documents below): _____
 27 _____
 28
 29 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30
31 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 32 (c.) _____ Buyer has received copies of all information listed above.
 33 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
 34 (e.) _____ Buyer has **(check (i) or (ii) below)**:
 35 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
 36 the presence of lead-based paint and/or lead-based paint hazards;
 37 **OR**
 38 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
 39 lead-based paint hazards.

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

41 (f.) SW Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
 42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word
 43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
 44
 45

491 Baylor Wissman Road, Georgetown, IN 47122

(Property Address)

46 **CERTIFICATION OF ACCURACY**

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

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

55
56
57 BUYER'S SIGNATURE _____ DATE _____

58
59 PRINTED _____

60
61
62
63 BUYER'S SIGNATURE _____ DATE _____

64
65 PRINTED _____

66
67
68
69 SELLING BROKER* _____ DATE _____

Mary Frances Mulloy 12-1-2025
SELLER'S SIGNATURE _____ DATE _____

Mary Frances Mulloy
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

Doug Harritt 12-1-2025
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



(Property Address)

491 Baylor Wissman Road, Georgetown, IN 47122
Page 2 of 2 (Lead-Based Paint - Sales)



 Boundary