



BID PACKET

# JEFFERSONVILLE RANCH HOME & DETACHED GARAGE

## ONLINE AUCTION

**1505 ELLIOTT AVENUE  
JEFFERSONVILLE, IN 47130**

ONLINE BIDDING ENDS

**TUESDAY, MARCH 31 @ 2PM**

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

**HARRITT  
GROUP INC.**  
AUCTIONS SINCE 1985



# HARRITT GROUP INC.

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS  
1505 ELLIOTT AVENUE, JEFFERSONVILLE, IN 47130  
Bidding Ends Tuesday, March 31, 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, May 11, 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.

## **POSSESSION**

Seller will give possession of Real Estate at closing.

## **FEDERAL LEAD-BASED PAINT DISCLOSURE**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

## **AUCTION END TIME**

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6

PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

#### **MAXIMUM BID**

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

#### **MALFUNCTION AND LOSS OF SERVICE**

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

#### **SOLD WITH SELLER'S RESERVE**

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

#### **BROKER PARTICIPATION**

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

#### **PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, March 10 through Tuesday, March 31, 2026*.

#### **AGENCY**

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

#### **SELLER**

Richard Lee McKinney

# Agent Full

 Listing

## 1505 Elliott Avenue, Jeffersonville, IN 47130

**\$0**

**AUCTION**  
**Active (03/11/26)**  
DOM: 1 CDOM: 1

Listing #: **202606599**

Total Finished Sqft: **864**

Above Grade Finished SqFt: **864**



Prop Type: **Residential/Farm**  
SubType: **Residential**  
County: **Clark**  
Subdiv: **Yes**  
Subdiv Nm: **Lynn Rose**  
Township: **Jeffersonville**  
School Dst: **Greater Clark**  
Typ Lst Ctr: **Excl. Right to Sell**  
Beds: **3**  
Baths: **1 (1 0)**  
New Const: **No**  
Est Completion:  
Proposed:  
Year Built: **1953**  
Lot Sz: **0.172 / 7,492**  
Lot Sz Src: **Assessor**  
Lot Dim: **62 x 121**  
List Date: **03/11/2026**  
Exp. Date: **06/29/2026**

**Recent: 03/12/26 : NEW**

Ann Tax: **\$123**  
Tax Year: **2024/2025**  
Type Poss Sale: **Arms Length**  
Poss Sale Comm:  
Parcel#: **[20000590240](#)**

Multi Fam Type:  
Owner Nm: **Richard Lee McKinney**

Tot Deductions: **\$94,440**

Deduction Type	Comment
Supplemental Homestd	46,440

Tax Exmt Prop:  
Tax Exmt Com:  
Poss. Financing: **Other**  
Financing Com: **See Auction Terms**  
Appointment: **Mandatory**  
Warranty Provided:

Land Assess: **\$43,100**  
Improvements: **\$121,000**  
Total Assess: **\$164,100**  
Occupant Type: **Vacant**  
Floor Plan:  
Auction: **Yes**

Showing Instr: **Schedule w/Broker Bay.**

Showing Service: **Broker Bay**

Directions: **10th Street to Nachand Lane to left on Elwanger Avenue. Left on Elliott Avenue, auction on left.**

Legal: **LYNN ROSE SUBD LOT 6**

### Agent/Office

Agent: [Douglas Harritt](#)  [doug@harrittgroup.com](mailto:doug@harrittgroup.com) (ID: B1096) Primary: 502-592-4000

Office: [Harritt Group, Inc](#) (ID: 304) Phone: 812-944-0217 FAX: 812-944-5558

### Remarks

Public Remarks: **JEFFERSONVILLE RANCH HOME & DETACHED GARAGE | ONLINE AUCTION - BIDDING ENDS TUESDAY, MARCH 31 @ 2PM. Selling online at auction a circa 1953 authentic Gunnison-built three-bedroom, one-bath ranch home with attached one-car carport and detached 22 x 26 oversized one-car garage with expanded paved driveway, partially covered 12 x 18 wood deck with ramp access, replacement windows, 4-pane bow window in living room & hardwood floors. Assessments & deductions are 2025/2026. Located just off Nachand Lane just minutes from historic downtown Jeffersonville with convenient access to I-65. 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.**

Agent Remarks: **Call agent with any questions regarding online bidding.**

### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Crawl Space</b>
Zoning:	<b>Residential</b>	Basement:	<b>No</b>
Construction:	<b>Existing</b>	Partial Basement:	
Const. Comment:		Laundry:	<b>Yes</b>
Outbuildings:	<b>Garage</b>	Laundry Location:	<b>First Level</b>
Farm Type:		Laundry Type:	<b>Laundry Room</b>
Road Type:	<b>Paved</b>	Road Frontage:	<b>62</b>
Roof Type:	<b>Shingle</b>	Wheelchair Accessible:	
Exterior Type:	<b>Vinyl Siding</b>		
Exterior Feat:	<b>Access. Features, Deck, Landscaped, Paved Driveway, Ramp, Thermopane windows</b>		
Interior Feat:	<b>1st Floor Main, 1st Floor Utility, Ceiling Fan(s), Eat-in Kitchen, Attic</b>		

Appliances: **Range / Oven, Refrigerator**

### Measurements

Above Grade Finished: **864.0**  
Above Grade Unfinish: **0.0**  
Below Grade Finished: **0.0**  
Below Grade Unfinish: **0.0**

Nonconform Finished: **0.0**  
Nonconform Unfinish: **0.0**  
TFLS: **864**  
Sqft Source: **Assessor**

### Room Sizes & Levels

Total Rooms: **5**      Garage: **Y**      Garage Size: **26 x 22**      Garage Type: **Carport, Detached, Front Entry**      Garage Spaces: **1**

<b>Type</b>	<b>Dimension</b>	<b>Level</b>	<b>Flooring</b>	<b>Description</b>
Living Room	15.7 x 12	1st Floor	Carpet	4-Pane Bow Window
Kitchen	12 x 10	1st Floor	Vinyl	Eat-In Kitchen
Bedroom	11.10 x 8	1st Floor	Wood	
Bedroom	11.9 x 9.6	1st Floor	Wood	
Bedroom	11.10 x 8	1st Floor	Carpet	
Bathroom Full	8 x 5	1st Floor	Vinyl	

### Utilities

Water Heater: **Natural Gas**  
Water Type: **Public Onsite**  
Natural Water:  
Fuel Type: **Nat Gas**

Heat Type: **Forced Air**  
Heat Type Comment:  
Cooling Type: **Central Air**  
Sewer Type: **Sewer**

### General Information

Possession: **At Closing**  
Key Box Type: **Supra Electronic Box**  
Key Box Location: **Back Door**  
Showing Time Inst:

Seller Will Lease:  
Terms:  
Flood: **No**  
Covenants & Restr: **Yes**  
Sign: **Yes**

03/12/2026 10:24:26 AM

All Information deemed reliable but not guaranteed.

10-20-00-201-173.000-010

McKinney Esther Marie (Life Est

1505 ELLIOTT AVENUE

510, 1 Family Dwell - Platted Lot

10 LYNN ROSE HIGHPOINT

1/2

General Information

Parcel Number 10-20-00-201-173.000-010
Local Parcel Number 20-00059-024-0

Tax ID:

Routing Number 009.000

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Clark

Township JEFFERSONVILLE TOWNSHIP

District 010 (Local 019)
JEFFERSONVILLE CITY-IFW

School Corp 1010
GREATER CLARK COUNTY

Neighborhood 10045119
10 LYNN ROSE HIGHPOINT

Section/Plat

Location Address (1)
1505 ELLIOTT AVENUE
JEFFERSONVILLE, IN 47130

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Saturday, April 26, 2025

Review Group 2

Ownership

McKinney Esther Marie (Life Estate) an
1505 Elliot Ave
Jeffersonville, IN 47130

Legal

LYNN ROSE SUBD LOT 6



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/27/2016 and 01/01/1900 transactions.

Notes

9/5/2019 GENERAL : 20-21 REASSESSMENT NO CHANGE SG/MS
9/22/2015 GENERAL : REASSESSMENT ADDED CARPORT. BL/KH
7/20/2012 GENERAL : CHANGED MEAS ON WDDK, ADDED CNPY/WDDK, ADDED FRPLCE & OPEN 2012 PAY 2013

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

Table with columns: Year (2025-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes monetary values for each category.

Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 60' X 150', CI 0' X 0')

Table with columns: 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. Row 1: 9, A, 0, 0.172, 2.28, \$110,000, \$250,800, \$43,138, 0%, 1.0000, 100.00, 0.00, 0.00, \$43,140.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (0), Developer Discount, Parcel Acreage (0.17), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.17), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$43,100), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$43,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$43,100).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** SINGLE-FAMILY RES  
**Story Height** 1  
**Style** N/A  
**Finished Area** 864 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
Stoop, Masonry	20	\$1,800
Wood Deck	120	\$3,300
Wood Deck	96	\$2,800
Canopy, Shed Type	96	\$900

**Plumbing**

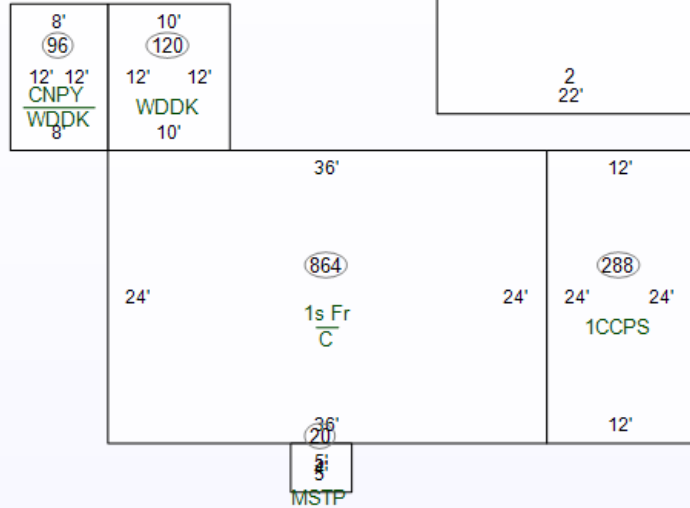
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

**Bedrooms** 3  
**Living Rooms**  
**Dining Rooms**  
**Family Rooms**  
**Total Rooms** 5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	864	864	\$94,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	864	0	\$7,100	
Slab				

**Total Base** \$101,900

**Adjustments** 1 Row Type Adj. x 1.00 \$101,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:864	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$111,000

**Sub-Total, 1 Units**

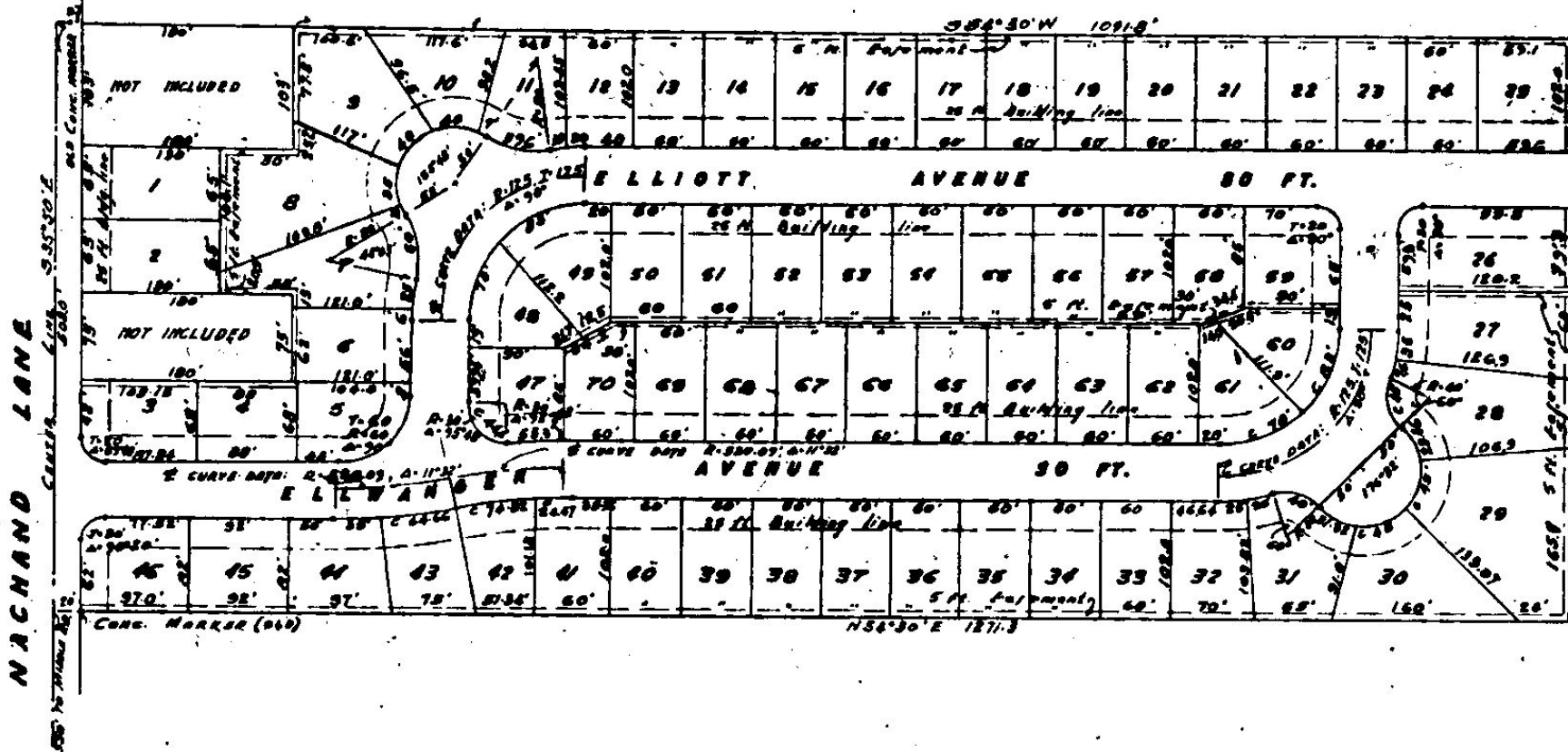
Exterior Features (+)	\$8,800	\$119,800
Garages (+) 288 sqft	\$3,600	\$123,400
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.87
<b>Replacement Cost</b>		<b>\$96,622</b>

**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 RESIDE	1	Wood Fr	D+2	1953	1953	72	A			0.87		864 sqft	\$96,622	50%	\$48,310	0%	100%	2.2500	1.000	100.00	0.00	0.00	\$108,700
2: DETACHED GARAGE	1	Wood Fr	C	1955	1955	70	A		\$42.58	0.87	\$37.04	572 sqft	\$21,190	42%	\$12,290	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$12,300

CLARK COUNTY, INDIANA  
LYNNROSE SUBDIVISION

Being a part of Letter B in Grant No. 2 of the ILLINOIS GRANT, CLARK COUNTY, INDIANA: Beginning at a point in the center of Nachand Lane which is 580 feet North 35°30' West of the center of Middle Road; thence North 54°30' East 30 feet to a concrete marker at the northwest corner of UNITED STATES OF AMERICA HOUSING TRACT; thence continuing North 54°30' East along the northern line of said tract 271.5 feet, thence North 35°30' West 308 feet to the southern line of Highpoint Subdivision; thence South 54°30' West along the southern line of said subdivision 109.1 feet to a point 103.1 feet North 54°30' East of a concrete marker at the intersection of the southern line of said subdivision and Nachand Lane; thence South 35°30' East 103 feet, thence South 54°30' West 100 feet to east line of Nachand Lane; thence South 35°30' East along Nachand Lane 150 feet thence North 54°30' East 100 feet, thence South 35°30' East 75 feet, thence South 54°30' West 100 feet to the east of Nachand Lane; thence South 35°30' East along Nachand Lane 200 feet to the place of beginning.



RESTRICTIONS

1. All lots in this plat shall be known and described as residential lots.
2. Only one residential dwelling unit shall be permitted upon each lot of this plat.
3. No structure shall be erected, altered, placed or permitted to remain on any lot of this plat other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.
4. No dwelling shall be located on any lot nearer than shown by the building line to the front of the lot nor nearer than 5 feet to any side lot line, except a garage or other outbuilding located 10 feet or more from the front lot line shall not be located nearer than 2 feet to any side lot line or rear lot line, nor on any setback on the rear or side of any lot.
5. No dwelling shall be permitted on any lot in this whose ground floor area of the main structure, exclusive of one story open porches and garages, shall be less than 670 square feet in the case of a one story structure nor less than 670 square feet in the case of a one and one-half, two or two and one-half story structure.
6. No trailer, basement, tent, shack, barn or other outbuilding erected on any lot shall be used at any time as a residence, temporarily or permanently nor shall any structure of a temporary character be used as a residence.
7. No fence or walls shall be erected on any lot or lots between the building line and the front property line, nor shall any fence or wall be erected on any other part of the lots of this plat higher than 5 feet.
8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood.
9. The covenants, conditions and restrictions herein contained shall run with all lots or parts of lots of this plat and shall be binding on the owners of any lot, their heirs, executors, administrators and assigns, and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
10. Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
11. Invalidity of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

DEDICATION

We, the undersigned, owners of the above described tract hereby declare the within to be a subdivision of said tract estate. All streets are dedicated to public use.

*Benjamin C. Gentry*  
*Bill Gentry*  
 BENJAMIN C. GENTRY & BILL GENTRY  
 Sec. REPRESENTATIVE of YOUNG HOMES CORPORATION

STATE OF INDIANA  
 COUNTY OF CLARK  
 Before me a notary public in and for said state and county personally appeared  
 BENJAMIN C. GENTRY & BILL GENTRY  
 Sec. REPRESENTATIVE of YOUNG HOMES CORPORATION

This day of DEC. 1951 and acknowledged the execution of the within plat.

*Wm. A. Gentry*  
 W. A. GENTRY  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES MARCH 16, 1952

I hereby certify that I have made the survey for the above described tract and subdivided it into lots as shown.

*A. E. Gentry*  
 A. E. GENTRY  
 CIVIL ENGINEER

DUEY ENTERED  
 FOR TAXATION

DEC 13 1951

*Wm. A. Gentry*  
 W. A. GENTRY  
 AUDITOR CLARK COUNTY

FILED & RECORDED  
 This 18 day of Dec 1951  
 A. M. Gentry  
 Recorder, CLARK COUNTY

ENTERED FOR TAXATION  
 This day of 1951

AUDITOR, CLARK COUNTY

APPROVED  
 This day of 1951

BOARD OF PUBLIC WORKS & SAFETY

APPROVED  
 This day of 1951

*Wm. A. Gentry*  
*Bill Gentry*  
*Benjamin C. Gentry*  
 W. A. GENTRY  
 BILL GENTRY  
 BENJAMIN C. GENTRY  
 PLANNING & ZONING COMMISSION

Recorded by Record  
 Book 11-2016-24  
 Page 121  
 11-20-51  
 CLARK COUNTY  
 INDIANA

See map. Record 22 Page 366.



**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)  
**1505 Elliott Avenue, Jeffersonville, IN 47130**

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

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

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

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

**NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.**

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) 1/12/24	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)  
**1505 Elliott Avenue, Jeffersonville, IN 47130**

**1. The following are in the conditions indicated:**

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

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

\*PONTED. (NITE/DAY)

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 	Date (mm / dd / yyyy) 1/13/20	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

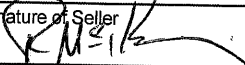
Property address (number and street, city, state, and ZIP code)  
**1505 Elliott Avenue, Jeffersonville, IN 47130**

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

2. ROOF	Yes	No	Unknown
Age, if known: <u>7</u> Years.			✓
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			
Age, if known: <u>6 mo.</u> Years.	✓		
4. FURNACE			
Age, if known: <u>11 yrs</u> Years.	✓		
5. CENTRAL AIR CONDITIONING			
Age, if known: <u>11 yrs</u> Years.	✓		
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			

Explain:

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 	Date (mm / dd / yyyy) <u>1/13/26</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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

Property address (number and street, city, state, and ZIP code)  
 1505 Elliott Avenue, Jeffersonville, IN 47130

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:  
 (Use additional pages and attach, if necessary)  
*Selling as is to another seller has not lived in property*

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>[Signature]</i>	Date (mm / dd / yyyy) 1/13/24	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)

*\* Security System was used & has been disconnected.*



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: 1505 Elliott Avenue, Jeffersonville, IN 47130

3 LEAD WARNING STATEMENT

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

14 SELLER'S DISCLOSURE

15 (a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)
16
17 (i) [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
18
19
20 (ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

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

31 BUYER'S ACKNOWLEDGEMENT (initial)

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

40 BROKER'S ACKNOWLEDGMENT (initial)

41 (f.) [Signature] 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

1505 Elliott Avenue, Jeffersonville, IN 47130
(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 \_\_\_\_\_ SELLER'S SIGNATURE \_\_\_\_\_ DATE 1/13/24

58  
59  
60 PRINTED \_\_\_\_\_ PRINTED Richard Lee McKinney

61  
62  
63 BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

64  
65  
66 PRINTED \_\_\_\_\_ PRINTED \_\_\_\_\_

67  
68  
69 SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_ LISTING BROKER \_\_\_\_\_ DATE 1-13-2020

*[Handwritten Signature]*

Richard Lee McKinney

*[Handwritten Signature]*

Douglas Harritt, Harritt Group, Inc.

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



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice. Form #37. Copyright IAR 2026



1505 Elliott Avenue, Jeffersonville, IN 47130

(Property Address)