



**BID PACKET**

# **OAK PARK RANCH HOME JEFFERSONVILLE**

## **ONLINE AUCTION**

**1014 ALLISON LANE  
JEFFERSONVILLE, IN 47130**

ONLINE BIDDING ENDS

**TUESDAY, APRIL 7 @ 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

1014 ALLISON LANE, JEFFERSONVILLE, IN 47130

Bidding Ends Tuesday, April 7, 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 18, 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 AE Fringe & 0.2% 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 OAK PARK CONSERVANCY ASSESSMENTS**

All taxes and assessments 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 and assessments 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 17 through Tuesday, April 7, 2026*.

#### **AGENCY**

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

#### **SELLER**

Melissa Eaton

## Client Detail

**1014 Allison Lane, Jeffersonville, IN 47130**

**\$0**

Listing #: **202606686**

Total Finished Sqft: **1,026**

Above Grade Finished SqFt: **1,026**

**Active (03/20/26)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Jeffersonville</b>
Subdivision:	<b>Yes</b>	School Dst:	<b>Greater Clark</b>
Subdiv Nm:	<b>Oak Park</b>	Parcel#:	<b>102000500687000009</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.24 / 10,454</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,026</b>	Lot Dim:	<b>75' x 140'</b>
Tot Fin SF:	<b>1,026</b>	Year Built:	<b>1960</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,300</b>
Est Completion:		Tax Year:	<b>2024/2025</b>
Home Warranty:		DOM:	<b>0</b>
Land Assess:	<b>43,400</b>	HOA \$:	<b>/</b>
Improvements:	<b>131,800</b>		
Total Assess:	<b>175,200</b>		

Directions: **From I-265 take Highway 62 (Tenth Street) Exit. West on Tenth Street 1.5 miles to a left on Allison Lane, then 1.5 miles to property on the left. Or from Utica Pike take Allison Lane North 0.8 miles to auction on right.**

Legal:	<b>Oak Park 5th Addition, Lot No. 10</b>		
Tot Deductions:	<b>\$109,700</b>	<u>Deduction Type</u>	<u>Comment</u>
		Over 65	14,000
		Homestead Standard	48,000

### Remarks

**OAK PARK RANCH HOME | JEFFERSONVILLE ONLINE AUCTION - BIDDING ENDS: TUESDAY, APRIL 7 @ 2PM.** One-family owned 3BR brick ranch with basement & attached carport built 1960 in the well-established Oak Park neighborhood of Jeffersonville just north of the Utica Pike Ohio Riverfront. Easy access to schools, shopping & expressways - near 10th Street corridor. Great opportunity for buyers looking to renovate, update, and build equity. Living Room w/triple corner window & wood floors, carpet over wood floors in 3 bedrooms, crawlspace-to-basement conversion in 1977 w/walk-up entrance, spacious lot with mature trees and 2 storage sheds - 13x10 and 19.9x16. Oak Park Conservancy District sewer fee included in taxes. 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:	<b>1 Story</b>	Foundation:	<b>Concrete Block, Crawl Space</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Partial, Unfinished, Walkup</b>
Outbuildings:	<b>Shed</b>	Laundry:	<b>Yes</b>
# Fireplaces:	Fireplace:	Laundry Location:	<b>First Level</b>
Roof Type:	<b>Shingle</b>	Laundry Type:	<b>Other</b>
Appliances:	<b>Clothes Dryer, Clothes Washer</b>	Road Frontage:	<b>75'</b>
Exterior Type:	<b>Brick Over Frame</b>		
Exterior Feat:	<b>Fenced Yard, Landscaped, Public Sidewalk, Solid Surface Drive, Wood</b>		
Interior Feat:	<b>1st Floor Main, Ceramic Bath</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,026.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,026</b>
Below Grade Unfinish:	<b>589.0</b>		

### Room Sizes & Levels

Total Rooms: **5**      Garage: **N**      Garage Size:      Garage Type: **Carport**      Garage Spaces:

Type	Dimension	Level	Flooring	Description
Living Room	15 x 12	1st Floor	Wood	
Kitchen	11 x 9.6	1st Floor	Other	
Bedroom	8.8 x 9.8	1st Floor	Carpet	
Bedroom	10.4 x 12.4	1st Floor	Carpet	
Bedroom	10.6 x 10.6	1st Floor	Carpet	
Bathroom Full	7 x 6	1st Floor	Tile	

## Utilities

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

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

## General Information

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Possession: **At Closing**  
Flood: **Yes**

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

All information deemed reliable but not guaranteed.

10-20-00-500-687,000-009

General Information

Parcel Number  
10-20-00-500-687,000-009  
Local Parcel Number  
20-00135-077-1  
Tax ID:

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County  
Clark  
Township  
JEFFERSONVILLE TOWNSHIP  
District 009 (Local 019)  
JEFFERSONVILLE CITY-OPW  
School Corp 1010  
GREATER CLARK COUNTY  
Neighborhood 10045212  
09 OAKPARK  
Section/Plat

510, 1 Family Dwell - Platted Lot

Ownership

Date

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price VII

Legal  
OAK PARK 5TH LOT 10



Res

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

Assessment Year	2025	2025	2024	2023	2022	2021
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/29/2025	04/17/2025	04/18/2024	04/06/2023	04/14/2022	03/31/2021
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required						
Land	\$43,400	\$43,400	\$43,400	\$34,600	\$34,600	\$34,600
Land Res (1)	\$43,400	\$43,400	\$43,400	\$34,600	\$34,600	\$34,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$139,700	\$139,700	\$131,800	\$142,700	\$142,700	\$111,400
Imp Res (1)	\$139,700	\$139,700	\$131,800	\$139,600	\$137,500	\$107,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$3,100	\$5,200	\$3,900
Total	\$183,100	\$183,100	\$175,200	\$177,300	\$177,300	\$146,000
Total Res (1)	\$183,100	\$183,100	\$175,200	\$174,200	\$172,100	\$142,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$3,100	\$5,200	\$3,900

Land Data (Standard Depth: Res 150', Cl 100' Base Lot: Res 90' X 150', Cl 0' X 0')

Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A	0	0.241	2.00	\$90,000	\$180,000	0%	1.0000	100.00	0.00	0.00	\$43,380

09 OAKPARK/10045212

1/2

Notes

8/30/2023 GENERAL : REASSESSMENT - 2425-UPDATED LAND TYPE AND EFF YR ON HOME. REMOVED FS CNRPY. UPDATED SV ON BOTH UTL SHEDS. ADDED ATTACHED CNRPY. CHANGED CONCIP TO AN MSTP. EB/GI

8/30/2023 GENERAL : CONFIDENTIAL- NO NAMES TO BE GIVEN OUT.

9/7/2019 GENERAL : REASSESSMENT -- (LG-MS) -- NO CHANGE

9/29/2015 GENERAL : REASSESSMENT BRFR 9.5 MLKH

12/14/2011 GENERAL : REASSESSMENT -- (KSLG) -- ADDED CANOPY, 2 UHSHEDS, & REMOVED 2 DEGARS

3/18/2010 : 2010-11 TT ANNEXED FROM 05-44-77-1

Land Computations

Calculated Acreage	0.24
Actual Frontage	0
Developer Discount	0.24
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.24
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	\$43,400
91/92 Value	\$0
Supp. Page Land Value	\$43,400
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$43,400

Market Model  
N/A

Characteristics

Topography  
Level  
Public Utilities  
All  
Streets or Roads  
Paved

Flood Hazard  
Level  
ERA  
TIF

Neighborhood Life Cycle Stage

Static  
Tuesday, July 29, 2025  
Printed

Review Group 2

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy Single-Family  
 Description SINGLE-FAMILY RES  
 Story Height 1  
 Style N/A  
 Finished Area 1949 sqft  
 Make

**Plumbing**

Full Bath 1  
 Half Bath 0  
 Kitchen Sinks 1  
 Water Heaters 1  
 Add Fixtures 0  
 Total 3

**Accommodations**

Bedrooms 3  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms 5

**Heat Type**

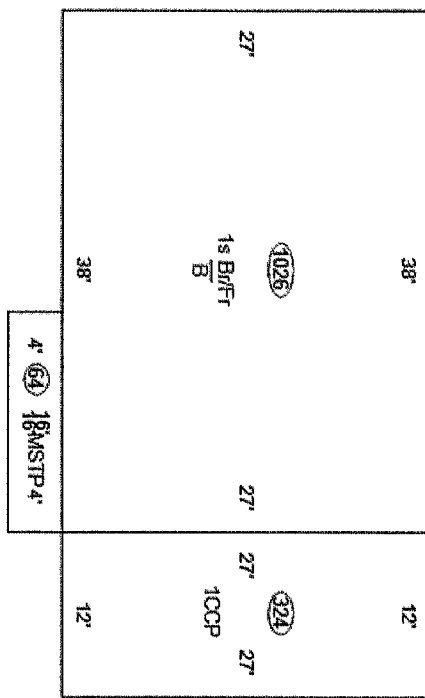
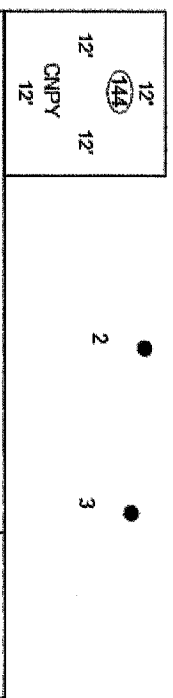
Central Warm Air

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Scoop, Masonry  
 Canopy, Shed Type



Description	Count	Value
Specialty Plumbing		

Floor Constr	Base	Finish	Value	Totals
1	95	1026	1026	\$115,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1026	923		\$71,500
Crawl				
Slab				
Adjustments	1 Row Type Adj. x 1.00			\$186,900
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1026
No Elec (-)				\$0
Plumbing (+/-)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$190,700
Sub-Total, 1 Units				\$194,700
Exterior Features (+)				\$4,000
Garages (+) 324 sqft				\$3,600
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.87
Replacement Cost				\$172,521

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: SINGLE-FAMILY RESIDE	1	5/6 Maso	C	1960	1975	50	A	0.87	0.87		2,052 sqft	\$172,521	35%	\$112,140	0%	100%	1,230	1,000	100.00	0.00	0.00	\$137,900
2: Utility Shed	1	SV	C	1997	1997	28	A	0.87	0.87		320 sqft		60%		0%	100%	1,000	1,000	100.00	0.00	0.00	\$1,500
3: Utility Shed 2	1	SV	D	1989	1989	36	A	0.87	0.87		130 sqft		65%		0%	100%	1,000	1,000	100.00	0.00	0.00	\$300

Total all pages \$139,700

Total this page \$139,700

2207

FARM LAND TRACT 80

916.57 FT. 5 FT. UTILITY EASEMENT

896.0'

N. 40° 48' W.

NORTH

DULY ENTERED FOR TAXATION

MAR 12 1954

W. H. Vissing  
AUDITOR CLARK COUNTY

DULY ENTERED FOR TAXATION This  
12<sup>th</sup> day of March 1954

William H. Vissing  
WILLIAM H. VISSING  
AUDITOR, Clark County, Indiana.

RECEIVED FOR RECORD This 12 day  
of March 1954

Kenneth Groth  
KENNETH GROTH  
RECORDER, CLARK COUNTY, INDIANA.

Plat 164  
No. 6  
KENNETH GROTH  
Recorder of Clark County

CERTIFICATE OF CLARK COUNTY PLAN COMMISSION  
This is to certify that the within plat was examined and approved by  
the Clark County Plan Commission, on the 26 day of October  
in accordance with the provisions of an ordinance adopted Dec. 28, 1950, by  
the board of County Commissioners of Clark County, Indiana. Creating  
said Plan Commission and an ordinance of said board of County Commissioners  
adopted July 2, 1951, enacting requirements and procedures relative to the  
subdividing and platting of unincorporated areas within the limits of Clark  
County, Indiana.

CLARK COUNTY PLAN COMMISSION  
BY: - Ralph Diefenbach  
PRESIDENT - RALPH DIEFENBACH

ATTEST: - Roma Peterson  
SECRETARY - ROMA PETERSON

CERTIFICATE OF DEVELOPER AND DEDICATION

The undersigned, Realty Development Corporation, an Indiana corporation with its principal office and place of business in the city of Jeffersonville, Clark Co., Indiana, by this certificate hereby causes the real estate above described, to be subdivided and platted into lots and streets as shown on this plat. The streets and utility easements as shown on said plat are hereby dedicated to the public use for such purposes; and the restrictions as shown are hereby imposed upon each and every lot within said plat, and declared to be covenants running with the land. Said restrictions are for the benefit of all persons and corporations who may hereafter have any vested interest, legal or equitable, in any lot within said plat.

In witness whereof the said REALTY DEVELOPMENT CORPORATION has caused this plat to be made and this certificate to be executed for and on its behalf by JOHN VISSING, its president, and its corporate seal affixed here to and attested by WILLIAM R. VISSING, its Secretary, this 26<sup>th</sup> day of October 1953.

ATTEST:

William R. Vissing  
WILLIAM R. VISSING, Secretary

REALTY DEVELOPMENT CORPORATION

By: - John Vissing  
JOHN VISSING, PRESIDENT

RESTRICTIONS

FOR RESTRICTIONS SEE MISCELLANEOUS  
RECORD 25 PAGE 277

STATE OF INDIANA } S.S.  
COUNTY OF CLARK }

Before me, the undersigned a notary public within and for the above named county and state, this 26<sup>th</sup> day October 1953, personally appeared John Vissing and WILLIAM R. VISSING, President and secretary respectively of Realty Development Corporation, and as such president and such secretary, and for and on behalf of said corporation, acknowledged the execution of the foregoing certificate.

Witness my hand and notarial seal.

My Commission expires: -  
4-13-54

Virginia Rehl  
Notary Public

CERTIFICATE OF ENGINEER

I, the undersigned a Land Surveyor duly licensed by the state of Indiana, hereby certify that the within plat was drawn by me by a physical survey of the premises there by represented and that the courses and distances shown there on are correct, to the best of my knowledge. Witness my hand and seal this 16 day of October 1953.

H.R. Blankenbeker  
H.R. BLANKENBEKER - REG. SURVEYOR #3508.

DESCRIPTION OF BOUNDARY

Beginning at the corner stone on the Northeast corner of Grant No. 4, thence S. 40° 30' E, 893.29 ft., along the line dividing Surveys Nos. 465 of the Illinois Grant to Clark Co., Ind., to a point in the center of Allison Lane, thence N. 49° 30' E, 40 ft. to a stone, the true place of beginning. Thence S. 40° 30' E, 905 ft. to a stone, thence N. 49° 30' E, 265 ft. to a point, thence S. 40° 30' E, 10 ft. to a point, thence N. 49° 30' E, 753 ft. to a point, the end of 4<sup>th</sup> Add. & Beginning of 3<sup>rd</sup> Add., thence N. 49° 30' E, 485.2 ft. to a stone, thence N. 40° 48' W, 916.57 ft. to a stone, thence S. 49° 30' W, 1508.06 ft. to a stone, the true place of beginning. Containing 32.53 acres more or less.

GRANT No. 5

893.29'

N. 40° 30' W.

CENTER OF ALLISON LAKE

905'

25' STRIP DEDICATED TO ROADWAY

To MIDDLE ROAD

GRANT No. 4 RUNYON TRACT

To OHIO RIVER  
Inkd By: - R.H.B.

SCALE: - 1" = 100 FT.

C-6-164V





**Incorporated Boundaries - Outline**

- CITY OF CHARLESTOWN
- CITY OF JEFFERSONVILLE
- TOWN OF BORDEN
- TOWN OF CLARKSVILLE
- TOWN OF SELLERSBURG
- TOWN OF UTICA
- Parcels
- Flood Map Index

**Floodplains**

- A
- A, APPROXIMATE FLOODWAY
- AE Fringe
- AE Floodway
- 0.2% Annual Chance Flood Hazard
- Reduced Risk Due to Levee



**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: 1014 Allison Lane, Jeffersonville IN , IN 47130**  
 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.*

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.

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.

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

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

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

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

**1014 Allison Lane, Jeffersonville IN , 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 Melissa Eaton DATE 3-11-26  
58

59  
60 PRINTED \_\_\_\_\_ Melissa Eaton  
61 PRINTED \_\_\_\_\_

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

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

67  
68  
69 SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_ LISTING BROKER Doug Harritt DATE 3-11-2026

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)

1014 Allison Lane, Jeffersonville IN , IN 47130  
Page 2 of 2 (Lead-Based Paint - Sales)



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

3 / 11 / 26

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

1014 Allison Lane, Jeffersonville IN, IN 47130

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

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

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

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

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

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

Signature of Seller <i>Melissa Eaton</i>	Date (mm / dd / yyyy) 3 / 11 / 26	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)  
**1014 Allison Lane, Jeffersonville IN , IN 47130**

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

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher				✓
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven <i>electric</i>		✓		
Range	✓			
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)	✓			
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors				✓
Switches and Outlets			✓	
Vent Fan(s)			✓	
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service <i>125</i>			✓	
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?				✓	

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Signature of Seller <i>Melissa Eaton</i>	Date (mm / dd / yyyy) <i>3/16/26</i>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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**1014 Allison Lane, Jeffersonville IN , 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	NONE			
<b>2. ROOF</b>		Yes	No	Unknown
Age, if known: <u>19</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? _____				
<b>3. WATER HEATER</b>				
Age, if known: <u>7</u> Years.		✓		
<b>4. FURNACE</b>				
Age, if known: _____ Years.				✓
<b>5. CENTRAL AIR CONDITIONING</b>				
Age, if known: _____ Years.				✓
<b>6. HAZARDOUS CONDITIONS</b>		Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?				✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓	
Explain:				

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			✓
X Are there any foundation problems with the structures?	✓		
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
X Are there moisture and/or water problems in the basement, crawl space area, or any other area?	✓		
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .	✓		
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest (as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)? <b>OLD FUEL OIL TANK</b>	✓		
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:  
 (Use additional pages and attach, if necessary) \* *interior concrete blocks in basement, near stairs, have shifted*  
 \* *Basement sometimes leaks in South East corner*

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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