

BID PACKET

STARLIGHT CHALET ON 8 WOODED ACRES

ABSOLUTE ONLINE AUCTION

**7587 STARLIGHT ROAD
FLOYDS KNOBS, IN 47119**

ONLINE BIDDING ENDS

WEDNESDAY, JULY 8 @ 2PM

BID ONLINE AT HARRITGROUP.COM

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985



HARRITT GROUP INC.

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

7587 Starlight Road, Floyds Knobs, IN 47119

Bidding Ends Wednesday, July 8, 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 Thursday, August 20, 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.

ZONING

Agricultural Rural (AR)
2 Acre Minimum Building Site Requirement with 100' Road Frontage

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 owned. Buyer to reimburse Seller at closing for any remaining fuel stored in tank at current market price.

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.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, June 17 through Wednesday, July 8, 2026*.

AGENCY

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

SELLER

Norbert F. Koopman Estate

CO-PERSONAL REPRESENTATIVES

Peter J. Koopman

Rebecca Koopman Adams

Agent Summary

7587 Starlight Road, Floyds Knobs, IN 47119

\$0

Listing #: **202609417** Total Finished Sqft: **1,988** Above Grade Finished SqFt: **1,612**

Active (06/19/26)
DOM: 0 CDOM: 0



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Typ Lst Ctr:	Excl. Right to Sell
Subdivision:	No		
Township:	Lafayette	School Dst:	New Albany-Floyd Cty
Parcel#:	2204031000310000	Addl Parcel#:	2204031000510000
Beds:	2	Lot Sz:	7.992 / 348,132
Baths:	2 (2 0)	Lot Size Src:	Assessor
Year Built:	1976	Lot Dim:	Approximately 313' x 1079'
Type Poss Sale:	Estate	List Date:	2026-06-19
New Const:	No	Exp. Date:	09/29/2026
		Owner Nm:	Norbert Koopman Estate
Est Completion:			
Land Assess:	53,200	Ann Tax:	\$2,356
Improvements:	245,300	Tax Year:	2025/2026
Total Assess:	298,500	Tax Exmt Prop:	No
Occupant Type:	Vacant	HOA \$:	
Appointment:	Mandatory	HOA:	
Showing Instr:	Schedule with Broker Bay..		
Showing Service:	Broker Bay		
Directions:	Hwy. 150 or Paoli Pike to Scottsville Road. North 3.8 miles to right on Starlight Road. 1 mile to property on left.		
Legal:	S 1/2 SW 1/4 NE 1/4 31-1-6 6.5AC. & PRT 31-1-6 1.492 AC		
Tot Deductions:	\$143,172	<u>Deduction Type</u>	<u>Comment</u>
		2% Deduction	252.00
		Homestead Standard	48,000

Agent/Office

Agent: [Douglas Harritt](mailto:doug@harrittgroup.com) (ID: B1096) Primary: 502-592-4000
Office: [Harritt Group, Inc](http://harrittgroup.com) (ID: 304) Phone: 812-944-0217 FAX: 812-944-5558

Remarks

STARLIGHT CHALET ON 8 WOODED ACRES | ABSOLUTE ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, JULY 8 @ 2PM. Nestled among 8± wooded acres with a peaceful creek in the scenic hills of Starlight, this private 1 1/2 story chalet-style retreat built in 1976 offers a rare opportunity to restore, renovate, or build in one of Floyd County's most private settings. Excellent Building Site Opportunity. 313 ± Feet of Road Frontage. Improvements include a two+ bedroom - two bath home with walkout basement and one-car basement garage, detached 27' x 40' three-bay pole barn, and 20' x 20' freestanding two-car carport. Home requires repairs and renovation. Great investment opportunity to own at your price selling absolute with no minimum. New Albany - Floyd County Schools. Approximately 5 Miles to Downtown Floyds Knobs. Near Huber's Starlight Attractions. 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.

Amenities

Type:	1.5 Story	Foundation:	Poured Concrete
Zoning:	Agri/ Residential	Basement:	Yes - Full, Partially Finished, Walkout
Construction:	Existing	Laundry:	Yes
Outbuildings:	Pole Barn, Other	Laundry Location:	First Level
Farm Type:		Laundry Type:	Laundry Closet
# Fireplaces:	1	Road Frontage:	313
Fireplace:	Wood Stove	Pasture Acreage:	
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Creek, Divisible Lot, Secluded Lot, Wooded Lot		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Deck		
Interior Feat:	1st Floor Main, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Family Room, Foyer, Loft, Natural Wood Trim, Open Floor Plan, Pantry, Skylights, Walk-in Closet(s)		

Measurements

Above Grade Finished:	1,612.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0

Below Grade Finished: **376.0**
Below Grade Unfinish: **826.0**

TFLS: **1,988**
Sqft Source: **Assessor**

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **21.6 x 11** Garage Type: **Basement** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	21 x 14	1st Floor	Vinyl	Great Room w/19' beamed cathedral ceiling
Dining Area	12 x 12	1st Floor	Vinyl	
Kitchen	14.9 x 7.4	1st Floor	Vinyl	
MainBedroom	25.2 x 11.11	1st Floor	Carpet	
Bathroom Full	10.3 x 4.8	1st Floor	Vinyl	
Bedroom	13 x 13.11	2nd Floor	Carpet	
Other	13 x 12.8	2nd Floor	Carpet	Loft overlooking Great Room
Family Room	24.7 x 14	LL/Basement	Carpet	Walk Out
Bathroom Full	7.9 x 4	LL/Basement	Vinyl	

Utilities

Water Heater: **Electric** Heat Type: **Forced Air**
Water Type: **Public Onsite** Cooling Type: **Central Air**
Natural Water: **Creek** Fuel Type: **LP Gas**
Sewer Type: **Septic Onsite**

General Information

Possession: **At Closing** Terms:
Seller Will Lease: Flood: **No**
Key Box Type: **Supra Electronic Box** Covenants & Restr: **No**
Key Box Location: **Side Door** Sign: **Yes**
06/19/2026 3:47:29 PM

22-04-03-100-031.000-006

Koopman, Norbert F. & Mary K.

7587 STARLIGHT RD

101, Cash Grain/General Farm

LAFAYETTE HOMESITE "A" 1/2

General Information

Parcel Number 22-04-03-100-031.000-006
Local Parcel Number 0042020032

Tax ID:

Routing Number 04-03-100-015

Property Class 101 Cash Grain/General Farm

Year: 2025

Location Information

County Floyd
Township LAFAYETTE TOWNSHIP
District 006 (Local 006) LAFAYETTE TOWNSHIP
School Corp 2400 NEW ALBANY-FLOYD COUNTY C
Neighborhood 4000100-006 LAFAYETTE HOMESITE "A"
Section/Plat 31
Location Address (1) 7587 STARLIGHT RD FLOYDS KNOBS, IN 47119

Ownership

Koopman, Norbert F. & Mary K.
7587 Starlight Rd
Floyds Knobs, IN 47119

Legal

S 1/2 SW 1/4 NE 1/4 31-1-6 6.5Ac

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/26/1974 and 01/01/1900.

Notes

2/3/2025 25UP: BF FIELD REVIEW AND DATA REMOVED SHED 3/10/2025
2/3/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION.
7/5/2017 18Q4: NO CHANGE.



Agricultural

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for years 2025, 2024, 2023, 2022.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', 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. Rows for various land parcels.

Zoning

Subdivision

Lot

Market Model 4000100-006 - Residential

Characteristics

Topography Rolling Flood Hazard

Public Utilities Water, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Thursday, July 10, 2025

Review Group 2026

Data Source External Only

Collector 03/10/2025 BF

Appraiser 03/10/2025 BF

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (6.50), Actual Frontage (0), Developer Discount, Parcel Acreage (6.50), 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 (0.00), Total Acres Farmland (5.50), Farmland Value (\$4,220), Measured Acreage (5.50), Avg Farmland Value/Acre (767), Value of Farmland (\$4,220), Classified Total (\$0), Farm / Classified Value (\$4,200), Homesite(s) Value (\$40,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$40,000), CAP 2 Value (\$4,200), CAP 3 Value (\$0), Total Value (\$44,200).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 20 1/2 Story or Finishe
Finished Area 2109 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
Wood Deck	72	\$2,300
Wood Deck	70	\$2,300
Wood Deck	400	\$7,900

Plumbing

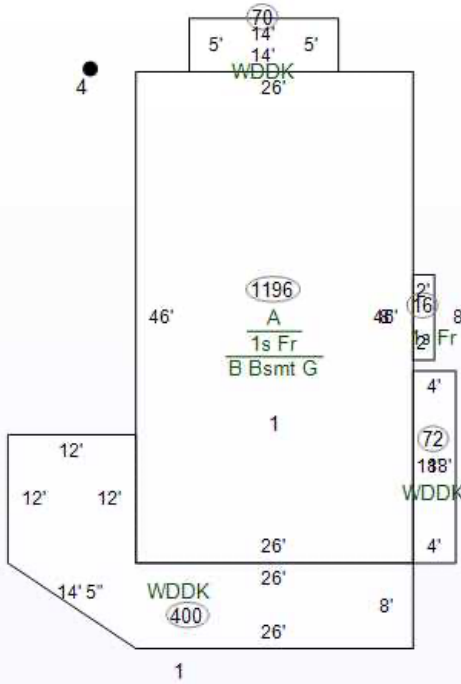
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	1
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	4

Heat Type

Heat Pump



Description	Count	Value
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Cost Ladder

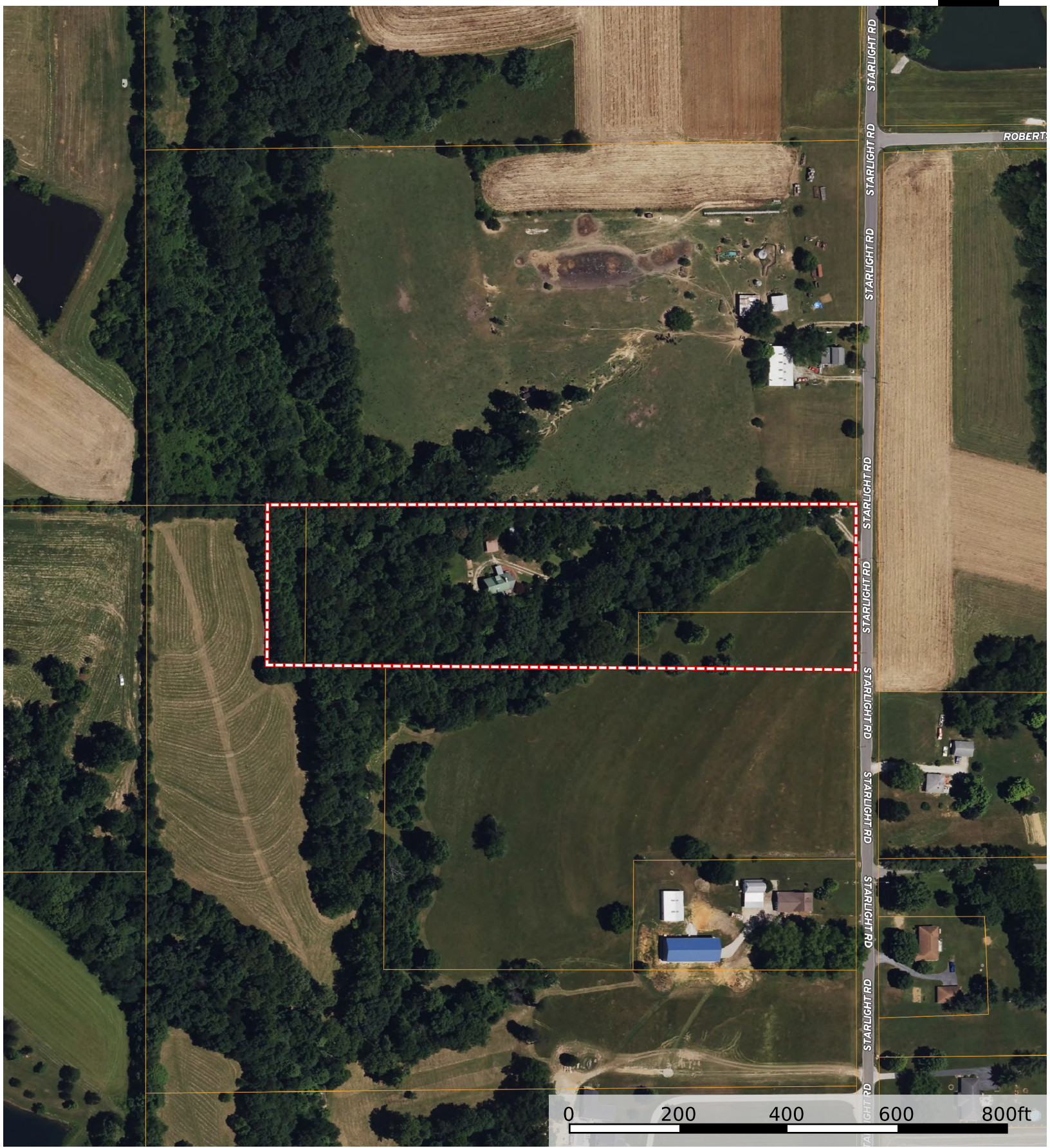
Floor Constr	Base	Finish	Value	Totals
1 1Fr	1212	1212	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1196	897	\$22,200	
Bsmt	1196	0	\$39,200	
Crawl				
3 Slab				

Total Base			\$179,100
Adjustments	1 Row Type Adj. x 1.00	\$179,100	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
2 Fireplace (+)	MS:1 MO:1	\$4,500	
No Heating (-)		\$0	
A/C (+)	1:1212 A:897	\$5,000	
No Elec (-)		\$0	
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

Sub-Total, One Unit			\$191,000
Sub-Total, 1 Units			
Exterior Features (+)	\$12,500	\$203,500	
Garages (+) 1196 sqft	\$11,600	\$215,100	
Quality and Design Factor (Grade)		1.10	
Location Multiplier		0.87	
Replacement Cost		\$205,851	

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	C+2	1976	1976	49 A		0.87		3,604 sqft	\$205,851	35%	\$133,800	0%	100%	1.0000	1.750	100.00	0.00	0.00	\$234,200
2: Barn, Pole (T3) R 01	1	T3AW	D	1998	1998	27 A	\$19.80	0.87		27' x 40' x 10'	\$13,987	50%	\$6,990	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$7,000
3: Car Shed R 01	1		D	1992	1992	33 A	\$10.10	0.87	\$7.03	20'x20'	\$2,812	55%	\$1,270	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$1,300
4: WDDK R	1		D	1980	1980	45 A		0.87		12'x12'	\$2,575	38%	\$1,600	0%	100%	1.0000	1.750	100.00	0.00	0.00	\$2,800



Boundary



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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PROPERTY ADDRESS: 7587 Starlight Road, Floyds Knobs, IN 47119

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

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

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

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

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

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

BUYER'S ACKNOWLEDGEMENT (initial)

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

BROKER'S ACKNOWLEDGMENT (initial)

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

CERTIFICATION OF ACCURACY

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

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

7587 Starlight Road, Floyds Knobs, IN 47119

(Property Address)

Page 1 of 2 (Lead-Based Paint – Sales)

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LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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BUYER'S SIGNATURE DATE

PRINTED

BUYER'S SIGNATURE DATE

PRINTED

SELLING BROKER* DATE

Signed by:
Peter J. Koopman 6/16/2026

SELLER'S SIGNATURE DATE

Peter J. Koopman, Co- Personal Representative
PRINTED

Signed by:
Rebecca Koopman Adams 6/13/2026

SELLER'S SIGNATURE DATE
Rebecca Koopman Adams, Co-Personal Representative

PRINTED

Signed by:
Douglas D. Harritt 6/14/2026

LISTING BROKER DATE
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.
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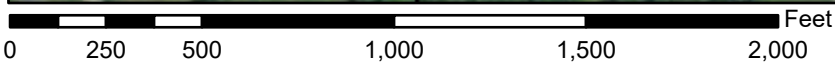
7587 Starlight Road, Floyds Knobs, IN 47119

(Property Address)
Page 2 of 2 (Lead-Based Paint – Sales)
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National Flood Hazard Layer FIRMMette



85°54'16"W 38°23'16"N



1:6,000

85°53'38"W 38°22'48"N

Basemap Imagery Source: USGS National Map 2023

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 Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		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.

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 **6/13/2026 at 6:27 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.