



BID PACKET

DOWNTOWN NEW ALBANY 4-PLEX

ONLINE AUCTION

**916 E. SPRING STREET
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

TUESDAY, AUGUST 25 @ 2PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

916 E. SPRING STREET, NEW ALBANY, IN 47150

Bidding Ends TUESDAY, AUGUST 25, 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, October 6, 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 *Tuesday, August 4 through Tuesday, August 25, 2026*.

AGENCY

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

SELLER

Charles E. Roberson Estate

Client Detail

916 E Spring Street, New Albany, IN 47150

Listing #: **2026010750**

Total Finished Sqft: **2,780**

Above Grade Finished SqFt: **2,780**

\$0

Active (08/06/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220502800525000008
Beds:	4	Lot Sz:	0.09 / 3,920
Baths:	4 (4 0)	Lot Size Src:	Assessor
Abv Grd SF:	2,780	Lot Dim:	28 x136
Tot Fin SF:	2,780	Year Built:	1929
New Const:	No	Annual Tax:	3,311
Est Completion:		Tax Year:	2025/2026
Home Warranty:	No	DOM:	0
Land Assess:	12,000	HOA \$:	/
Improvements:	144,800		
Total Assess:	156,800		
Directions:	From State Street turn East on Spring Street. Continue nine blocks to the property on the right. Plat 13 28' Lot 15		
Legal:			

Remarks

DOWNTOWN NEW ALBANY 4-PLEX | ONLINE AUCTION - BIDDING ENDS: TUESDAY, AUGUST 25 @ 2PM. Turn-of-the-century four-unit apartment building offers a rare investment opportunity just east of the heart of downtown New Albany. The two-story building contains four one-bedroom apartments, two units on each level with parking in rear with alley access. Covered front porch with entry foyer for Units 1 & 2 with original staircase. 10' ceilings. Cozy wall furnace units in Apartments 3 & 4. Separate gas & electric meters. Agent estimates age of home earlier - courthouse records indicate 1929. Ready for complete rehabilitation, the property presents an excellent opportunity for investors, contractors, or developers to restore and reposition this income-producing property in one of Southern Indiana's most sought after downtown districts. Convenient access to I-64 Sherman Minton Bridge. **TERMS: 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:	2 Story	Foundation:	Brick (Solid), Crawl Space
Zoning:	Residential	Basement: Yes	Basement Type: Cellar, Crawl Space
Construction:	Existing, Vacant	Laundry:	Laundry Location:
Outbuildings:	Shed	Laundry Type:	
# Fireplaces:	Fireplace:	Road Frontage:	28
Roof Type:	Shingle		
Appliances:	Range / Oven, Refrigerator		
Exterior Type:	Vinyl Siding		
Exterior Feat:	Covered Porch, Deck, Paved Driveway		
Road Type:	Paved		

Measurements

Above Grade Finished:	2,780.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	2,780
Below Grade Unfinish:	344.0		

Room Sizes & Levels

Total Rooms: **12** Garage: **N** Garage Size: Garage Type: Garage Spaces:

Type	Dimension	Level	Flooring	Description
Living Room	19.6 x 13.6	1st Floor		Apartment #1 Main Level
Kitchen	15.8 x 12.6	1st Floor		
Bedroom	13.6 x 8.2	1st Floor		
Bathroom Full	5.8 x 5.6	1st Floor		
Living Room	19.10 x 13.6	2nd Floor		Apartment #2 Second Floor
Kitchen	10.8 x 7.2	2nd Floor		
Bedroom	13.5 x 12.7	2nd Floor		
Bathroom Full	9.8 x 7.6	2nd Floor		
Living Room	13.6 x 12	1st Floor		Rear Apartment #3 Main Level
Kitchen	10.10 x 6.4	1st Floor		
Bedroom	13.6 x 9.4	1st Floor		
Bathroom Full	11.5 x 5.6	1st Floor		
Living Room	15.8 x 13.6	2nd Floor		Rear Apartment #4 Second Floor

Kitchen	13.6 x 6.10	2nd Floor
Bedroom	11.6 x 6.6	2nd Floor
Bathroom Full	9.2 x 8	2nd Floor

Utilities

Water Heater:	Electric	Heat Type:	Forced Air, Other
Water Type:	Public Onsite	Cooling Type:	None
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Sewer		

General Information

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

All information deemed reliable but not guaranteed.

22-05-02-800-525.000-008

General Information

Parcel Number
22-05-02-800-525.000-008

Local Parcel Number
0086850084

Tax ID:

Routing Number
05-02-8E4-780

Property Class 599
Other Residential Structures

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 5002002-008
New Albany Addtions "F"

Section/Plat

Location Address (1)
916 E SPRING ST
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5002002-008 - Commercial

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 2023

Roberson, Charles & Jo Ann

Ownership

Roberson, Charles & Jo Ann
P O Box 428
Floyds Knobs, IN 47119

Legal

P13 28' L 15



916 E SPRING ST

599, Other Residential Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Roberson, Charles & J	0	WD	/		I
01/01/1900	1983: FROM RODRIG		WD	/		I

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
01/30/2025	As Of Date	04/07/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☒	☒
\$12,000	Land	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$12,000	Land Non Res (2)	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$144,800	Improvement	\$144,800	\$115,300	\$118,000	\$119,300	\$108,700
\$600	Imp Res (1)	\$600	\$600	\$0	\$0	\$0
\$143,400	Imp Non Res (2)	\$143,400	\$113,800	\$116,400	\$117,700	\$107,300
\$800	Imp Non Res (3)	\$800	\$900	\$1,600	\$1,600	\$1,400
\$156,800	Total	\$156,800	\$127,300	\$130,000	\$131,300	\$120,700
\$600	Total Res (1)	\$600	\$600	\$0	\$0	\$0
\$155,400	Total Non Res (2)	\$155,400	\$125,800	\$128,400	\$129,700	\$119,300
\$800	Total Non Res (3)	\$800	\$900	\$1,600	\$1,600	\$1,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 30' X 120', CI 30' X 120')

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
Fci	F		28	28x136	1.07	\$400	\$428	\$11,984	0%	1.0000	0.00	100.00	0.00	\$11,980

Land Computations

Calculated Acreage	0.09
Actual Frontage	28
Developer Discount	☐
Parcel Acreage	0.08
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	0.08
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	\$0
CAP 2 Value	\$12,000
CAP 3 Value	\$0
Total Value	\$12,000

New Albany Addtions "F"

Notes

10/7/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION.

3/6/2018 22Q1: BF FIELD REVIEW & DATA ENTRY.

8/14/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Review Group 2023

Data Source External Only

Collector 11/01/2022 BF

Appraiser 11/01/2022 BF

General Information

Occupancy

4-6 Family

Description

4-6 Family R 01

Story Height

2

Style

61 Extra Living Units

Finished Area

2780 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Masonry	176	\$9,700
Wood Deck	200	\$4,600
Porch, Open Frame	24	\$3,400

Plumbing

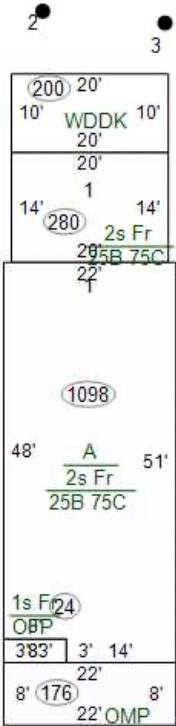
#	TF
Full Bath	4
Half Bath	0
Kitchen Sinks	4
Water Heaters	4
Add Fixtures	0
Total	12

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
-------------	-------	-------

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1378	1378	\$127,900
2	1Fr	1402	1402	\$65,800
3				
4				
1/4				
1/2				
3/4				
Attic		1098	0	\$8,800
Bsmt		344	0	\$20,700
Crawl		1034	0	\$7,700
Slab				
Total Base				\$230,900
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				C:3
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				1:102
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				20 - 20 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$256,600
Sub-Total, 1 Units				
Exterior Features (+)				\$17,700
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.87
Replacement Cost				\$226,709

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: 4-6 Family R 01	2	Wood Fr	C-1	1929	1929	96 A		0.87		4,222 sqft	\$226,709	45%	\$124,690	0%	100%	1.0000	1.150	0.00	100.00	0.00	\$143,400
2: Paving C 01	1	Concrete	C	1990	1990	35 A	\$5.36	0.87	\$4.66	900 sqft	\$4,197	80%	\$840	0%	100%	1.0000	1.000	0.00	0.00	100.00	\$800
3: Utility Shed R 01	1		D	2007	2007	18 A	\$44.62	0.87	\$31.06	4'x8'	\$994	50%	\$500	0%	100%	1.0000	1.150	100.00	0.00	0.00	\$600



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:** 916 E. Spring Street, New Albany, IN 47150

2 **LEAD WARNING STATEMENT**

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

11 **SELLER'S DISCLOSURE**

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

13 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____

14 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in
15 the housing.

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

17 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real*
18 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards
19 in the housing (list and attach documents below): _____

20 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
21 housing.

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

23 (c.) _____ Buyer has received copies of all information listed above.

24 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

25 (e.) _____ Buyer has **(check (i) or (ii) below)**:

26 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
27 the presence of lead-based paint and/or lead-based paint hazards;

28 **OR**

29 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
30 lead-based paint hazards.

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

32 (f.) D/H Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of
33 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears,**
34 **it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

35 **CERTIFICATION OF ACCURACY**

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

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

43 **916 E. Spring Street, New Albany, IN 47150**

44 (Property Address)

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

46 **COPYRIGHT IAR 2026**



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

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

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

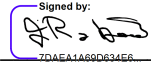
BUYER'S SIGNATURE _____ DATE

PRINTED

BUYER'S SIGNATURE _____ DATE

PRINTED

SELLING BROKER* _____ DATE

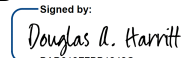
Signed by:  6/15/2026

SELLER'S SIGNATURE _____ DATE

Judy S. Roberson, Personal Representative
PRINTED

SELLER'S SIGNATURE _____ DATE

PRINTED

Signed by:  6/14/2026

LISTING BROKER _____ DATE
Douglas Harritt, Harritt Group, Inc.

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



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



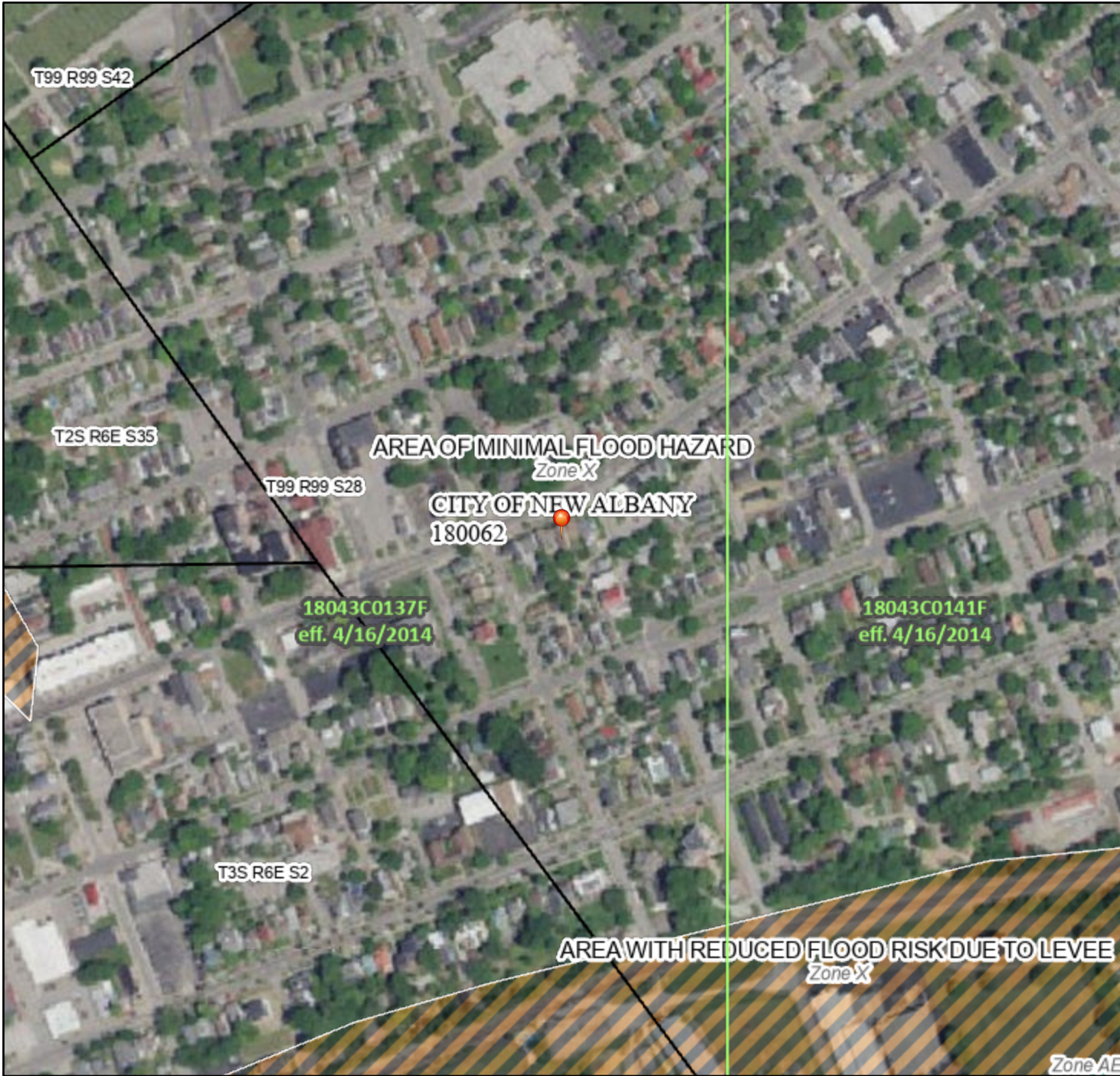
916 E. Spring Street, New Albany, IN 47150

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

National Flood Hazard Layer FIRMMette



85°49'9"W 38°17'33"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance 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 8/3/2026 at 3:33 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.