



BID PACKET

LANESVILLE RANCH & BARN ON 1.6 ACRES

ONLINE AUCTION

**7328 EVANSTON AVENUE NE
LANESVILLE, IN 47136**

ONLINE BIDDING ENDS

TUESDAY, JULY 28 @ 2PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

7328 EVANSTON AVENUE NE, LANESVILLE, IN 47136

Bidding Ends Tuesday, July 28, 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 Tuesday, September 8, 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 is of record prepared by Paul Primivera, Land Surveyor - no date documented.

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.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, July 7 through Tuesday, July 28, 2026*.

AGENCY

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

SELLER

Gerald Berg

Client Detail

7328 Evanston Avenue NE, Lanesville, IN 47136

Listing #: **202609845**

Total Finished Sqft: **1,040**

Above Grade Finished SqFt: **1,040**

\$0

Active (07/07/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Harrison	Township:	Franklin
Subdivision:	Yes	School Dst:	Lanesville Comm.
Subdiv Nm:	Happy Heights	Parcel#:	0170002600
Beds:	2	Lot Sz:	1.6 / 69,696
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,040	Lot Dim:	
Tot Fin SF:	1,040	Year Built:	1953
New Const:	No	Annual Tax:	328
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	54,500	HOA \$:	/
Improvements:	104,900		
Total Assess:	159,400		
Directions:	From I-64 take Lanesville Exit #113. South on Crandall - Lanesville Road NE towards Lanesville for 2 miles to left on Crestview Avenue. 2/10 mile veer left on Evanston Avenue NE to auction on the left.		
Legal:	017-00026-00 HAPPY HEIGHTS INLOT 43 E1/2 INLOT 42 - INLOT 35 & E1/2 INLOT 36 - N1/2 INLOT 44 & 003-00085-00 - PT NW QR 230-3-5 1.04 Acres		
Tot Deductions:	\$128,500	<u>Deduction Type</u>	<u>Comment</u>
		Disabled	38900
		Homestead Standard	48000

Remarks

LANESVILLE RANCH & BARN ON 1.6 ACRES | ONLINE AUCTION - BIDDING ENDS: TUESDAY, JULY 28 @ 2PM. Situated on a low traffic dead-end street in a small neighborhood overlooking downtown Lanesville. A 1953 ranch home with 2-car garage situated on 1.6-acres with white plastic board fence includes a 20' x 30' pole barn and small pond. The home in need of improvements, features 2 bedrooms (3rd bedroom converted to dining room), one full bath, hardwood floors, full unfinished basement, and enclosed breezeway. Oil furnace and window air conditioner in non- working condition. Water heater not hooked up - condition unknown. Lanesville Community Schools just 2 blocks away. **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. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Concrete Block
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Unfinished
Outbuildings:	Barn(s)	Laundry:	
# Fireplaces:	Fireplace:	Laundry Type:	
Roof Type:	Shingle	Road Frontage:	112
Appliances:	Range / Oven, Refrigerator		
Lot Description:	Dead End Street, Wooded Lot		
Exterior Type:	Asbestos Shingle		
Exterior Feat:	Paved Driveway		
Interior Feat:	1st Floor Main, Breakfast Bar, Built-in Bookcase, Formal Dining Rm, Foyer, Natural Wood Trim		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,040.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,040
Below Grade Unfinish:	1,040.0		

Room Sizes & Levels

Total Rooms: **5** Garage: **Y** Garage Size: **22 x 21** Garage Type: **Attached, Side Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	22.8 x 9.9	1st Floor	Wood	Built-In Bookcase
Kitchen	11.2 x 9.10	1st Floor	Carpet	Breakfast Bar-Style Opening to DR
Dining Room	15 x 9.1	1st Floor	Wood	Originally Designed as 3rd Bedroom
Bedroom	11.10 x 9.10	1st Floor	Wood	

Bedroom	11.10 x 11.10	1st Floor	Wood
Bathroom Full	6.6 x 4.11	1st Floor	Vinyl

Utilities

Water Heater:	None	Heat Type:	None
Water Type:	Public Onsite	Cooling Type:	None
Natural Water:	Pond	Fuel Type:	None
Sewer Type:	Sewer		

General Information

Possession:	At Closing	Covenants & Restr:	Unknown
Flood:	No	Sign:	Yes
Seller Will Lease:	No	Terms:	No

All information deemed reliable but not guaranteed.

31-11-20-128-012.000-006

General Information

Parcel Number
31-11-20-128-012.000-006

Local Parcel Number
0170002600

Tax ID:

Routing Number
- -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Harrison

Township
FRANKLIN TOWNSHIP

District 006 (Local 017)
LANESVILLE TOWN

School Corp 3160
LANESVILLE

Neighborhood 3106507-006
Valley View/ Happy Heights

Section/Plat
20

Location Address (1)
7328 EVANSTON AVE NE
LANESVILLE, IN 47136

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Saturday, May 3, 2025

Review Group

BERG, AUSTIN R JR TOD BERG,

Ownership

BERG, AUSTIN R JR TOD BERG, GE
7328 EVANSTON AVE.
LANESVILLE, IN 47136

Legal

017-00026-00 HAPPY HEIGHTS INLOT 43 E1/2
INLOT 42 INLOT 35 & E1/2 INLOT 36 N1/2
INLOT 44



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/29/2025	As Of Date	01/01/2025	04/08/2024	04/03/2023	04/06/2022	03/26/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$49,300	Land	\$49,300	\$49,300	\$45,200	\$45,200	\$28,000
\$49,300	Land Res (1)	\$49,300	\$49,300	\$45,200	\$45,200	\$25,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$2,500
\$102,700	Improvement	\$102,700	\$95,300	\$90,300	\$91,300	\$78,500
\$102,700	Imp Res (1)	\$102,700	\$95,300	\$90,300	\$91,300	\$78,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$152,000	Total	\$152,000	\$144,600	\$135,500	\$136,500	\$106,500
\$152,000	Total Res (1)	\$152,000	\$144,600	\$135,500	\$136,500	\$104,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$2,500

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

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
9	A		0	0.575	1.43	\$60,000	\$85,800	\$49,335	0%	1.0000	100.00	0.00	0.00	\$49,340

7328 EVANSTON AVE NE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/16/2023	BERG, AUSTIN R JR	202302276	TR	/		
12/22/2008	BERG, AUSTIN R JR.	007Z 48	QC	/		
01/01/1900	INLOTS 35,36, & 44 F	0	WD	/		
01/01/1900	FROM BERG, AUSTIN		WD	/		

Res

510, 1 Family Dwell - Platted Lot

Valley View/ Happy Heights 1/2

Notes

8/12/2024 3RD: REMOVED CONCP WITH 422 IT IS JUST PAVERS SITTING THERE. CORRECTED FOR 2025 PAY 2026 PER S

9/18/2023 3RD: ADDED 422 SQ FT CONCP ON HOME AND CHANGED GRADE FROM D TO d=1 AND EFFECTIVE YEAR FROM 1953 TO 1962 ON HOME FOR 2024 PAY 2025 PER R A

2/8/2022 3RD: (2022-2023) changed land from over ride pricing to acreage (if applicable - some were already priced as acreage.)

7/15/2019 3RD: CHANGED GRADE ON DWELLING FROM D-1 TO D FOR 2020 PAY 2021 PER R/A

7/31/2014 M: CHANGED GRADE FROM D TO D-1 ON HOME FOR 2015 PAY 2016 PER RA

9/29/2006 ChID: Previous parcel_id: 0305202101300
NOTE: MSTP ADDED TO THE ASSESSMENT AS OF 3-1-94.
NOTE: ADDED LOTS #36,36,44 FROM PARCEL #31-11-20-128-010.000-006 (DELETED) 12-22-2008

Land Computations

Calculated Acreage	0.58
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.58
91/92 Acres	0.00
Total Acres Farmland	-0.58
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	\$49,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$49,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$49,300

Data Source N/A

Collector

Appraiser

General Information

OccupancySingle-Family
DescriptionSingle-Family R 01
Story Height1
StyleN/A
Finished Area1040 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, Enclosed Frame	160	\$11,600
Wood Deck	84	\$2,300

Plumbing

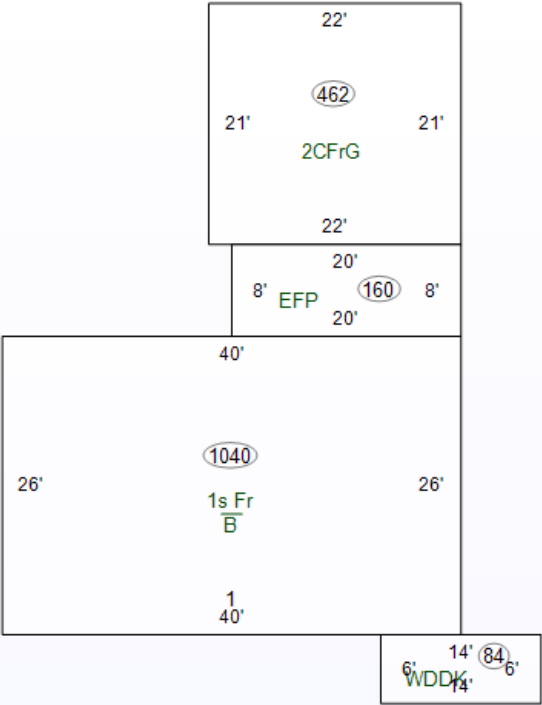
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1040	1040	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1040	0	\$35,800	
Crawl					
Slab					

	Total Base	\$144,200
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Adjustments	1 Row Type Adj. x 1.00	\$144,200
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$144,200
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$13,900	\$158,100
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Garages (+) 462 sqft	\$18,900	\$177,000
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Quality and Design Factor (Grade)	0.85	
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Location Multiplier	0.87	
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	Replacement Cost	\$130,892
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D+1	1953	1962	63	A			0.87		2,080 sqft	\$130,892	47%	\$69,370	0%	100%	1.480	1.000	100.00	0.00	0.00	\$102,700

31-11-20-129-005.000-005

General Information

Parcel Number
31-11-20-129-005.000-005

Local Parcel Number
0030008500

Tax ID:

Routing Number
- -

Property Class 599
Other Residential Structures

Year: 2025

Location Information

County
Harrison

Township
FRANKLIN TOWNSHIP

District 005 (Local 003)
FRANKLIN TOWNSHIP

School Corp 3160
LANESVILLE

Neighborhood 3105501-005
Franklin Twp Base Res

Section/Plat
20.00

Location Address (1)
7328 EVANSTON AVE NE
LANESVILLE, IN 47136

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Saturday, May 3, 2025

Review Group

BERG, AUSTIN R JR TOD BERG,

Ownership

BERG, AUSTIN R JR TOD BERG, GE
7328 EVANSTON AVE NE
LANESVILLE, IN 47136

Legal

003-00085-00 PT NW QR 20-3-5 1.04



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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/29/2025	As Of Date	01/01/2025	04/08/2024	04/03/2023	04/06/2022	03/26/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$5,200	Land	\$5,200	\$5,200	\$5,200	\$4,700	\$4,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,200	Land Non Res (2)	\$5,200	\$5,200	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$5,200	\$4,700	\$4,700
\$2,200	Improvement	\$2,200	\$2,600	\$2,600	\$2,400	\$2,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,200	Imp Non Res (3)	\$2,200	\$2,600	\$2,600	\$2,400	\$2,000
\$7,400	Total	\$7,400	\$7,800	\$7,800	\$7,100	\$6,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$5,200	Total Non Res (2)	\$5,200	\$5,200	\$0	\$0	\$0
\$2,200	Total Non Res (3)	\$2,200	\$2,600	\$7,800	\$7,100	\$6,700

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

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
91	A		0	1.0400	1.00	\$5,000	\$5,000	\$5,200	0%	1.0000	0.00	100.00	0.00	\$5,200

7328 EVANSTON AVE NE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/16/2023	BERG, AUSTIN R JR	202302276	TR	/		I
01/01/1900	BERG, AUSTIN R JR	0	WD	/		I
01/01/1900	FROM BERG, AUSTIN		WD	/		I

Res

599, Other Residential Structures

Franklin Twp Base Res/310 1/2

Notes

8/11/2023 3RD: NO CHANGES ON THIS CARD FOR 2024 PAY 2025 PER R A

9/6/2019 3RD: NO CHANGES FOR 2020 PAY 2021 PER R/A

9/29/2006 ChID: Previous parcel_id: 0305200003100

Land Computations

Calculated Acreage	1.04
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.04
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	1.04
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	\$0
91/92 Value	\$5,200
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$5,200
CAP 3 Value	\$0
Total Value	\$5,200

General Information

OccupancyUtility Shed

DescriptionUtility Shed R 01

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
		Total Base			
Adjustments		Row Type Adj.			
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
Sub-Total, One Unit					\$0
Sub-Total, 1 Units					
Exterior Features (+)				\$0	\$0
Garages (+) 0 sqft				\$0	\$0
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.87
Replacement Cost					\$8,968

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: Utility Shed R 01	1		C	1965	1965	60	VP	\$17.18	0.87	\$14.95	20'x30'	\$8,968	85%	\$1,350	0%	100%	1.650	1.000	0.00	0.00	100.00	\$2,200



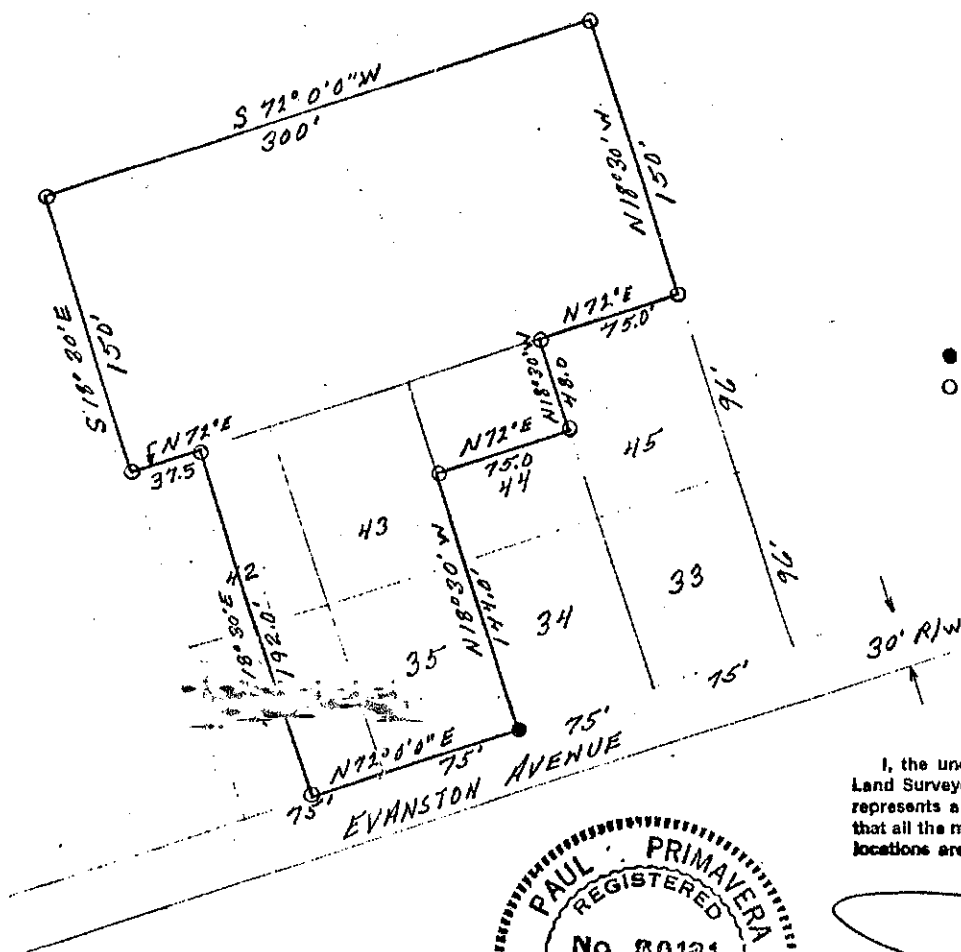
PAUL PRIMAVERA & ASSOCIATES
REGISTERED ENGINEERS & LAND SURVEYORS
301 EAST CHESTNUT ST., CORYDON

P. O. BOX 123

PHONE 738-4124

CORYDON, INDIANA 47112

Plat of survey of property recorded in Deed Record Book Z-7, page 48, being a part of the Happy Heights Subdivision as recorded in Plat Book #3, pages 36 & 37 of the Harrison County Records and also a part of Section 20, Township 3 South, Range 5 East, in Franklin Township, Harrison County, Indiana.



SCALE 1"=100'

● - DENOTES IRON PIN FOUND
○ - DENOTES IRON PIN SET

CERTIFICATE OF SURVEY

I, the undersigned hereby certify that I am a Registered Land Surveyor of the State of Indiana; that this Plat correctly represents a survey completed under my personal supervision, that all the markers shown thereon actually exist, and that their locations are accurately shown.



84-2745

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Date (month, day, year)

5, 19, 2026

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

7328 Evanston Avenue NE, Lanesville, IN 47136

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>Scrubl Lynn Begg</i>	Date (mm / dd / yyyy) <u>MAY 19 2026</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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

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

Property address (number and street, city, state, and ZIP code)
7328 Evanston Avenue NE, Lanesville, IN 47136

1. The following are in the conditions indicated:										
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	✓				Cistern				✓	
Clothes Dryer	✓				Septic Field / Bed	✓				
Clothes Washer	✓				Septic & Holding Tank / Septic Mound	✓				
Dishwasher	✓				Hot Tub	✓				
Disposal	✓				Plumbing			✓		
Freezer	✓				Aerator System	✓				
Gas Grill	✓				Sump Pump	✓				
Hood	✓				Irrigation Systems	✓				
Microwave Oven	✓				Water Heater / Electric			✓		
Oven				✓	Water Heater / Gas	✓				
Range				✓	Water Heater / Solar	✓				
Refrigerator			✓		Water Purifier	✓				
Room Air Conditioner(s)		✓			Water Softener	✓				
Trash Compactor	✓				Well	✓				
TV Antenna / Dish	✓				Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	✓				
Security Systems(s)	✓							Yes	No	Unknown
Ceiling Fan(s)	✓				Are the structures connected to a public water system?			✓		
Garage Door Opener / Controls	✓				Are the structures connected to a public sewer system?			✓		
Inside Telephone Wiring and Blocks / Jacks	✓				Are there any additions that may require improvements to the sewage disposal system?					✓
Light Fixtures			✓		If yes, have the improvements been completed on the sewage disposal system?					
Sauna	✓				Are the structure(s) connected to a private / community water system?			✓		
Smoke / Fire Alarms	✓				Are the structure(s) connected to a private / community sewer system?			✓		
Carbon Monoxide Detectors	✓									
Switches and Outlets			✓							
Vent Fan(s)	✓									
☐ 60 ☐ 100 ☐ 200 Amp Service			✓							
Generator	✓									

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	MAY 19, 2026		
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)
7328 Evanston Avenue NE, Lanesville, IN 47136

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

2. ROOF	Yes	No	Unknown
Age, if known: <u>?</u> Years.			✓
Does the roof leak?			✓
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>3</u> Years. <i>NEVER USED NEVER HOOKED UP</i>			✓

4. FURNACE <i>NONE</i>	Yes	No	Unknown
Age, if known: _____ Years.		✓	

5. CENTRAL AIR CONDITIONING <i>NONE</i>	Yes	No	Unknown
Age, if known: _____ Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			✓
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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

Signature of Seller <i>Sarah Lynn Brey</i>	Date (mm / dd / yyyy) <i>MAY 19, 2026</i>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)
7328 Evanston Avenue NE, Lanesville, IN 47136

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			✓
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?			✓
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 https://msc.fema.gov/portal/home .		✓	
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)?		✓	
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 http://www.irs.gov/publications/p515/index.html .		✓	
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: **SELLING AT AUCTION AS IS**
 (Use additional pages and attach, if necessary)

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

Signature of Seller <i>Gerald Lynn Berg</i>	Date (mm / dd / yyyy) MAY 19, 2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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

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

PROPERTY ADDRESS: 7328 Evanston Avenue NE, Lanesville, IN 47136

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.) _____ 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.

7328 Evanston Avenue NE, Lanesville, IN 47136

(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 _____

Gerald Lynn Berg 5/19/26
SELLER'S SIGNATURE _____ DATE _____

Gerald L. Berg
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

Douglas Harritt 5-19-2026
LISTING BROKER _____ DATE _____
Douglas Harritt, Harritt Group, Inc.

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



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