



BID PACKET

# SILVER HILLS TUDOR COTTAGE

## ONLINE AUCTION

608 HIGHLAND AVENUE  
NEW ALBANY, IN 47150

ONLINE BIDDING ENDS

WEDNESDAY, JULY 1 @ 2PM

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

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



# HARRITT GROUP INC.

## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

608 HIGHLAND AVENUE, NEW ALBANY, IN 47150

Bidding Ends Wednesday, July 1, 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, August 10, 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 per courthouse records. A survey “Revised Plat Nightengale Subdivision Plat #1294” dated September 26, 2005 is of record. Note: The New Albany Historic Preservation Commission does not have jurisdiction over properties located in Silver Hills.

## **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 *Wednesday, June 10 through Wednesday, July 1, 2026*.

#### **AGENCY**

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

#### **SELLER**

Joseph P. Tegart Revocable Living Trust

## Client Detail

**608 Highland Avenue, New Albany, IN 47150**

Listing #: **202609177**

Total Finished Sqft: **3,120**

Above Grade Finished SqFt: **3,120**

**\$0**  
**Active (06/12/26)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>Yes</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:	<b>Silver Hills</b>	Parcel#:	<b>0088701003</b>
Beds:	<b>5</b>	Lot Sz:	<b>0.858 / 37,374</b>
Baths:	<b>3 (3 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>3,120</b>	Lot Dim:	<b>230 x 162</b>
Tot Fin SF:	<b>3,120</b>	Year Built:	<b>1930</b>
New Const:	<b>No</b>	Annual Tax:	<b>3,584</b>
Est Completion:		Tax Year:	<b>2025/2026</b>
Home Warranty:		DOM:	<b>1</b>
Land Assess:	<b>47,100</b>	HOA \$:	<b>/</b>
Improvements:	<b>319,200</b>		
Total Assess:	<b>366,300</b>		
Directions:	<b>State Street to Cherry Street to top of the hill. Left on Adams Street 2/10 mile to right on Highland Avenue. Home on the left.</b>		

Legal: **P 1252 L 3 0.858 AC.**  
 Tot Deductions: **\$175,320** [Deduction Type](#) [Comment](#)  
 Supplemental Homestd 127320

### Remarks

**SILVER HILLS TUDOR COTTAGE | ONLINE AUCTION - BIDDING ENDS WEDNESDAY, JULY 1 @ 2PM.** English Tudor-style cottage built in 1930 on 0.86± acre in Silver Hills, one of Southern Indiana's most treasured established neighborhoods. Featuring 230' of road frontage, zoned Low Density offering potential for division. This 5-BR, 3-bath home blends architectural character with thoughtful updates. Highlights include a dramatic great room w/17' beamed cathedral ceiling, stone fireplace, curved iron staircase, period iron French doors, mix of period iron windows & replacement windows, and a four-season sunroom with wet bar, iron pipe shelving, and 75" Samsung wall-mounted TV. Updated kitchen with glazed cabinetry, granite countertops, tile flooring, and adjoining large multi-use utility room. Private two-bedroom wing off great room, and two bedrooms and bath on second-floor. Private 770 square foot main bedroom suite upstairs accessed by sliding barn door off kitchen. Located just minutes from downtown New Albany. **REAL ESTATE TERMS: 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), due within 24 hours following auction, balance due in 40 days. Taxes prorated. Selling as is without contingencies, all inspections welcomed prior to auction. If you obtain financing, not subject to approval or appraisal. All closing costs are buyer's expense. Possession at closing.**

### Amenities

Type:	<b>1.5 Story</b>	Foundation:	<b>Slab</b>
Zoning:	<b>Residential</b>	Basement:	<b>No</b>
Construction:	<b>Existing</b>	Basement Type:	
Outbuildings:		Laundry:	<b>Yes</b>
# Fireplaces:	<b>1</b> Fireplace: <b>Woodburning</b>	Laundry Location:	<b>Second Level</b>
Roof Type:	<b>Shingle</b>	Laundry Type:	<b>Laundry Room</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator</b>		
Lot Description:	<b>Divisible Lot</b>		
Exterior Type:	<b>Brick Over Frame</b>		
Exterior Feat:	<b>Balcony, Covered Porch, Landscaped, Patio, Paved Driveway, Sunroom, Wood</b>		
Interior Feat:	<b>1st Floor Utility, Bath Main, Breakfast Bar, Built-in Bookcase, Cath/Vaul/Tray Ceil, Cedar Closet(s), Ceiling Fan(s), Ceramic Bath, Formal Dining Rm, Skylights, Split Bedrooms, Walk-in Closet(s), Wet Bar</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>3,120.0</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>3,120</b>
Below Grade Unfinish:	<b>0.0</b>		

### Room Sizes & Levels

Total Rooms: **11**    Garage: **Y**    Garage Size: **21 x 20**    Garage Type: **Attached, Front**    Garage Spaces: **2**  
**Entry**

<b>Type</b>	<b>Dimension</b>	<b>Level</b>	<b>Flooring</b>	<b>Description</b>
Living Room	24 x 17.6	1st Floor	Wood	17' Beamed Ceiling, Fireplace
Kitchen	20.3 x 9.11	1st Floor	Tile	Breakfast Bar
Dining Room	15.6 x 12.9	1st Floor	Tile	
Family Room	26.3 x 18	1st Floor	Slate	Sunroom, 4 Exterior French Doors, 3 Interior Iron
Bedroom	15.5 x 12.6	1st Floor	Carpet	28-Block Built-in Cabinet, Cedar Closet
Bedroom	15.5 x 12.5	1st Floor	Carpet	Cedar Closet
Bathroom Full	8 x 6.3	1st Floor	Tile	Remodeled Walk-In Shower
Bedroom	12.6 x 10.11	2nd Floor	Carpet	

Bedroom	12.5 x 10.11	2nd Floor	Carpet	
Bathroom Full	7 x 6.2	2nd Floor	Tile	
MainBedroom	21 x 16.2	2nd Floor	Carpet	Vaulted Ceiling, Skylight
Bathroom Full	9.8 x 7.7	2nd Floor	Tile	Remodeled Walk-in Shower w/Seat, Skylight
Other	21 x 6.8	2nd Floor	Carpet	Dressing Area, Closets
Other	21 x 7.8	2nd Floor	Carpet	Walk-in Closet & Laundry Room

### Utilities

Water Heater:	<b>Natural Gas</b>	Heat Type:	<b>Forced Air, Heat Pump</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air, Heat Pump, Wall Unit</b>
Natural Water:		Fuel Type:	<b>Electric, Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

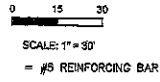
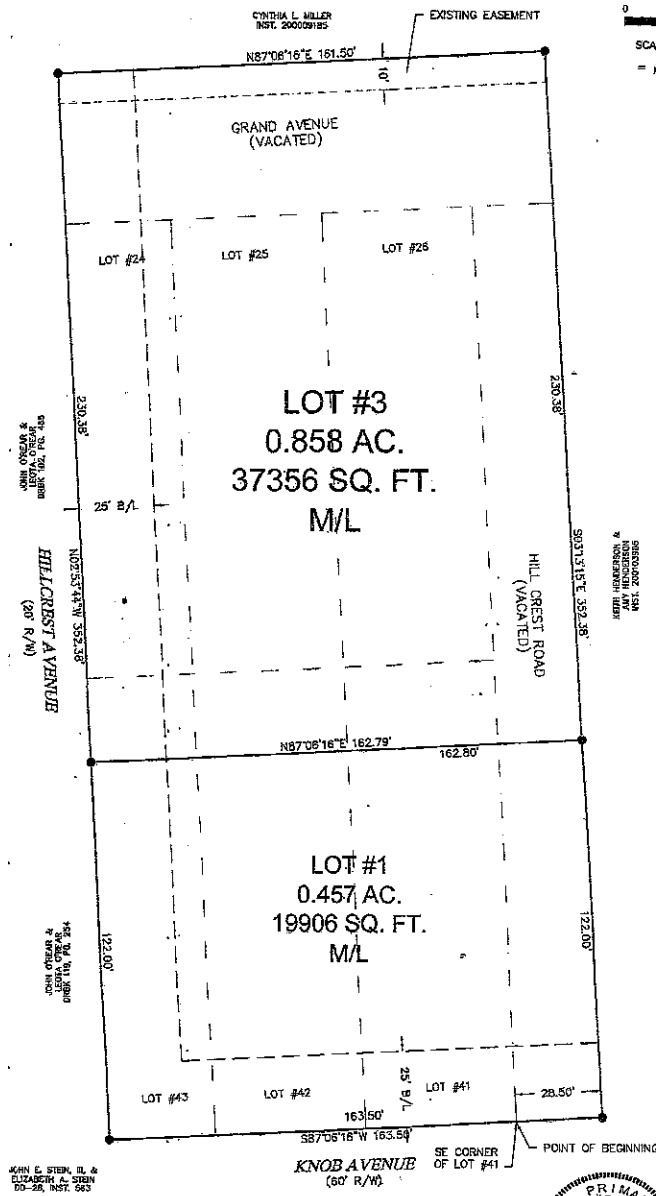
### General Information

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Unknown</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>

All information deemed reliable but not guaranteed.

# REVISED PLAT NIGHTENGALE SUBDIVISION PLAT #1294

ORIGINAL PLAT WAS PLAT #1252



### FILED AND RECORDED

THIS 3<sup>rd</sup> DAY OF Oct, 2005  
Linda L. Bergen  
 RECORDER, FLOYD COUNTY, INDIANA

### ENTERED FOR TAXATION

THIS 3<sup>rd</sup> DAY OF October, 2005  
Jared C. Pleiss  
 AUDITOR, FLOYD COUNTY, INDIANA

### APPROVED BY THE NEW ALBANY PLAN COMMISSION

THIS 3<sup>rd</sup> DAY OF OCTOBER, 2005  
Robert Howard John W. Rosenberger  
 PRESIDENT ATTEST

### OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT, DO HEREBY ACKNOWLEDGE THIS TO BE THE PLAT OF NIGHTENGALE SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC USE THE DRAINAGE AND UTILITY EASEMENTS AND RIGHT-OF-WAYS AS SHOWN HEREON.

David R. Cannon  
 DAVID R. CANNON

Andrew A. Hagg  
 ANDREW A. HAGG



### ACKNOWLEDGEMENT STATE OF INDIANA COUNTY OF Floyd

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY PERSONALLY APPEARED THE ABOVE NAMED THIS 26<sup>th</sup> DAY OF September, 2005 AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING AFFIDAVIT.

WITNESS MY HAND AND SEAL THIS 26<sup>th</sup> DAY OF September, 2005

MY COMMISSION EXPIRES November 22, 2006

SIGNATURE OF NOTARY Cynthia Krauss  
CYNTHIA KRAUSS

### LAND DESCRIPTION NEW ALBANY TOWNSHIP FLOYD COUNTY, INDIANA

The following is a legal description prepared this 8th day of November, 2003, of real property being Lots #25, 26, 41, 42 and part of Lots #24 and 43, and part of the vacated Grand Avenue and Hillcrest Road of Plat #514, lying in Fractional Section #3, Township 3 South, Range 6 East, New Albany Township Floyd County, Indiana, being more particularly described as follows:  
 Beginning at the Southeast corner of said Lot #41, thence along the North line of Knob Avenue South 87° 06' 16" West 135.00 feet to the East line of Hillcrest Avenue, thence along said East line North 02° 53' 44" West 352.36 feet, thence North 87° 06' 16" East 181.50 feet, thence South 03° 13' 15" East 352.36 feet to the North line of Knob Avenue, thence along said North line South 87° 06' 16" West 28.50 feet, to the point of beginning, containing 1.314 Acres, more or less.

### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF ATKINS SUBDIVISION AND THE SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND THE ANGULAR AND LINEAR MEASUREMENTS ARE TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE FLOYD COUNTY RECORDERS OFFICE.

Paul Primavera  
 PAUL PRIMAVERA  
 INDIANA REGISTRATION NUMBER S0131



WILLIAM E. STEIN, III & CLARENCE R. STEIN  
 CIVIL ENGINEERS  
 102-26, N.W. 565

WATERWORKS DEVELOPMENT, LLC  
 200161410

NOTE:  
 THE LOTS IN THIS SUBDIVISION SHALL BE CONVEYED SUBJECT TO THE GRANTEES OR THEIR SUCCESSORS IN TITLE WHO SHALL SUBMIT ANY PLANS FOR ERECTING A RESIDENCE(S) ON SAID LOT(S) TO THE NEW ALBANY HISTORIC PRESERVATION COMMISSION FOR ITS REVIEW AND APPROVAL FOR AESTHETIC COMPATIBILITY WITH OTHER HOMES IN THE AREA.

General Information

Parcel Number 22-05-00-301-143.000-008
Local Parcel Number 0088701003
Tax ID:

Routing Number 05-00-320-093

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Floyd
Township NEW ALBANY TOWNSHIP
District 008 (Local 008) NEW ALBANY CITY
School Corp 2400 NEW ALBANY-FLOYD COUNTY C
Neighborhood 5003004-008 Silver Hills
Section/Plat
Location Address (1) 608 HIGHLAND AVE NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model 5003004-008 - Residential

Characteristics

Topography Level Flood Hazard Level
Public Utilities ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, July 15, 2025
Review Group 2026

Ownership

Tegart, Joseph P Revocable Living Tru
608 Highland Ave
NEWALBANY, IN 47150

Legal

P 1252 L 3 0.858 AC.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/28/2019 to 01/01/1900.



Res

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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).

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.

Notes

4/10/2025 25UP: BF FIELD REVIEW & DATA COLLECTION. REMOVED OBS FROM 2016 SHOULD HAVE CAME OFF IN 2020
3/8/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION.
3/3/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION.
7/10/2017 18Q4: NO CHANGE
4/26/2017 16UP: FILED ON FORM 11. ADJUSTED USING APPRAISAL VALUE TO BRING IN LINE. SB
1/1/1900 SDVL: SALES DISCLOSURE VALIDATION MK

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.86), Actual Frontage (0), Developer Discount, Parcel Acreage (0.86), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.86), 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 (\$47,100), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$47,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$47,100).

**General Information**

Occupancy Single-Family  
 Description Single-Family R 01  
 Story Height 2  
 Style 30 2 Story or Higher  
 Finished Area 4418 sqft  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	210	\$10,100
Wood Deck	96	\$2,800
Patio, Brick	780	\$13,100
Porch, Open Frame	86	\$3,400

**Plumbing**

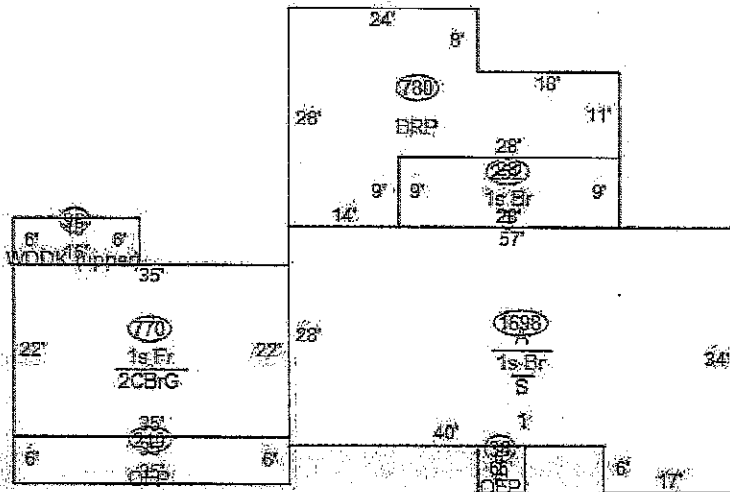
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>11</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>0</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1950	1950	\$179,800	
2 1Fr	770	770	\$44,700	
3				
4				
1/4				
1/2				
3/4				
Attic	1698	1698	\$33,000	
Bsmt				
Crawl				
Slab	1950	0	\$0	
			<b>Total Base</b>	<b>\$257,500</b>
<b>Adjustments</b>			<b>1 Row Type Adj. x 1.00</b>	<b>\$257,500</b>
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MS:1 MO:1	\$4,500
No Heating (-)				\$0
A/C (+)			1-1950 2-770 A-1698	\$8,900
No Elec (-)				\$0
Plumbing (+/-)			11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)				\$0
Elevator (+)				\$0
			<b>Sub-Total, One Unit</b>	<b>\$275,700</b>
			<b>Sub-Total, 1 Units</b>	
Exterior Features (+)			\$29,400	\$305,100
Garages (+) 770 sqft			\$30,600	\$335,700
Quality and Design Factor (Grade)				1.15
Location Multiplier				0.87
<b>Replacement Cost</b>				<b>\$335,868</b>

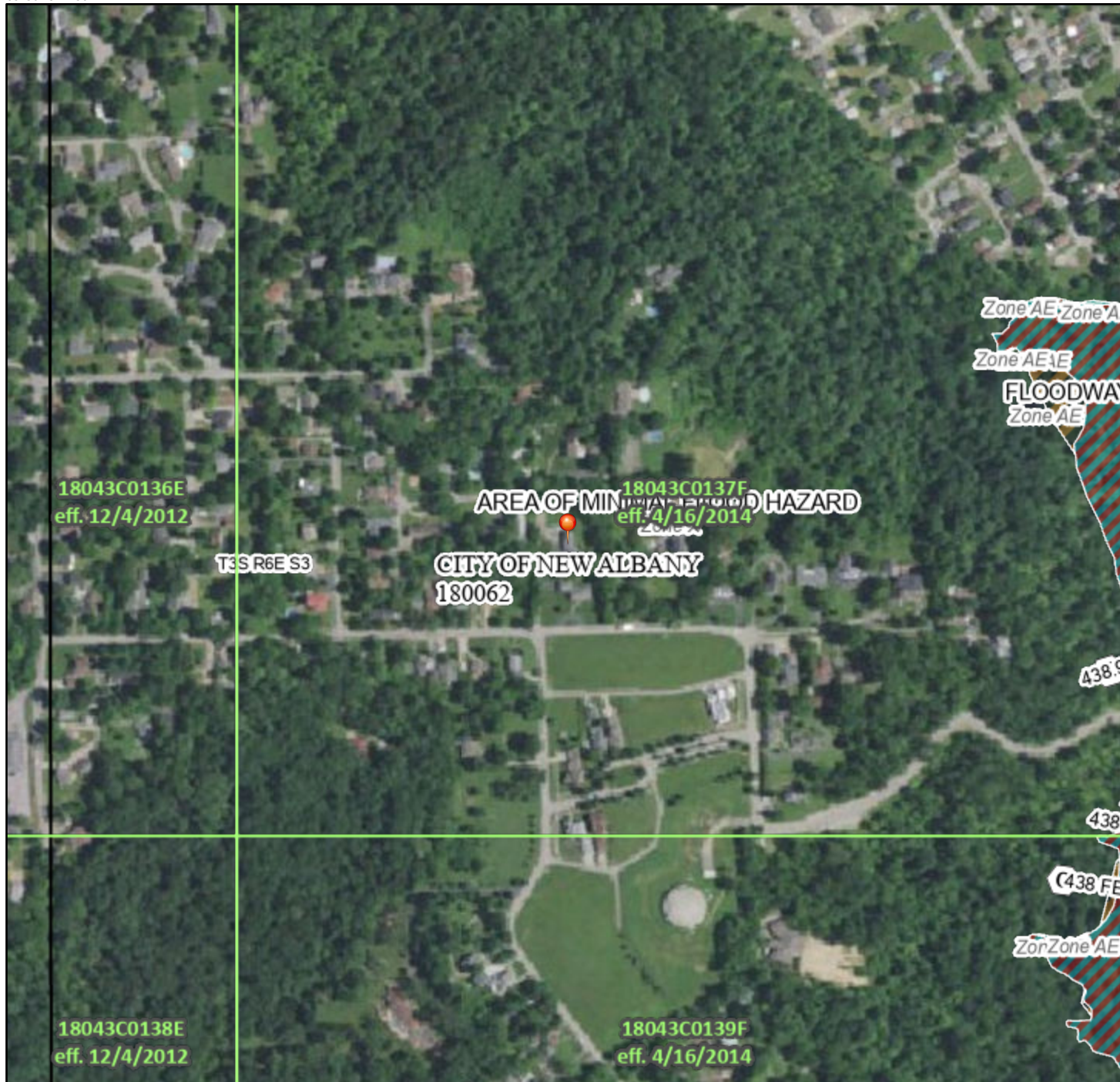
**Summary of Improvements**

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	2	4/6 Maso	B-1	1930	1930	95 A		0.87		4,418 sqft	\$335,868	40%	\$201,520	0%	100%	1.0000	1.650	100.00	0.00	0.00	\$332,500

# National Flood Hazard Layer FIRMette



85°50'45"W 38°17'14"N



## Legend

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

- |   |   |
|---|---|
| <p><b>SPECIAL FLOOD HAZARD AREAS</b></p>  | <ul style="list-style-type: none"> <li> Without Base Flood Elevation (BFE)<br/><i>Zone A, V, A99</i></li> <li> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></li> <li> Regulatory Floodway</li> </ul>  |
| <p><b>OTHER AREAS OF FLOOD HAZARD</b></p> | <ul style="list-style-type: none"> <li> 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></li> <li> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></li> <li> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></li> <li> Area with Flood Risk due to Levee <i>Zone D</i></li> </ul> |
| <p><b>OTHER AREAS</b></p>                 | <ul style="list-style-type: none"> <li> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></li> <li> Effective LOMRs</li> <li> Area of Undetermined Flood Hazard <i>Zone D</i></li> </ul>   |
| <p><b>GENERAL STRUCTURES</b></p>          | <ul style="list-style-type: none"> <li> Channel, Culvert, or Storm Sewer</li> <li> Levee, Dike, or Floodwall</li> </ul>   |
| <p><b>OTHER FEATURES</b></p>              | <ul style="list-style-type: none"> <li> <b>20.2</b> Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li> <b>17.5</b> Coastal Transect</li> <li> Base Flood Elevation Line (BFE)</li> <li> Limit of Study</li> <li> Jurisdiction Boundary</li> <li> Coastal Transect Baseline</li> <li> Profile Baseline</li> <li> Hydrographic Feature</li> </ul>   |
| <p><b>MAP PANELS</b></p>                  | <ul style="list-style-type: none"> <li> Digital Data Available</li> <li> No Digital Data Available</li> <li> Unmapped</li> </ul>  |

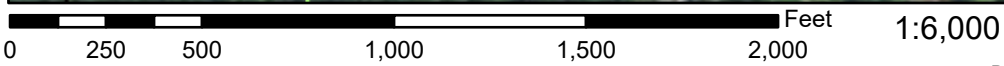


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 4:27 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.



85°50'8"W 38°16'46"N

Basemap Imagery Source: USGS National Map 2023



**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®**

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**PROPERTY ADDRESS:** 608 Highland Avunue, New Albany, IN 47150

**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.) Date \_\_\_\_\_ 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.

**608 Highland Avunue, New Albany, IN 47150**

(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  
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BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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BUYER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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SELLING BROKER\* \_\_\_\_\_ DATE \_\_\_\_\_

DocuSigned by:  
*Caitlin Bitzegaio* 6/11/2026  
SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**Caitlin Bitzegaio, Trustee**  
PRINTED \_\_\_\_\_

SELLER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED \_\_\_\_\_

Signed by:  
*Douglas A. Harritt* 6/11/2026  
LISTING BROKER \_\_\_\_\_ DATE \_\_\_\_\_  
**Douglas Harritt, Harritt Group, Inc.**

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



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