



BID PACKET

NEW ALBANY BRICK RANCH ON 1/3-ACRE

ONLINE AUCTION

**2647 ROANOKE AVENUE
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

WEDNESDAY, AUGUST 19 @ 2PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

2647 ROANOKE AVENUE, NEW ALBANY, IN 47150

Bidding Ends WEDNESDAY, AUGUST 19, 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 September 28, 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.

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 *Wednesday, July 29 through Wednesday, August 19, 2026*.

AGENCY

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

SELLER

James E. & Harvey M. Buescher

POWER OF ATTORNEY

Beth L. Webb

Client Detail

2647 Roanoke Avenue, New Albany, IN 47150

Listing #: **2026010435**

Total Finished Sqft: **1,358**

Above Grade Finished SqFt: **960**

\$0

Active (08/03/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220504301317000008
Beds:	3	Lot Sz:	0.358 / 15,594
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	960	Lot Dim:	70' x 223'
Tot Fin SF:	1,358	Year Built:	1955
New Const:	No	Annual Tax:	1,570
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	17,200	HOA \$:	/
Improvements:	148,200		
Total Assess:	165,400		
Directions:	I-265 to Charlestown Road exit. South 2 miles to right on Scheller Lane to left on Roanoke Avenue.		
Legal:	Plat 664 Lot 4		
Tot Deductions:	\$94,960	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	46960

Remarks

NEW ALBANY BRICK RANCH ON 1/3-ACRE | ONLINE AUCTION - BIDDING ENDS WEDNESDAY, AUGUST 19 @ 2PM. A classic 1955 three bedroom brick ranch, owned by the Buescher family since 1967, features one level living with a full partially finished walk-up basement, 8' x 20' covered front porch, hardwood floors under carpet, attached one-car garage with knotty pine walls, plus a Generac whole-house generator installed in May 2025. Basement has knotty pine wall, laundry area with cabinetry, freestanding shower unit, sump pump with battery backup, and hinged lift up top covering walk-up steps. Home has shingle roofing, garage has rolled roofing. Situated on a landscaped 70' X 223' lot with a grove of mature oak trees, 10'x 12 Gambrel barn shed and 4' x 5' storage shed. Located in a convenient area near schools, shopping, Interstate 265, and downtown New Albany. Whether you're looking for a primary residence, an investment property, or a home ready for your personal updates, this property offers outstanding potential in a desirable location. 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 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Partially Finished, Walkup
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	70'
Appliances:	Garage Door Opener, Generator, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Wooded Lot		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Porch, Landscaped, Metal Siding, Solid Surface Drive		
Interior Feat:	1st Floor Main, Ceiling Fan(s), Eat-in Kitchen, Family Room, Natural Wood Trim, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	960.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	398.0	TFLS:	1,358
Below Grade Unfinish:	562.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **24 x 17** Garage Type: **Attached, Front Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	22.6 x 11.4	1st Floor	Carpet	
Kitchen	12.5 x 11.4	1st Floor	Vinyl	
Bedroom	11.5 x 13.9	1st Floor	Carpet	
Bedroom	11.4 x 10	1st Floor	Carpet	
Bedroom	7.8 x 10.5	1st Floor	Carpet	
Bathroom Full	4.10 x 7.8	1st Floor	Tile	
Family Room	39 x 10.2	LL/Basement	Carpet	

Utilities

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

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

General Information

Possession: **At Closing**
Flood: **No**

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

All information deemed reliable but not guaranteed.

PLAT N° 664

Plot of "MARYSVILLE"

PROTECTIVE COVENANTS

PROPERTY OF OUR LADY OF PERPETUAL HELP CHURCH AND SCHOOL

1. All lots in this plat shall be known and described as residential lots.
2. Only one residential dwelling unit shall be permitted upon each lot of this plat.
3. No structure shall be erected, altered, placed or permitted to remain on any lot of this plat other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.
4. No dwelling shall be located on any lot nearer than 40 feet to the front lot line, nor nearer than 5 feet to any side lot line, except a garage or other outbuilding located 100 feet or more from the front lot line. All other building lines as shown on this plat.
5. No dwelling the ground floor area of the main structure, exclusive of one story open porches and garages, containing less than 850 square feet in the case of a one story structure nor less than 676 square feet in the case of a one and one-half, two or two and one-half story structure, shall be permitted on any lot in this plat.
6. No trailer, basement, tent, shack, barn or other outbuilding erected on any lot shall be used at any time as a residence, temporarily or permanently, nor shall any structure of temporary character be used as a residence.
7. No fence or walls shall be erected on any lot or lots between the building line and the front property line, nor shall any fence or wall be erected on any other part of the lots of this plat higher than 5 feet.
8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
9. The covenants, conditions and restrictions herein contained shall run with all lots or parts of lots of this plat and shall be binding upon the owner's of any lot, lots or parts of lots of this plat, their heirs, executors, administrators and assigns.
10. It shall be lawful for the owner or owners of any lot or lots of this plat to institute or prosecute any proceedings at law or in equity against any person or persons violating or threatening to violate the conditions, restrictions, or covenants of this plat.

DESCRIPTION

Being the south 5.567 acres of a 16.89 acre parcel of land heretofore conveyed to the Most Rev. Paul Schulte by William S. Woodside and recorded in Deed Record 130, page 79 of the Floyd County Record of Deeds and which is a part of Lot letter "H" of Plat N° 95 of Lot N° 43 of the Illinois Grant and which is more fully described as follows to wit:

Commencing at a stone at the intersection of the west line of Charlestown Road, (60 ft. wide) and the north line of M^cDonald Lane (30 ft. wide), said stone being located at the southeast corner of the land deeded to Wm. S. Woodside, June 20th, 1923 and recorded in Deed Book 92, Page 145 of the Floyd County Record of Deeds; thence N 73° 27' W along the north line of said M^cDonald Lane 1198.55 feet to a point in a tree which is the true place of beginning of land to be herein described;

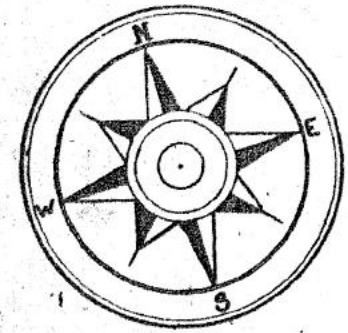
Thence continuing along the north line of M^cDonald Lane N 73° 27' W, 595.38 feet to an iron pipe; thence N 26° 38' E along the west line of said 16.89 acre parcel of land 442.44 feet to an iron pipe; thence S 73° 27' E, 517.92 feet to an iron pipe on the east line of said 16.89 acre parcel of land; thence S 16° 33' W, 435.60 feet to the place of beginning and containing 5.567 acres of land.

SURVEYORS CERTIFICATION

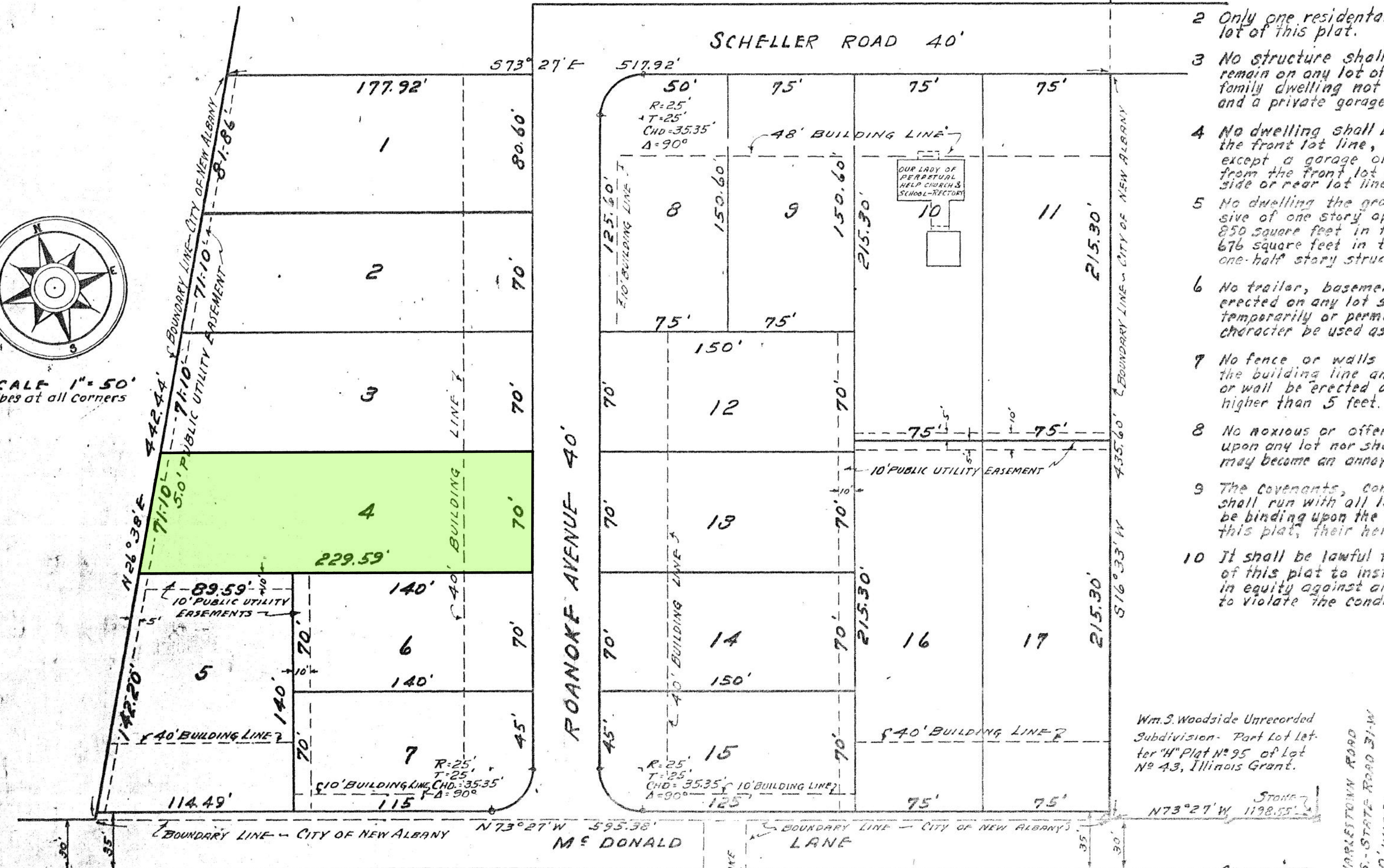
New Albany, Indiana September 28, 1951

I hereby certify that this Plat and the survey for this plat was made by me and that the angular and linear measurements shown hereon are correct to the best of my knowledge and belief.

Chas. E. Condra, C.E.



SCALE 1" = 50'
Iron Pipes at all corners



DEDICATION

I, Most Rev. Paul C. Schulte, Archbishop of Indianapolis, the undersigned of Marion County of the State of Indiana being the owner of the lands described on this Plat do hereby acknowledge the same to be the Plat of MARYSVILLE and do hereby dedicate to the public use all easements and roadways shown thereon.

Paul C. Schulte
Paul C. Schulte, Archbishop of Indianapolis

STATE OF INDIANA } S.S.
COUNTY OF FLOYD }

Before me the undersigned, a notary public in and for said State and County, personally appeared Paul C. Schulte, Archbishop of Indianapolis this 8th day of October, 1951 and acknowledged the execution of the foregoing plat of MARYSVILLE.

My Commission expires 5-25-55

McDonnell
Notary Public

EXAMINED AND APPROVED

This 4th day of OCTOBER 1951

C. Prohle Erni
C. Prohle Erni, Mayor
Albert E. Graybrook
Albert E. Graybrook, City Engineer
Paul J. Teagart
Paul J. Teagart, City Attorney
Board of Public Works, City of New Albany, Indiana

EXAMINED AND APPROVED

This 5th day of OCTOBER 1951

Lloyd Rogers
Lloyd Rogers, Secretary
Albert E. Graybrook
Albert E. Graybrook
C. Robert Brooks
C. Robert Brooks
Planning & Zoning Commission, City of New Albany, Indiana

EXAMINED AND APPROVED

This First day of October 1951

Joseph C. Hunt
Joseph C. Hunt, President
Edmund F. Knoble
Edmund F. Knoble
Board of Commissioners, Floyd County, Indiana

ENTERED FOR TAXATION

This 8th day of October 1951

John Peters
John Peters, Auditor, Floyd County, Indiana

FILED AND RECORDED

This 8th day of October 1951

at 1:30 o'clock P.M. as
Plat N° 664 in Plat Book 5, Page

Madison M. Scott
Madison M. Scott, Recorder, Floyd County, Indiana

22-05-04-301-317.000-008

General Information

Parcel Number
22-05-04-301-317.000-008

Local Parcel Number
0084960004

Tax ID:

Routing Number
05-04-310-157

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 5043102-008
Marysville; Kendall; Knob View

Section/Plat

Location Address (1)
2647 ROANOKE Ave
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5043102-008 - 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 2025

Buescher, James E. & Harvey M.

Ownership

Buescher, James E. & Harvey M.
2647 Roanoke Ave
New Albany, IN 47150

Legal

P. 664 L. 4



2647 ROANOKE Ave

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/16/1967	Buescher, James E. &	0	WD	184/523		I
01/01/1900	SHUCK, GEORGE &		WD	/		I

Marysville; Kendall; Knob

1/2

Notes

7/27/2020 22Q3: BF FIELD REVIEW & DATA COLLECTION.

2/2/2017 18Q3: MADE SEVERAL SKETCH CHANGES.

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	☐	☐	☐	☒	☒
\$17,200	Land	\$17,200	\$17,200	\$17,200	\$17,200	\$17,200
\$17,200	Land Res (1)	\$17,200	\$17,200	\$17,200	\$17,200	\$17,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$143,600	Improvement	\$148,200	\$111,500	\$114,000	\$115,300	\$105,700
\$143,600	Imp Res (1)	\$148,200	\$111,500	\$113,100	\$114,400	\$104,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$900	\$900	\$800
\$160,800	Total	\$165,400	\$128,700	\$131,200	\$132,500	\$122,900
\$160,800	Total Res (1)	\$165,400	\$128,700	\$130,300	\$131,600	\$122,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$900	\$900	\$800

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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
F	F		70	70x223	1.02	\$240	\$245	\$17,150	0%	1.0000	100.00	0.00	0.00	\$17,150

Land Computations

Calculated Acreage	0.36
Actual Frontage	70
Developer Discount	☐
Parcel Acreage	0.36
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	0.00
Total Acres Farmland	0.36
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	\$0
Supp. Page Land Value	
CAP 1 Value	\$17,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,200

Data Source External Only

Collector 08/11/2020 BF

Appraiser 08/11/2020 BF

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 Story Conventional

Finished Area

960 sqft

Make

Floor Finish

☐Earth

☒Tile

☒Slab

☒Carpet

☒Sub & Joist

☐Unfinished

☐Wood

☐Other

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

160

\$8,300

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

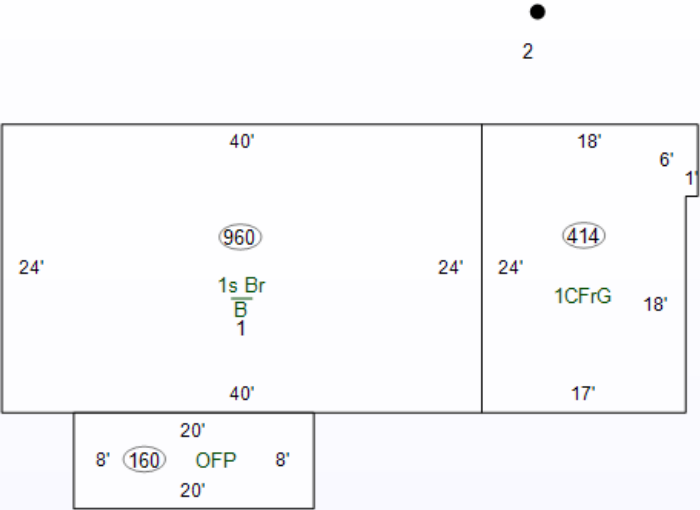
0

Total Rooms

5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

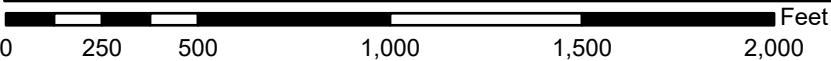
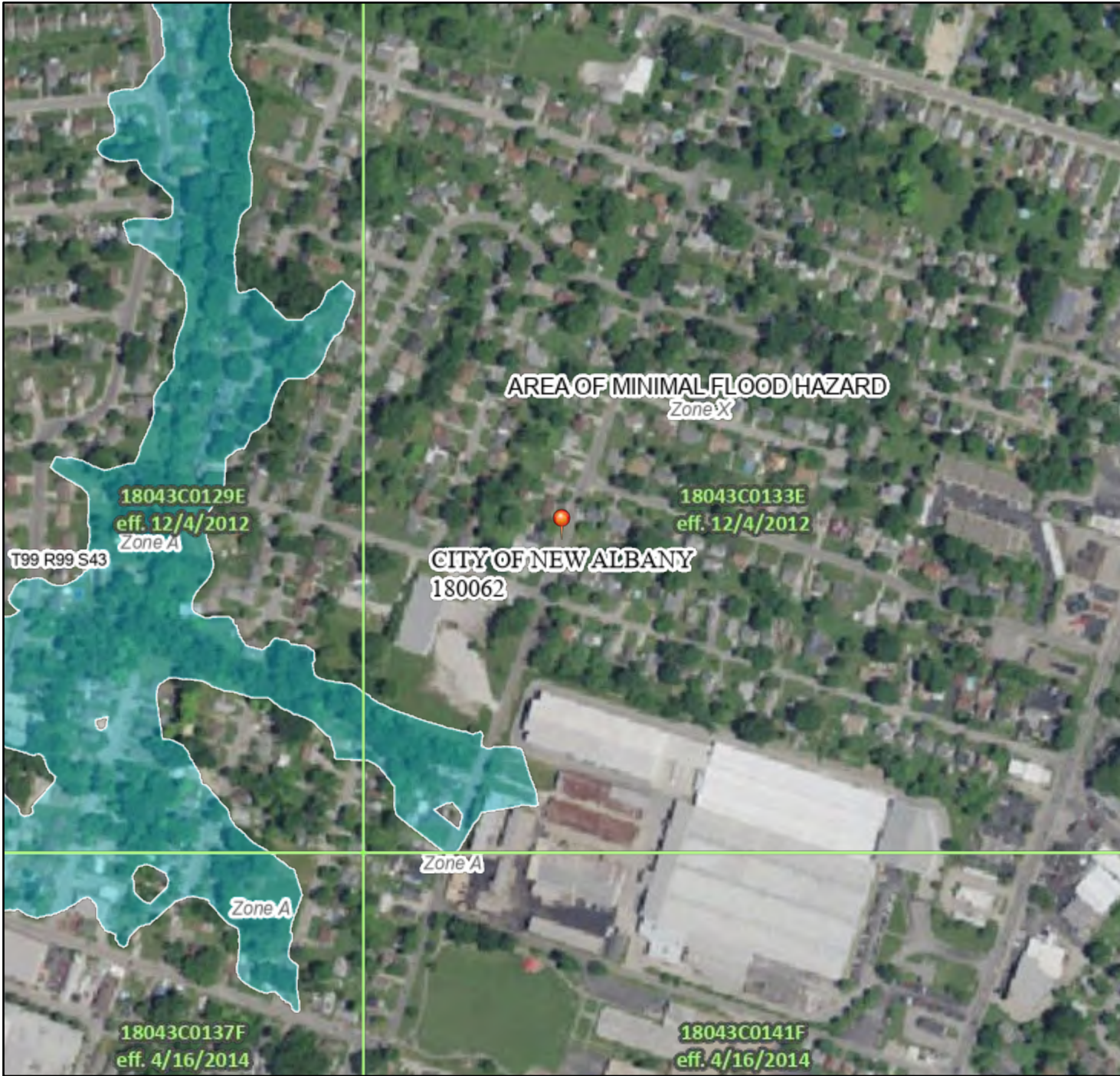
Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	960	960	\$111,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		960	0	\$33,600
Crawl				
Slab				
Total Base				\$144,900
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				3:440
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:960
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$156,500
Sub-Total, 1 Units				
Exterior Features (+)				\$8,300
Garages (+) 414 sqft				\$17,600
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.87
Replacement Cost				\$158,688

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	Brick	C	1955	1955	70	A		0.87		1,920 sqft	\$158,688	42%	\$92,040	0%	100%	1.0000	1.550	100.00	0.00	0.00	\$142,700
2: Utility Shed R 01	1		D	1980	1980	45	F	\$21.97	0.87	\$15.29	10'x12'	\$1,835	70%	\$550	0%	100%	1.0000	1.550	100.00	0.00	0.00	\$900

National Flood Hazard Layer FIRMette



85°48'57"W 38°19'7"N



1:6,000

85°48'20"W 38°18'39"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/28/2026 at 4:03 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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

5, 11, 2026

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

2647 Roanoke Drive, 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>Beth L. White POA</i>	Date (mm / dd / yyyy) 5-11-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)

2647 Roanoke Drive, 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	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)	✓			
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks				✓
Light Fixtures				✓
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors	✓			
Switches and Outlets				✓
Vent Fan(s)	✓			
☐ 60 ☐ 100 ☐ 200 Amp Service				
Generator			✓ Installed May 2025	

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>Beth Wehl POA</i>	Date (mm / dd / yyyy) <i>5-11-26</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)
2647 Roanoke Drive, 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: _____ 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: _____ Years.	✓		✓

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.	✓		✓

5. CENTRAL AIR CONDITIONING	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>Beth A. Webb POA</i>	Date (mm / dd / yyyy) <i>5-11-26</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)
2647 Roanoke Drive, 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?	✓ 7/1/18		✓
Is there any damage due to wind, flood, termites or rodents?			✓
Have any structures been treated for wood destroying insects?	✓ April 2021 - Black Diamond		✓
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)

There was water in the basement recently coming from window in garage. Outside drain was clogged.

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Signature of Seller <i>Beth A. Webb-POA</i>	Date (mm / dd / yyyy) <i>5-11-26</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:** 2647 Roanoke Avenue, New Albany, IN 47150

2 **LEAD WARNING STATEMENT**

3
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 **BROKER'S ACKNOWLEDGMENT (initial)**

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

41 **CERTIFICATION OF ACCURACY**

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

44
45 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which
46 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties
47 agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The
48 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on
49 the parties. The original document shall be promptly delivered, if requested.

50
51
52
53
54
55 **2647 Roanoke Avenue, 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
(SALES)

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 BUYER'S SIGNATURE _____ DATE _____

 PRINTED _____

 BUYER'S SIGNATURE _____ DATE _____

 PRINTED _____

 SELLING BROKER* _____ DATE _____

Signed by: Beth Lynn Webb 7/9/2026
C478B47649B846A...

 SELLER'S SIGNATURE _____ DATE _____

James Buescher, by Beth Lynn Webb Power Of Attorney
 PRINTED _____

Signed by: Beth Lynn Webb
C478B47649B846A...

 SELLER'S SIGNATURE _____ DATE _____

Harvey Buescher, by Beth Lynn Webb Power Of Attorney
 PRINTED _____

Signed by: Douglas D. Harritt 7/8/2026
BAD019E7BB1343C...

 LISTING BROKER _____ DATE _____

Douglas Harritt, Harritt Group, Inc.

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



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