



BID PACKET

SILVER HILLS CAPE COD & BUILDING LOT

MULTIPAR ONLINE AUCTION

**1302 RIDGEWAY AVENUE
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

SUNDAY, AUGUST 16 @ 6PM

BID ONLINE AT HARRITGROUP.COM

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1302 RIDGEWAY AVENUE, NEW ALBANY, IN 47150

BIDDING ENDS: SUNDAY, AUGUST 16, 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.

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).

MULTIPAR AUCTION METHOD

The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of \$1,000.

COMBINATION BIDDING

Combination bidding begins on *Sunday, August 9, 2026*.

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, please call our office for assistance @ 812-944-0217.

NO MAX BID FEATURE

There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

EXTENDED BIDDING

Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder 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.

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 Friday, September 25, 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

Tract 2 - 0.24 Acre Vacant Lot - Zoned Low Density Residential & Steep Slope. Questions call Scott Wood, Director & Zoning Officer, New Albany Plan Commission, 812-948-5327, swood@cityofnewalbany.com

EXISTING SEWER LINE

An existing sewer line serving 1302 Ridgeway Avenue crosses the alley onto Tract 2. Should relocation of the sewer line become necessary in the future, all costs and coordination will be the responsibility of the owner of Tract 2 (aka 409 Highland Avenue) and must be coordinated with the owner of 1302 Ridgeway Avenue.

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

The seller will give possession 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.

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 July 26 through August 16, 2026.

AGENCY

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

SELLER Ann Kevin Thesing

MULTIPAR AUCTION METHOD

The **MULTIPAR AUCTION METHOD** is used to sell multiple parcels (tracts) of real estate at auction – first offering each tract individually, and then in combination. The final sales price is determined by the combination which realizes the highest bid.

RULES

- 1 COMBINATION BIDS ALLOWED AFTER ALL INDIVIDUAL LOTS HAVE A BID**
- 2 FOR A NEW BID ON A SINGLE LOT OR COMBINATION, THE OVERALL TOTAL MUST INCREASE BY A MINIMUM OF \$1,000**

* EXAMPLE 1 – Single Lot Bids

TRACT	ACRES	BID	BIDDER
1	8.90	\$50,000	5
2	8.79	\$50,000	20
3	5.00	\$150,000	9
TOTAL		\$250,000	

* EXAMPLE 2 – Combination Bid + Single Lot Bid

TRACT	ACRES	BID	BIDDER
1 & 2	17.69	\$101,000	13
3	5	\$150,000	9
TOTAL		\$251,000	

EXTENDED BIDDING

- If a bid is placed in the last 10 minutes, the auction will remain open for an additional 10 minutes.
- If any further bidding occurs, the extension timer will reset to 10 minutes.
- If no further bidding occurs, the lots close when the timer runs out.

HELPFUL TIPS

- Don't wait until the end; prices will not go down.
- Bid only on the lots that you want to own.
- Any posted bid is considered active and could be back in winning position any time during the auction.
- Before you bid, determine your auction strategy – what you want to buy and how much you can bid.
- Consult with Harritt Group staff to help with bidding strategy or math before/during the auction.

Client Detail

1302 Ridgeway Avenue, New Albany, IN 47150

Listing #: **2026010415**

Total Finished Sqft: **1,800**

Above Grade Finished SqFt: **1,800**

\$0
Active (07/25/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Silver Hills	Parcel#:	0088630046
Beds:	3	Lot Sz:	0.52 / 22,651
Baths:	2 (2 0)	Lot Size Src:	Plat Map
Abv Grd SF:	1,800	Lot Dim:	
Tot Fin SF:	1,800	Year Built:	1941
New Const:	No	Annual Tax:	1,829
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	30,400	HOA \$:	/
Improvements:	157,500		
Total Assess:	187,900		
Directions:	State Street to Cherry Street. Continue 1.1 miles to top of hill. Left on Adams Street 2/10 mile to right on Highland Avenue. 4/10 mile to right on Ridgeway Avenue. Home on right.		
Legal:	Plat 383 Lot 29-30 Ridgeway Avenue; and Plat 383 Lot 31-32.		
Tot Deductions:	\$102,520	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	54520

Remarks

SILVER HILLS CAPE COD & VACANT CORNER BUILDING LOT | 2 TRACTS | MULTIPAR ONLINE AUCTION - ENDS: SUNDAY, AUGUST 16 @ 6PM. Charming Cape Cod with 1940s character on a prominent corner lot, plus an additional vacant corner lot across the alley, totaling 0.52 acre in the heart of Historic Silver Hills. The home features original hardwood & tile floors, built-ins, fireplace, French doors opening to the sunroom, multiple walk-in closets, and updated replacement windows. Second-floor square footage is estimated. Selling in two tracts, individually and in combination, allowing buyers to purchase either parcel or both. Tract 1 - Home on a landscaped 0.28 acre corner lot with 120' frontage on Highland Ave, 100' frontage on Ridgeway Ave, and 100' alley frontage. Tract 2 - Vacant 0.24 acre corner building lot with 106' frontage on Highland Ave. and 100' alley frontage. Vacant lot zoned Low Density Residential and Steep Slope. 10% BUYERS PREMIUM added to hammer bid to determine purchase price. A 10% non-refundable down payment is due within 24 hours, with balance due in 40 days. Selling as-is with no contingencies. Inspections are welcomed prior to auction. Financing is permitted but not contingent upon loan approval or appraisal. The buyer pays all closing costs. Possession at closing. Taxes prorated to closing. See Bid Packet for complete terms.

Amenities

Type:	1.5 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Unfinished, Walkout
Outbuildings:		Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	326
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Range / Oven, Refrigerator		
Lot Description:	Corner Lot, Wooded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Landscaped, Paved Driveway, Sunroom, Thermopane windows		
Interior Feat:	1st Floor Main, Built-in Bookcase, Ceiling Fan(s), Ceramic Bath, Eat-in Kitchen, Formal Dining Rm, Pantry, Security System, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,800.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,800
Below Grade Unfinish:	1,128.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **14 x 12** Garage Type: **Basement, Rear Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	18.6 x 16	1st Floor	Wood	Fireplace
Dining Room	11.6 x 13	1st Floor	Wood	French Doors to Sunroom
Kitchen	21.8 x 9	1st Floor	Wood	
Bedroom	12 x 15.2	1st Floor	Wood	
Bathroom Full	8.5 x 6.9	1st Floor	Tile	

Bedroom	24.8 x 13.1	2nd Floor	Wood	2 Walk-in Closets
Bedroom	14.10 x 18.6	2nd Floor	Wood	2 Walk-In Closets
Bathroom Full	7.8 x 6.9	2nd Floor	Tile	

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Sewer		

General Information

Possession:	At Closing	Covenants & Restr:	No
Flood:	No	Sign:	Yes

All information deemed reliable but not guaranteed.



 Boundary

22-05-00-301-011.000-008

General Information

Parcel Number
22-05-00-301-011.000-008

Local Parcel Number
0088630046

Tax ID:

Routing Number
05-00-330-110

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 5003007-008
Silver Hills S/D & Waterworks

Section/Plat

Location Address (1)
1302 RIDGEWAY ST
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5003007-008 - Residential

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, July 15, 2025
Review Group 2026

Thesing, Ann Kevin

Ownership

Thesing, Ann Kevin
1302 Ridgeway Dr
New Albany, IN 47150

Legal

P. 383 L. 29-30 RIDGEWAY



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
01/30/2025	As Of Date	04/07/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	☐	☐	☐	☒	☒
\$26,800	Land	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800
\$26,800	Land Res (1)	\$26,800	\$26,800	\$26,800	\$26,800	\$26,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$157,500	Improvement	\$157,500	\$131,600	\$134,600	\$136,100	\$125,600
\$157,500	Imp Res (1)	\$157,500	\$131,600	\$134,600	\$136,100	\$125,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$184,300	Total	\$184,300	\$158,400	\$161,400	\$162,900	\$152,400
\$184,300	Total Res (1)	\$184,300	\$158,400	\$161,400	\$162,900	\$152,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
9	A		0	0.2930	1.85	\$49,500	\$91,575	\$26,831	0%	1.0000	100.00	0.00	0.00	\$26,830

1302 RIDGEWAY ST 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/01/1998	Thesing, Ann Kevin	0	WD	D25/7977		I
01/01/1900	HESS, P. PATRICK J		WD	/		I

Res

Silver Hills S/D & Waterwor 1/2

Notes

3/8/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION,
7/10/2017 18Q4: ADD BSMTG.
12/30/2014 03NC: UPDATE FOR 3/1/2003 PATIO RM 100% COMP, DB 5/14/03

Land Computations

Calculated Acreage	0.29
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.29
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	\$26,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$26,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,800

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1 1/2

Style20 1/2 Story or Finishe

Finished Area2256 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☒Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Accommodations

Bedrooms3

Living Rooms0

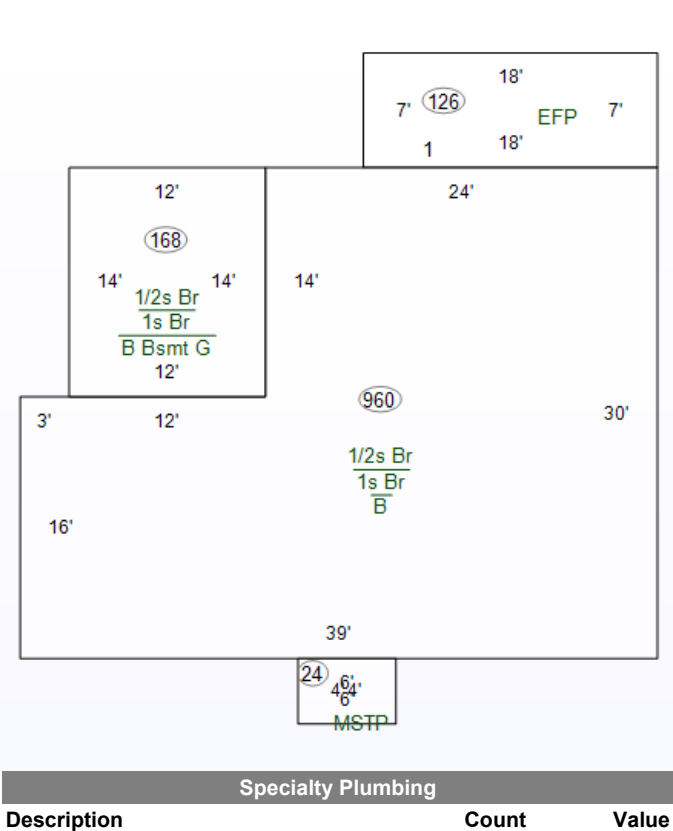
Dining Rooms1

Family Rooms0

Total Rooms6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1128	1128	\$124,300	
2					
3					
4					
1/4					
1/2	7	1128	1128	\$44,600	
3/4					
Attic					
Bsmt		1128	0	\$37,500	
Crawl					
Slab					
				Total Base	\$206,400
Adjustments	1 Row Type Adj. x 1.00				\$206,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)			1:1128 1/2:1128		\$5,300
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$218,600
Sub-Total, 1 Units					
Exterior Features (+)				\$12,400	\$231,000
Garages (+) 168 sqft				\$3,300	\$234,300
Quality and Design Factor (Grade)					1.15
Location Multiplier					0.87
Replacement Cost					\$234,417

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 1/2	Brick	B-1	1941	1941	84 A		0.87		3,384 sqft	\$234,417	40%	\$140,650	0%	100%	1.0000	1.120	100.00	0.00	0.00	\$157,500

22-05-00-301-037.000-008

General Information

Parcel Number
22-05-00-301-037.000-008

Local Parcel Number
0088630033

Tax ID:

Routing Number
05-00-330-115

Property Class 500
Vacant - 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 5003007-008
Silver Hills S/D & Waterworks

Section/Plat

Location Address (1)
409 HIGHLAND AVE
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5003007-008 - Residential

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Static

Printed Tuesday, July 15, 2025

Review Group 2026

Thesing, Ann Kevin

Ownership

Thesing, Ann Kevin
1302 Ridgeway Ave
NEW ALBANY, IN 47150

Legal

P. 383 L. 31-32 RIDGEWAY



409 HIGHLAND AVE

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/21/2010	Thesing, Ann Kevin	201010721	WD	/	\$30,000	V
06/01/1998	HESS, P. PATRICK J	0	WD	25/7977		I
09/11/1990	L29 & 30 TO THESIN	0	WD	/		I
01/01/1900	CONNER, CLARA SEI		WD	/		I

Silver Hills S/D & Waterwor 1/2

Notes

3/8/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION,
7/10/2017 18Q4: NO CHANGE

Res

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
01/30/2025	As Of Date	04/07/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	☐	☐	☐	☒	☒
\$3,600	Land	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,600	Land Non Res (2)	\$3,600	\$3,600	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$3,600	\$3,600	\$3,600
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$3,600	Total	\$3,600	\$3,600	\$3,600	\$3,600	\$3,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$3,600	Total Non Res (2)	\$3,600	\$3,600	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$3,600	\$3,600	\$3,600

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	0.4860	1.00	\$7,400	\$7,400	\$3,596	0%	1.0000	0.00	100.00	0.00	\$3,600

Land Computations

Calculated Acreage	0.49
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.49
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	0.49
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	\$3,600
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$3,600
CAP 3 Value	\$0
Total Value	\$3,600

Data Source External Only

Collector 03/25/2021 BF

Appraiser 03/25/2021 BF



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8/7-25)

Date (month, day, year)

____/____/____

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

1302 Ridgeway Avenue, New Albany, IN 47150

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>Ann Kevin Thering</i>	Date (mm / dd / yyyy) <i>6-11-26</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)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)
 1302 Ridgeway Avenue, New Albany, IN 47150

1. The following are in the conditions indicated:

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

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

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>Ann Kevin Thesing</i>	Date (mm / dd / yyyy) 10-11-20	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Property address (number and street, city, state, and ZIP code)
 1302 Ridgeway Avenue, New Albany, IN 47150

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>2014</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: <u>2025</u> Years.			
4. FURNACE			
Age, if known: <u>2024</u> Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: <u>2010</u> Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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

Signature of Seller <i>Ann Kevin Thesing</i>	Date (mm / dd / yyyy) <u>10-11-24</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)
1302 Ridgeway Avenue, New Albany, IN 47150

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:
(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>Ann Kevin Thering</i>	Date (mm / dd / yyyy) <i>6-11-26</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)



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

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 1302 Ridgeway Avenue, New Albany, IN 47150

2
3 **LEAD WARNING STATEMENT**

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

12 **SELLER'S DISCLOSURE**

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

- 14 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____
15
16
17 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in
18 the housing.

19
20 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

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

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

- 29 (c.) _____ Buyer has received copies of all information listed above.
30 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
31 (e.) _____ Buyer has *(check (i) or (ii) below)*:

- 32 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
33 the presence of lead-based paint and/or lead-based paint hazards;
34 OR
35 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
36 lead-based paint hazards.

37
38 **BROKER'S ACKNOWLEDGMENT (initial)**

- 39 (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of
40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears,
41 it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

42
43 **CERTIFICATION OF ACCURACY**

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

46
47 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which
48 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties
49 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The
50 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on
51 the parties. The original document shall be promptly delivered, if requested.
52
53
54
55

1302 Ridgeway Avenue, New Albany, IN 47150

(Property Address)

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

COPYRIGHT IAR 2026



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®

56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

SELLING BROKER* _____ DATE _____

X Ann Kevin Thesing 6-11-
SELLER'S SIGNATURE _____ DATE _____

Ann Kevin Thesing - Matt Thesing, POA
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

LISTING BROKER _____ DATE _____
Douglas A. Harritt

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

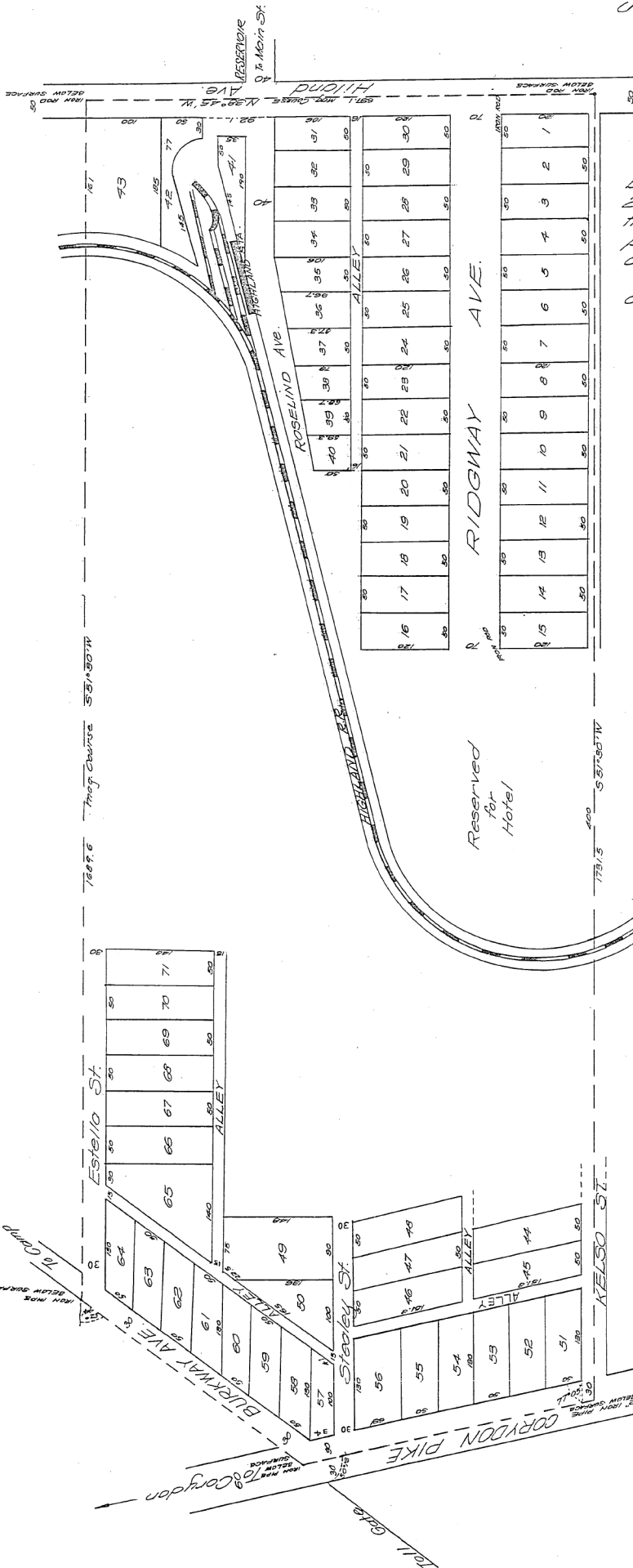


Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2026



1302 Ridgeway Avenue, New Albany, IN 47150

(Property Address)
Page 2 of 2 (Lead-Based Paint – Sales)
COPYRIGHT IAR 2026



We hereby acknowledge this plat to be a subdivision of Block No. 5 of Plat 223 and we dedicate the streets and alleys thereon as designated to the public for the public use and benefit forever. The lots are the size marked thereon.

Witness our hands and seals this 8th day of August 1891.

J. F. Gebhart {seal}
Robert E. Burk {seal}

State of Indiana }
County of Floyd SS } Before me
Charles D. Kelso a Notary Public
in and for said County on the
8th day of September 1891 came
John F. Gebhart and Robert E.
Burk and acknowledged the
execution of the above plat.
Witness my hand and seal
Chas. D. Kelso
Notary Public

Filed and Recorded 5-o'clock
P.M. Sept. 19th 1891 in Plat
Record 'A' pages 405 & 406

Chas. W. Schindler R.F.C.