



BID PACKET

PATOKA LAKE LOG CABIN WITH STUDIO GARAGE

ONLINE AUCTION

**3167 N. HAPPY HOLLOW ROAD
BIRDSEYE, IN 47513**

— ONLINE BIDDING ENDS —

THURSDAY, AUGUST 20 @ 2PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

3167 N. HAPPY HOLLOW ROAD, BIRDSEYE, IN 47513

Bidding Ends THURSDAY, AUGUST 20, 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 29, 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.

EXISTING EASEMENT

Property is subject to a 10 foot right of way along the entire East side of Tract 2 and Tract 3, for the purpose of ingress and egress to Tract 1.

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.

HOMEOWNERS ASSOCIATION (HOA) FEES

None

LP GAS TANK

LP gas tank is leased. Buyer to reimburse Seller at closing for any remaining fuel stored in tank at current market price.

POSSESSION

Seller will give possession of Real Estate at closing.

FEDERAL LEAD-BASED PAINT DISCLOSURE

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

AUCTION END TIME

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

MAXIMUM BID

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

MALFUNCTION AND LOSS OF SERVICE

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

SOLD WITH SELLER'S RESERVE

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

PRE-AUCTION SALES

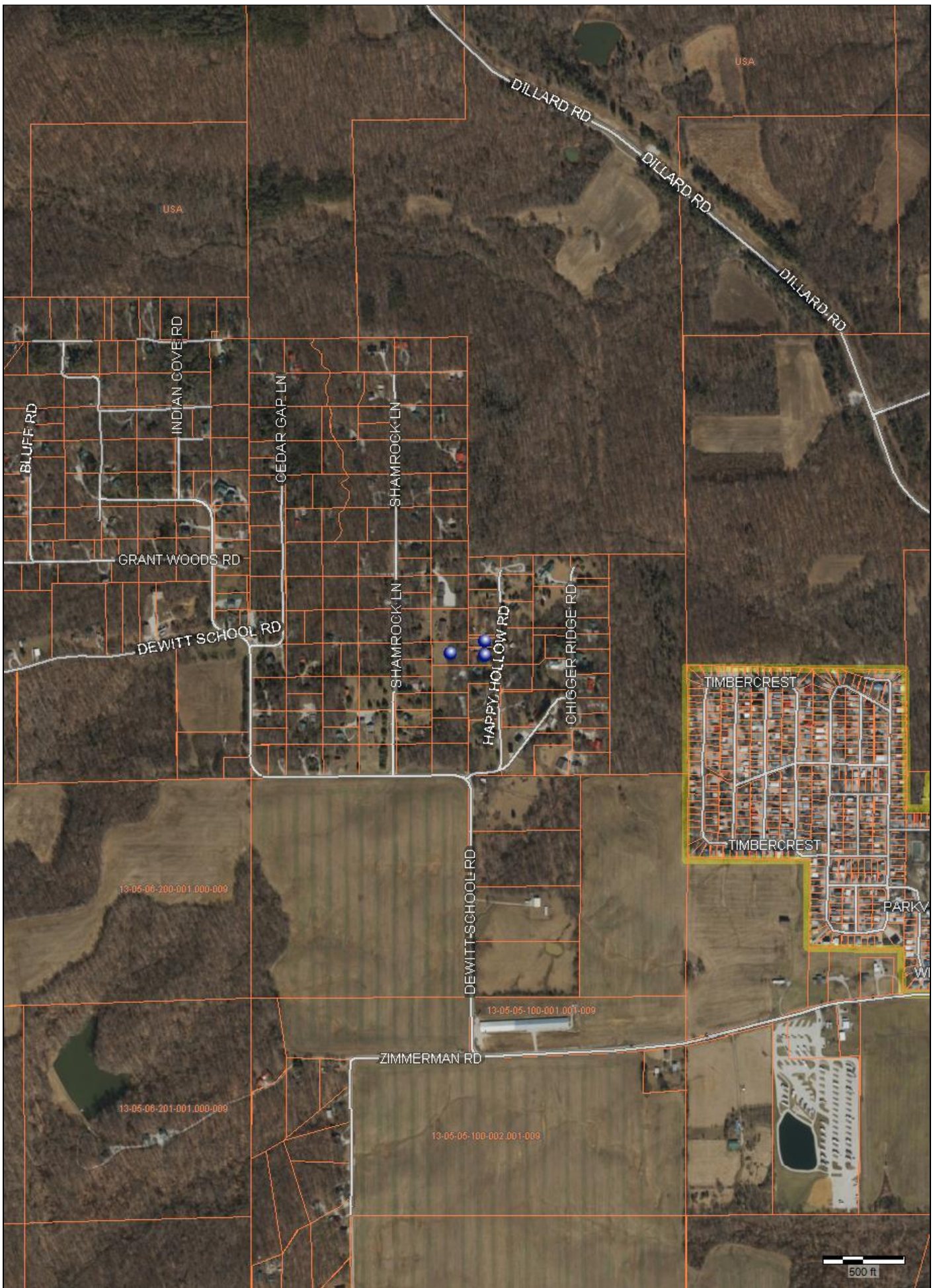
No pre-auction offers. All bidding to be submitted online during the period of *Thursday, July 30 through Thursday, August 20, 2026*.

AGENCY

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

SELLER

Carolyn Todd



Type notes here

Printed
07/28/2026

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

Search Result for:

Criteria = LastName: todd FirstName: carolyn

Your search returned 3 items

Card

Zoom

13-01-32-319-001.001-009

13-01-32-319-001.001-009

Property Address:3167 N HAPPY HOLLOW RD

Owner Address:

Card

Zoom

13-01-32-314-001.001-009

13-01-32-314-001.001-009

Property Address:N HAPPY HOLLOW RD

Owner Address:

Card

Zoom

13-01-32-371-001.000-009

13-01-32-371-001.000-009

Property Address:3167 HAPPY HOLLOW ROAD Ln

Owner Address:

**SHAMROCK HIDEAWAY SUBDIVISION IN
PATOKA TOWNSHIP, CRAWFORD COUNTY, INDIANA**

**PATOKA LAKE CABINS
RESTRICTIVE COVENANTS**

We the undersigned,
owners of the real estate shown and described herein, do hereby
certify that we have laid off, platted and subdivided and hereby
lay off, plat and subdivide said real estate in accordance with
the within plat.

This platted land shall be known and designated as Shamrock
Hideaway, an Addition in Crawford County, Indiana.
Building setback lines are herein established and
between which lines and the property lines of the
roads, there shall be erected or maintained no building or structure.
There are strips of ground shown on this plat and marked
"Easement" reserved for the use of utilities for the installation
of water, gas and sewer mains, poles, ducts, lines and wires,
subject at all times to the proper authorities and to the easement
herein reserved. No buildings or other structures are to be
erected or maintained upon said strips of land, but owners of
lots in this addition shall take their titles subject to the
rights of the utility companies or operators.

Restrictive Covenants:

The described Addition shall be subject to and must meet the
following restrictions, conditions and protective covenants which
shall run with the land and remain binding on all parties and
persons claiming under them.
Should any party hereto, their heirs or assigns violate or
attempt to violate any restriction, condition or protective covenant
herein, it shall be lawful for any person or persons holding
any interest in any lot thereof to prosecute any proceedings at
law or equity against said person or persons violating or at-
tempting to violate said restriction, condition or protective
covenant and either to prevent said person or persons from so doing
or to recover damages for such violations.
Invalidation of any of the restrictions, conditions or protective
covenants by judgment or order of court shall in no way
affect any other provision thereof, which shall remain in full
force and effect.

Said restrictions, conditions and protective covenants, being
a part of said plat, are as follows:
1. All lots shall be used for residential purposes unless
designated for other use on said plat. No tent, shack or other
temporary living facilities or mobile home, or modular home shall
be used or erected on any residential lot at any time. No residential
lot shall be subdivided by the owner or owners for the
purpose of creating two (2) or more residential lots. Provided
however, the original owners of this real estate, the undersigned,
reserve the right to subdivide any lot prior to sale.
Further, provided however, that no lot, after subdivision, shall
be less than one-half (1/2) acre in size.
2. No natural water, or drainage course or surface shall be
altered so as to adversely affect any adjoining lot or lots. The
maintenance of water ways across lots shall be at owner's expense.
3. Easements and rights-of-way are reserved for the construction
and maintenance of roads, sewers, drains, surface drainage,
pipe line for supplying gas, water and heat and the erection,
construction and maintenance of television cable, telephone and
electrical lines, poles, wires, conduits and necessary attachments,
and for other utility services in, on, along, over,
through, across or under all roads and streets as shown on said
plat. The right is reserved to suspend, at a reasonable height
along lot lines or under any street, wires from telephone or
electrical power line poles and to trim or cut trees as necessary.
The right is reserved to enter upon said easements or
rights-of-way for the purpose said easements or rights-of-way are
reserved, provided however, that the premises shall be left in
the same general condition as when entered upon.
4. All lot owners must and are required to connect to the
Patoka Lake water and Sewage Company for sewage and septic services.
No dwelling or accessory building shall be located on any
lot nearer to the lot line than twelve (12) feet to the interior
of the lot line, except that if two or more joining lots are

owned by the same individual or individuals, a building may be
placed across the common interior lot line so long as such building
does not cross or interfere with an existing or planned easement.
5. No fence, wall, hedge, tree, shrub or other planting
which creates a safety hazard by obstructing the view of traffic
shall be permitted between the building setback lines and road
property lines.
6. No dwelling shall be permitted on any lot with a living
area less than 480 square feet on the ground floor in the main
structure, exclusive of open porches, patios, balconies, car
ports, garages and basements.
7. All accessory buildings shall complement the construction
design of this Addition on the buildings exterior. No
dwelling or accessory building shall expose on its exterior any
concrete or cinder blocks, asbestos, tile, paper or asphalt siding.
8. Within six months from beginning of construction, the
outside shell must be completed and the exterior finished; within
twelve (12) months from the beginning of construction and the
site finish graded and reasonably landscaped. Further, within
six (6) months from the beginning of construction, all accessory
buildings must be completed.
9. No residence shall be constructed which has a principal
living area more than four (4) feet below ground level, or commonly
called a basement home.
10. No lot shall be used or maintained as a dumping ground
for rubbish, nor may any refuse or rubbish be buried on such lots.
Rubbish, garbage, or other waste shall be kept in sanitary containers
and removed from the premises within reasonable time.
11. Owners of vacant lots shall be required to maintain, at
their expense, their lots in a clean and uncluttered manner.
Weeds and grass shall be cut as necessary.
12. No unlicensed vehicles shall be parked regularly or habitually
on any street or lot.
13. No noxious or offensive trade or activity shall be
carried on upon any lot nor shall anything be done thereon which
for rubbish, nor may any refuse or rubbish be buried on such lots.
Keeping of poultry, cows, goats, hogs, horses or livestock of any
nature is strictly prohibited. No more than two (2) dogs and/or
two (2) cats shall be permitted in each residence.
14. Each lot owner shall be responsible for the maintenance
of the road or roadways bordering their property. This maintenance
shall be to the center of the roadway for each lot owner.
15. With respect to any sewer pump agreements executed with
any lot owners, these agreements shall run with the land.
16. No roof on any house on any lot shall have a pitch
of less than inches per foot of roof surface. No roof on any outbuildings
on any lot shall have a pitch of less than 4 inches per foot of roof surface.
17. There shall be no timber harvesting for the purposes of
sale or other commercial harvesting permitted on any lot or lots.
This should not include general maintenance and clean up that may
be done on trees or timber.
18. These covenants are to run with the land and shall be
binding on all parties and persons for a period of twenty (20)
years from the date these covenants and restrictions are recorded,
after which time said covenants and restrictions shall
automatically extend for additional ten (10) year periods, unless
by a vote of all the owners of the lots, that is a unanimous vote
of all lot owners, it is agreed to change said covenants and restrictions
in whole or part.
19. Invalidation of any of the covenants by judgment or
court order, or otherwise shall in no manner affect any of the
other provisions which shall remain in full force or effect.
The right to enforce these provisions by injunction, together
with the right to cause the removal, by due process of
law, of any structure or part thereof erected or maintained in
violation thereof, is hereby dedicated to the public and reserved
to the several owners of the several lots in this Addition and to
their heirs and assigns.
20. Lots numbered 1, 26, 51, 52, 53, 54, 77, and 78, parts of lots 41 thru
47 west of the creek as shown on plat, and all of lots 57 thru 74.
These lots are exempted from covenants unless or until they are sold as
residential lots, which time each lot when sold will be subject to
covenants as stated in the Shamrock Hideaway Plat.
21. North and South roads to be built by the developer. The East and West
are to be built only if needed at the time of sale.
22. Developer reserves the right to place signs on any unsold lots.

Witness our hands and seals this 18th day of

April 1997.
Randall L. Hillmore (pres.) Patoka Lake Cabins Inc.
Linda C. Hillmore (sec. treas.) Patoka Lake Cabins, Inc.

SUBSCRIBED AND SWORN TO before me Notary Public
this 18th day of April, 1997

9-6-97
My Commission Expires

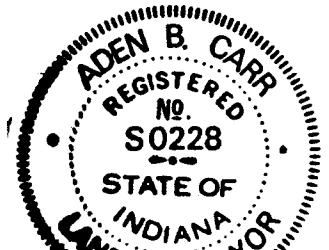
Jandra L. Turner
Notary Public - INDIANA

Lytton and Ripstra
P.O. Box 767
418 Main Street
Jasper, IN 47547-0767
Telephone: (812) 482-6414
Fax: (812) 634-6605

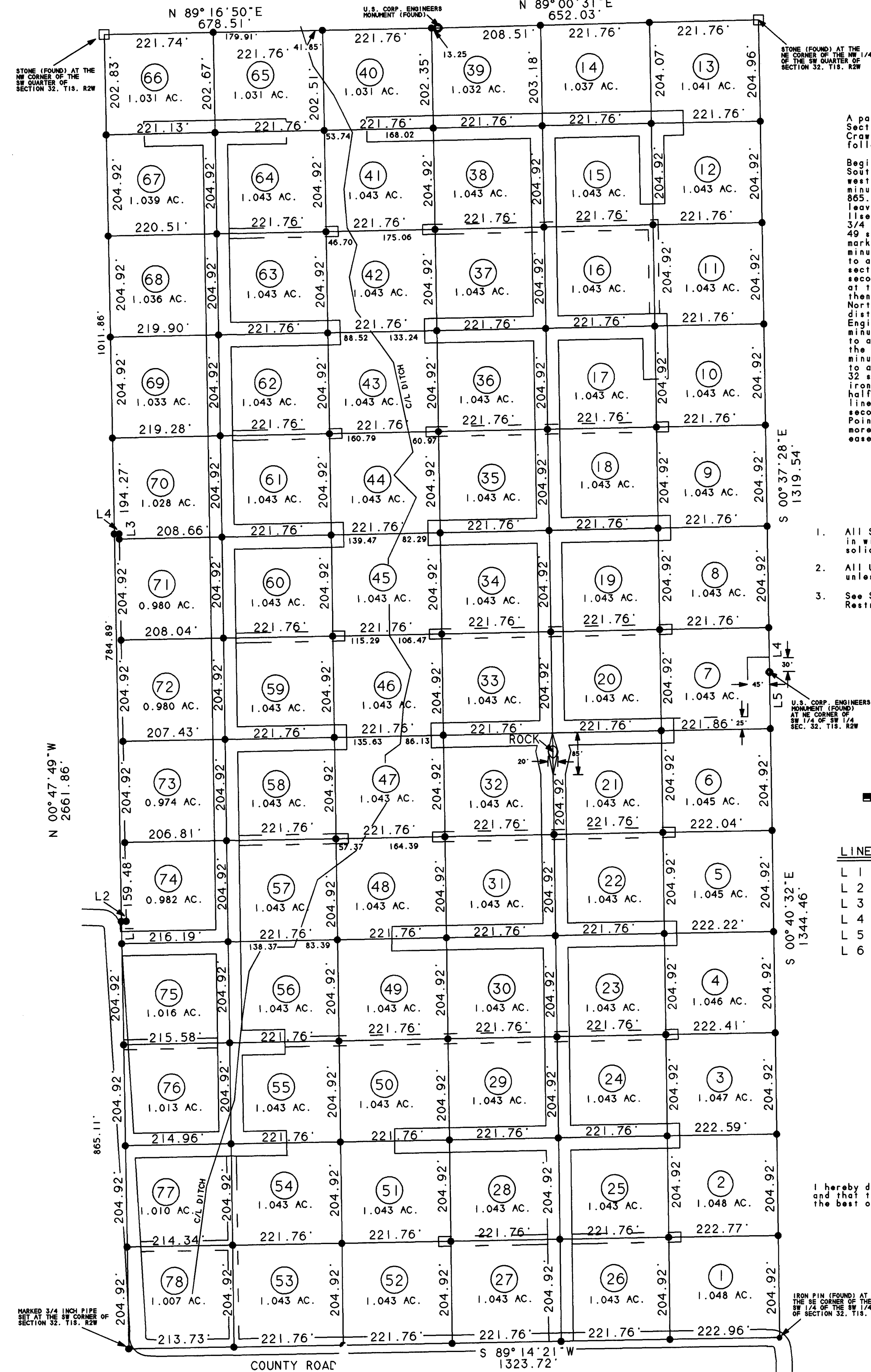
ADEN B. CARR
P.O. BOX 217
MILLTOWN, INDIANA

Survey for:
SHAMROCK HIDEAWAY
PATOKA LAKE CABINS

Aden B. Carr 04/19/97
Registered Land Surveyor No. LS80040228



**SHAMROCK HIDEAWAY SUBDIVISION IN
PATOKA TOWNSHIP, CRAWFORD COUNTY, INDIANA**



**SHAMROCK HIDEAWAY SUBDIVISION
BOUNDARY DESCRIPTION**

A part of the West half of the Southeast Quarter of
Section 32, Township 1 South, Range 2 West, in
Crawford County, Indiana and described as
follows:

Beginning at a marked 3/4 inch pipe at the
Southwest corner of said section; thence with the
west line of said section North 00 degrees 47
minutes 49 seconds West, a distance of
865.11 feet to a marked 3/4 inch pipe; thence
leaving said line North 89 degrees 12 minutes
15 seconds East, a distance of 10.00 feet to a marked
3/4 inch pipe; thence South 89 degrees 12
minutes 11 seconds West, a distance of 10.00 feet to a
marked 3/4 inch pipe and the west line of said
section; thence North 00 degrees 47 minutes 49
seconds West to a distance of 1011.86 feet to a stone
at the northeast corner of said southeast quarter;
thence with the north line of said southeast quarter
North 89 degrees 16 minutes 50 seconds East, a
distance of 678.51 feet to a U.S. Corp. of
Engineers Monument; thence North 89 degrees 00
minutes 31 seconds East, a distance of 652.03 feet
to a stone at the northeast corner of said west half of
the southeast quarter; thence South 00 degrees 37
minutes 28 seconds East, a distance of 1319.54 feet
to an iron pin; thence South 00 degrees 40 minutes
32 seconds East, a distance of 1344.46 feet to an
iron pin and the southeast corner of said west
half of the southeast quarter; thence with the south
line of said section South 89 degrees 14 minutes 21
seconds West, a distance of 1323.72 feet to the
Point of Beginning and containing 80.902 acres
more or less. Subject to all rights of ways and
easements of record.

SUBDIVISION NOTES

1. All Streets and Utility easements are fifty (50) feet
in width unless otherwise indicated on plat. Shown as
solid lines.
2. All Utility easements only are twenty (20) feet in width
unless otherwise indicated on plat. Shown as dashed lines.
3. See SHAMROCK HIDEAWAY SUBDIVISION Page 2 of 2 for
Restrictive covenants.

LEGEND

- MARKED 3/4 INCH PIPE
- STONE (FOUND)
- US CORP OF ENGRS MONUMENT
- IRON PIN (FOUND)

LINE	BEARING	DISTANCE
L 1	N 00° 47' 49" W	45.43'
L 2	N 89° 12' 11" E	10.00'
L 3	N 00° 47' 49" W	10.65'
L 4	S 89° 12' 11" W	10.00'
L 5	S 00° 37' 28" E	89.98'
L 6	S 00° 40' 32" E	114.94'

I hereby declare that I have surveyed the tract of land shown above
and that this plat is a true and correct representation of same to
the best of my knowledge and belief.



ADEN B. CARR
P.O. BOX 217
MILLTOWN, INDIANA

Survey for:
SHAMROCK HIDEAWAY
PATOKA LAKE CABINS

Aden B. Carr 04/19/97
Registered Land Surveyor No. LS80040228

Floyds Knobs Title Company, Inc.
756 Highlander Point Drive
Floyds Knobs, IN 47119
(812) 728-8023
Facsimile: (812) 728-8024

TITLE REPORT

File No.: 20260189

The Harritt Group, Inc.
4704 Corydon Pike
New Albany, IN 47150

Attn: Doug Harritt

Title Searched From: June 10, 2016
Through: June 10, 2026

Mortgagor Name:

Steven A. Todd and Carolyn Todd

Property Address:

3167 N Happy Hollow Rd.
Eckerty, IN 47116

(Legal Description Attached)

Crawford County Records Information

Record Title in the Name of: Steven A. Todd and Carolyn Todd, husband and wife
By Deed: dated March 17, 2008, and of record as Instrument No. 133884

Real property taxes for 2025 due & payable in 2026, as follow:

May Installment	\$2,320.00	Paid
November Installment	\$2,320.00	Unpaid
TAX ID NO.: 13-01-32-319-001.001-009 (Tract 2)		
May Installment	\$223.62	Partially Paid*
November Installment	\$223.62	Unpaid
*Balance plus penalty	\$0.47	DUE
TAX ID NO.: 13-01-32-371-001.000-009 (Tract 1)		
May Installment	\$145.22	Paid
November Installment	\$145.22	Unpaid
TAX ID NO.: 13-01-32-314-001.001-009 (Tract 3)		

Taxes for the year 2026 payable in the year 2027, and all subsequent years' taxes, that are now a lien but are not currently due and payable.

Other Taxes and Assessments:

(No certification is made as to monthly sewage-service assessments.)

Mortgages and Other Liens of Record:

NONE

Easements and Miscellaneous Information of Record:

Right of Way Easement, granted to Patoka Lake Regional Water and Sewer District (utilities), dated November 6, 1993, of record in Book 46, Page 376.

Right of Way Easement, granted to Patoka Lake Regional Water and Sewer District (utilities), dated February 24, 1990, of record in Book 41, Page 28.

Restrictions shown on Plat of record on Plat Slide 33, Side 1.

Building setback limits and easements of record as shown on recorded plat or of record in the Office of the Recorder of Crawford County, Indiana.

Rights of persons in actual possession of subject real estate, if other than the record owners thereof.

Any state of facts which an accurate survey might disclose.

Easements, restrictions, covenants, and stipulations of record except as reported herein.

Mechanic's or materialmen's liens not now of record that may later attach.

Federal Court judgments and bankruptcy proceedings not now of record in Crawford County, Indiana.

Any laws, governmental acts or regulations, including but not limited to, zoning ordinances.

Mobile Home, Personal Property and/or Added Assessment Demand liens as shown in the Crawford County Clerk's office.

NOTE: This report does not cover any mobile home that may be located on the real estate.

This property report is for the exclusive use of The Harritt Group, Inc., and may not be relied upon by any other person, firm or corporation. This report is not intended to be, nor shall it be deemed to be, a legal opinion of title or any form of title insurance. The following matters have not been reported: (i) federal court judgments and bankruptcy proceedings not of record in Crawford County, Indiana, and (ii) mobile home, personal property and/or added assessments demand liens as shown in the Crawford County Clerk's office.

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 1

138 feet off of the North side of Lot No. 4 in the Shamrock Hideaway Subdivision, Plat Slide 33, Side 1, in Crawford County, Indiana.

Tract 2

Part of the Southeast quarter of the Southwest quarter of Section 32, Township 1 South, Range 2 West, described as follows: Beginning at the Northwest corner of said quarter-quarter section; thence South, 550 feet to the place of beginning; thence East, 198 feet; thence South, 110 feet; thence West, 198 feet; thence North, 110 feet to the place of beginning. Containing 0.5 of an acre, more or less.

Subject to a 10 foot right of way, uniformly extending along the entire East side of this tract. Said right of way is for the purpose of ingress and egress.

Tract 3

Part of the Southeast quarter of the Southwest quarter of Section 32, Township 1 South, Range 2 West, described as follows: Commencing at the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 32; thence South, 495 feet to the point of beginning; thence East, 198 feet; thence South, 55 feet; thence West, 198 feet; thence North, 55 feet to the point of beginning. Containing 0.25 of an acre, more or less.

Subject to a 10 foot right of way, uniformly extending along the entire East side of this tract. Said right of way is for the purpose of ingress and egress.

64595

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to

Linda Gilmore and

hereinafter referred to as GRANTOR, by The Patoka Lake Regional Water and Sewer District, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove any and all utility lines and appurtenances deemed necessary by the GRANTEE to insure the continued operation of GRANTOR'S water system.

A water line

over, across, and through the land of the GRANTOR situate in Crawford County, State of Indiana, said land being described as follows:

Part of the Southeast Quarter of the Southwest Quarter ofSection 32, Township 1 South, Range 2 WestPATOKA TWPBook No. 102 Page No. 351

together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successors and assigns, for the purposes of this easement.

The easement shall be 16 feet in width, the center line of which is described as follows:

The easement shall be eight (8) feet on each side of the water main, lateral, and/or service line as installed.

ALSO: A construction easement being twenty (20) feet in width parallel with and adjacent to the permanent easement.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 24th day of Feb, 1990.

Linda Gilmore (SEAL)

STATE OF INDIANA :
SS:

COUNTY OF Crawford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Linda Gilmore and acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

WITNESS, my hand and Notarial Seal this 24th day of Feb, 1990.

My Commission Expires:

4.8.93

Brenda J. Miller
Notary Public
BRENDA J. MILLER

Resident of Crawford County, Indiana.

RECEIVED FOR RECORD 2-27 1990 AT 10.40 AM.
JO ANN PATTON RECORDER CRAWFORD COUNTY
BOOK # 41 PAGE # 28

This easement prepared by employee of the
Patoka Lake Regional Water and Sewer District
February 1990 -Sandy Turner

RIGHT-OF-WAY-EASEMENT

Instrument prepared by:
Sandy Turner-Patoka Lake
Regional Water & Sewer
District

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to:

Linda Gilmore and

hereinafter referred to as GRANTOR, by the Patoka Lake Regional Water and Sewer district, hereinafter referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successor and assigns, a perpetual easement with the right to erect, construct, install, and lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove Any and all utility lines and appurtenances deemed necessary by the GRANTEE to insure the continued operation of GRANTEE'S SEWER system.

Sewer Line

over, across, and through the land of the GRANTOR situate in Crawford COUNTY, State of Indiana, said land being described as follows: (LEGAL DESCRIPTION)

Part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 1 South, Range 2 West As recorded in the Book No. 116 Page No. 354

together with the right of ingress and egress over the adjacent lands of the GRANTOR, his successor and assigns, for the purposes of this easement.

The easement shall be 16 feet in width, the center line of which is described as follows:

The easement shall be eight (8) feet on each side of the water main, lateral, and/or service line as installed. ALSO: a construction easement being twenty (20) feet in width parallel with and adjacent to the permanent easement.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the GRANTOR, his successors and assigns, by reason of the installation, operation, and maintenance of the structure or improvements referred to herein. The GRANTEE covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the GRANTOR, his successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this

6TH day of NOVEMBER 1993.

RECEIVED FOR RECORD 11-30-93 AT 10:00 M.
EVA SMITH RECORDER CRAWFORD COUNTY
BOOK # 46 PAGE # 376

Linda Gilmore
Linda Gilmore (SEAL)

AUDITOR OF CRAWFORD COUNTY (SEAL)

STATE OF INDIANA :
COUNTY OF CRAWFORD ; SS:

DULY ENTERED FOR TAXATION THIS
27 DAY OF Nov 1993
Donald C. [Signature]
CLERK OF CRAWFORD COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named LINDA GILMORE

and acknowledged the execution of the foregoing instrument to be his voluntary act and Deed.

WITNESS, my hand and Notarial Seal this 6TH day of NOV, 1993
My Commission expires: 6-17-94

Resident of CRAWFORD County, Indiana

Rita A. Hawkins
NOTARY PUBLIC
RITA A. HAWKINS



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)

3167 Happy Hollow Road, Birdseye, IN 47513

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>Carol J. Dale</i>	Date (mm / dd / yyyy) 67-26-2026	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

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

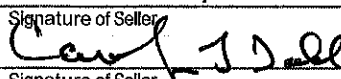
3167 Happy Hollow Road, Birdseye, IN 47513

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	✓			

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
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?			N/A	
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 	Date (mm / dd / yyyy) 7-26-2026	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)

Property address (number and street, city, state, and ZIP code)
3167 Happy Hollow Road, Birdseye, IN 47513

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 <i>LEASED</i>			✓	
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: <u>15</u> Years. <i>Metal</i>			
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? <u>2</u>			

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>3</u> Years.	✓		

4. FURNACE	Yes	No	Unknown
Age, if known: <u>12</u> Years.	✓		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>6</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>Carol J. Dabel</i>	Date (mm / dd / yyyy) 7-26-2026	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code)
3167 Happy Hollow Road, Birdseye, IN 47513

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)

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Signature of Seller 	Date (mm / dd / yyyy) 7-26-2026	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

13-01-32-371-001.000-009

General Information
Parcel Number
13-01-32-371-001.000-009
Local Parcel Number
RE-06-1504

Tax ID:

Routing Number
M06-058 R49
Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2026

Location Information
County
Crawford
Township
PATOKA TOWNSHIP
District 009 (Local 009)
PATOKA TOWNSHIP
School Corp 1300
CRAWFORD COUNTY COMMUNI
Neighborhood 506020-009
INDIAN COVE/SHAMROCK/GRAN
Section/Plat

Location Address (1)
3167 HAPPY HOLLOW ROAD Ln
BIRDSEYE, IN 47513

Zoning

Subdivision

Lot

Market Model
506020-009 Residential

Characteristics
Topography ☐ Flood Hazard
Rolling ☐
Public Utilities ☐ ERA
Water, Electricity ☐
Streets or Roads ☐ TIF
Unpaved ☐
Neighborhood Life Cycle Stage
Static
Printed Monday, April 13, 2026

Review Group 2020

Todd, Steven & Carolyn

Ownership
Todd, Steven & Carolyn
4010 Weatherby Way
New Albany, IN 47150

Legal
North Side Lot #4 Shamrock Highway

3167 HAPPY HOLLOW ROAD Ln 501, Vacant - Unplatted (0 to 9.99 Acres)

Transfer of Ownership
Date Owner Doc ID Code Book/Page Adj Sale Price VII
04/04/2008 Todd, Steven & Carolyn THREE PARCELS WD / \$131,000 1
01/01/1900 OWENS KAREN & CU WD /

Valuation Records Work in Progress
Values are for current values and are subject to change.

Assessment Year	2026	2025	2024	2023
Reason For Change	WIP	AA	AA	GenReval
As Of Date	03/18/2026	04/06/2026	01/02/2025	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☐
Land	\$19,200	\$17,400	\$17,400	\$17,000
Land Res (1)	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$19,200	\$17,400	\$17,400	\$17,000
Improvement	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$19,200	\$17,400	\$17,400	\$17,000
Total Res (1)	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$19,200	\$17,400	\$17,400	\$17,000
Land Data (Standard Depth: Res-200, CI-200, Base Lot: Res-220, (200, CI-220) > 200)				

	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value	
91	A		0	0.5230	1.46	\$25,200	\$36,792	\$19,242	0%	1.0000	0.00	0.00	100.00	\$19,240

Land Computations

Calculated Acreage	0.52
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
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.52
Total Acres Farmland	-0.52
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	\$19,200
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$19,200
CAP 3 Value	\$19,200
Total Value	\$19,200

Data Source N/A Collector 06/10/2020 TYLER Appraiser 01/01/2020 TYLER

13-01-32-319-001.001-009

General Information

Parcel Number
13-01-32-319-001.001-009
Local Parcel Number
RE-06-1247

Tax ID:

Routing Number
M06-05C R8

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Crawford
Township
PATOKA TOWNSHIP
District 009 (Local 009)
PATOKA TOWNSHIP
School Corp 1300
CRAWFORD COUNTY COMMUNI
Neighborhood 506020-009
INDIAN COVE/SHAMROCK/GRAN

Section/Plat

Location Address (1)
3167 N HAPPY HOLLOW RD
ECKERTY, IN 47116

Zoning

Subdivision

Lot

Market Model
506020-009 Residential

Characteristics

Topography
Rolling ☐
Public Utilities
Water, Electricity ☐
Streets or Roads
Unpaved ☐
Neighborhood Life Cycle Stage
Static ☐
Printed
Monday, April 13, 2026

Review Group 2020

Todd, Steven & Carolyn

Ownership

Todd, Steven & Carolyn
4010 Weatherly Way
New Albany, IN 47150

Legal

Pt Se Sw 32-1-2w .56

3167 N HAPPY HOLLOW RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date
04/04/2008
04/21/1997
01/01/1900
Owner
Todd, Steven & Carolyn
OWENS CURTIS & K
OWENS CURTIS E. &
Doc ID Code
THREE PARCELS
WD
WD
WD
Book/Page
Adj Sale Price
VII
\$131,000
/

Notes

INDIAN COVE/SHAMROCK/

1/2



Res

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

Assessment Year	2026	2026	2026	2025	2025	2024	2023
Reason For Change	WIP	AA	AA	AA	AA	GenReval	GenReval
As Of Date	03/18/2026	04/06/2026	01/02/2025	01/02/2025	01/02/2024	01/01/2023	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☐	☐	☐	☐
Land	\$18,900	\$18,900	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800
Land Res (1)	\$18,900	\$18,900	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$222,300	\$222,300	\$213,200	\$213,200	\$189,900	\$172,600	\$172,600
Imp Res (1)	\$222,300	\$222,300	\$213,200	\$213,200	\$189,900	\$172,600	\$172,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$241,200	\$241,200	\$232,000	\$232,000	\$208,700	\$191,400	\$191,400
Total Res (1)	\$241,200	\$241,200	\$232,000	\$232,000	\$208,700	\$191,400	\$191,400
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth) Res-200 - C1200 Base Lot Res-220 - C200 - C1220 - C200

Land Type	Pricing Metho	Soil ID	Acz	Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infri. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.5000	1.50	\$25,200	\$37,800	\$18,900	0%	1.0000	100.00	0.00	0.00	0.00	\$18,900

Land Computations

Calculated Acreage	0.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.50
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	\$18,900
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$18,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,900

Data Source N/A
Collector 06/16/2020
Appraiser 01/01/2020
TYLER TYLER

13-01-32-314-001.001-009

General Information
Parcel Number
13-01-32-314-001.001-009
Local Parcel Number
RE-06-1197

Tax ID:

Routing Number
M06-05C R9

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2026

Location Information
County
Crawford
Township
PATOKA TOWNSHIP
District 009 (Local 009)
PATOKA TOWNSHIP
School Corp 1300
CRAWFORD COUNTY COMMUNI
Neighborhood 506020-009
INDIAN COVE/SHAMROCK/GRAN

Section/Plat

Location Address (1)
N HAPPY HOLLOW RD
ECKERTY, IN 47116

Zoning

Subdivision

Lot

Market Model
506020-009 Residential

Characteristics
Topography ☐ Flood Hazard
Rolling ☐ ERA
Public Utilities ☐
Water, Electricity ☐
Streets or Roads ☐ TIF
Unpaved ☐
Neighborhood Life Cycle Stage
Static
Printed

Monday, April 13, 2026
Review Group 2020

Todd, Steven & Carolyn

Ownership
Todd, Steven & Carolyn
4010 Weatherby Way
New Albany, IN 47150

Legal
Pt. S6 Sw 32-1-2w 25a

N HAPPY HOLLOW RD

501, Vacant - Unplatted (0 to 9.99 Acres)

INDIAN COVE/SHAMROCK/

1/2

Transfer of Ownership
Date Owner Doc ID Code Book/Page Adj Sale Price VII
04/04/2008 Todd, Steven & Carolyn THREE PARCELS WD / \$131,000 I
08/13/1998 OWENS CURTIS & K 0 WD / I
01/01/1900 Oxley Donnie L. & Mar WD / I

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

Assessment Year	2026	2025	2025	2025	2024	2023
Reason For Change	WIP	AA	AA	AA	GenReval	GenReval
As Of Date	03/18/2026	04/06/2026	01/02/2025	01/02/2025	01/02/2024	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☒	☐	☐	☐	☐
Land	\$12,600	\$12,600	\$11,300	\$11,300	\$11,300	\$11,000
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$12,600	\$12,600	\$11,300	\$11,300	\$11,300	\$11,000
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	\$0
Total	\$12,600	\$12,600	\$11,300	\$11,300	\$11,300	\$11,000
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$12,600	\$12,600	\$11,300	\$11,300	\$11,300	\$11,000

Land Data (Standard Depth: Res 200, Gr 200, Base Lot: Res 200 X 200, Cl 220 X 200)

Land Type	Method	Section ID	Act. Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Int. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A		0	0.2500	2.00	\$25,200	\$50,400	\$12,600	0%	1.0000	0.00	0.00	100.00	\$12,600
Data Source N/A														
Collector 06/16/2020 TYLER Appraiser 01/01/2020 TYLER														

Land Computations	Value
Calculated Acreage	0.25
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.25
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.25
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	\$12,600
Supp. Page Land Value	\$0
CAP 1 Value	\$0
CAP 2 Value	\$12,600
CAP 3 Value	\$12,600
Total Value	\$12,600