



BID PACKET

9 ACRE STARLIGHT HOME ONLINE AUCTION

**19326 DOW KNOB ROAD
BORDEN, IN 47106**

ONLINE BIDDING ENDS

THURSDAY, JULY 22 @ 6PM

**HARRITT
GROUP** INC.

HARRITGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

19326 Dow Knob Road, Borden, IN 47106

Bidding Ends Thursday, July 22, 2021

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.

COVID-19 PRECAUTIONS

The Harritt Group will follow social distancing and face mask recommendations. Inspection by open house or by appointment. Video tours available upon request.

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 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 August 31, 2021. 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. *Our 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

Buyer to assume Spring 2021 taxes due and payable Spring 2022 and all taxes thereafter. All taxes that have accrued prior to 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. 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 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.

BROKER PARTICIPATION

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Thursday, July 15 through Thursday, July 22, 2021*.

AGENCY

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

SELLER

Melvin J. Rosenberger Estate

PERSONAL REPRESENTATIVE

Roben Rosenberger

Client Detail

19326 Dow Knob Road, Borden, IN 47106

Listing #: **202109047**

Total Finished Sqft: **2,382**

Above Grade Finished SqFt: **1,626**

\$0

Active (07/08/21)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Wood
Subdivision:	No	School Dst:	West Clark Comm.
Subdiv Nm:	No	Parcel#:	101301300006000035
Beds:	2	Lot Sz:	9.03 / 393,347
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,626	Lot Dim:	871 X 748 X 871 x 342
Tot Fin SF:	2,382	Year Built:	1926
New Const:	No	Annual Tax:	1,019
Home Warranty:	No	Tax Year:	2020/2021
Land Assess:	24,500	DOM:	0
Improvements:	134,600	HOA \$:	/
Total Assess:	159,100		

Directions: **From Borden - 3.6 miles from IN-60 off Star Valley Road & Rake Road or from Floyds Knobs - 6.3 miles north on Scottsville Road onto Engle Road and continue 1.2 miles through St. Johns Road intersection. 4/10 mile on right. 9.03 Acres, Section 13, Township 1 South, Range 5 East, Wood Township in Clark County, Indiana**

Legal: **9.03 Acres, Section 13, Township 1 South, Range 5 East, Wood Township in Clark County, Indiana**

Tot Deductions: **\$80,070** Deduction Type **Supplemental Homestd** Comment **\$35,070**

Remarks

9 ACRE STARLIGHT HOME ONLINE AUCTION - BIDDING ENDS THURSDAY, JULY 22 @ 6PM Whether you are looking for a getaway, a forever home, or an investment, this property is a rare opportunity to own. Shingle-style 1920's cottage with sunroom, 40'x24' garage with workshop & loft, 28'x26'x12' RV carport, and a vintage 20'x30' barn overlooking the vineyards with 871' of road frontage. Upper level has appx. 392 SF and includes two finished unheated rooms. Additional space includes 10' x 24' covered deck and a 15' x 20' sunroom with wood cathedral ceiling and tile floors. The exterior of this home is designed with precast fiberglass shingles accented with a fieldstone chimney. Agent estimates finished square footage less on upper floor than courthouse records. Located near local attractions with restaurants, farm markets, winery, and live entertainment. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds due within 24 hours following auction, balance due in 40 days. Buyer to assume Spring 2021 taxes due Spring 2022. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN Wednesday, July 14 & July 21, 5-7PM**

Amenities

Type:	1.5 Story	Foundation:	Concrete Block, Poured Concrete
Zoning:	Agriculture	Basement:	Yes
Construction:	Existing	Basement Type:	Outside Entrance, Partial, Partially Finished
Outbuildings:	Garage, Barn(s), Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Type:	Laundry Room
Roof Type:	Shingle	Road Frontage:	871'
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Humidifier, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Garden Area, Wooded Lot		
Exterior Feat:	Deck, Landscaped, Paved Driveway, Stone, Sunroom, Vinyl Siding		
Interior Feat:	1st Floor Master, 1st Floor Utility, Breakfast Bar, Built-in Bookcase, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Natural Wood Trim, Pantry		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,626.0	Nonconform Finished:	392.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	364.0	TFLS:	2,382
Below Grade Unfinish:	504.0		

Room Sizes & Levels

Total Rooms: **12** Garage: **Y** Garage Size: **24 x 40** Garage Type: **Carpport, Detached, Side Entry** Garage Spaces: **5**

Type	Dimension	Level	Flooring	Description
Kitchen	16.8 x 16	1st Floor		Carpet & Vinyl
Family Room	22 x 13.6	1st Floor		Carpet & Wood
Living Room	26 x 11.10	1st Floor	Carpet	Off Covered Deck
Main Bedroom	13.5 x 11.7	1st Floor	Carpet	
Other	7 x 4.6	1st Floor	Carpet	1/4 Bath - Vanity
Office	9.3 x 8	1st Floor	Carpet	Off Main Bedroom
Bedroom	11.9 x 9.4	1st Floor	Carpet	
Bathroom Full	8 x 7.8	1st Floor	Carpet	

Other	7.8 x 5	1st Floor	Vinyl	Laundry Room
Other	12.3 x 12.11	2nd Floor	Carpet	Large Attic Closet
Other	11 x 11.10	2nd Floor	Other	Large Attic Closet
Family Room	25.2 x 10.10	LL/Basement	Carpet	Creek Stone Fireplace
Other	11 x 8.9	LL/Basement	Carpet	Exercise room

Utilities

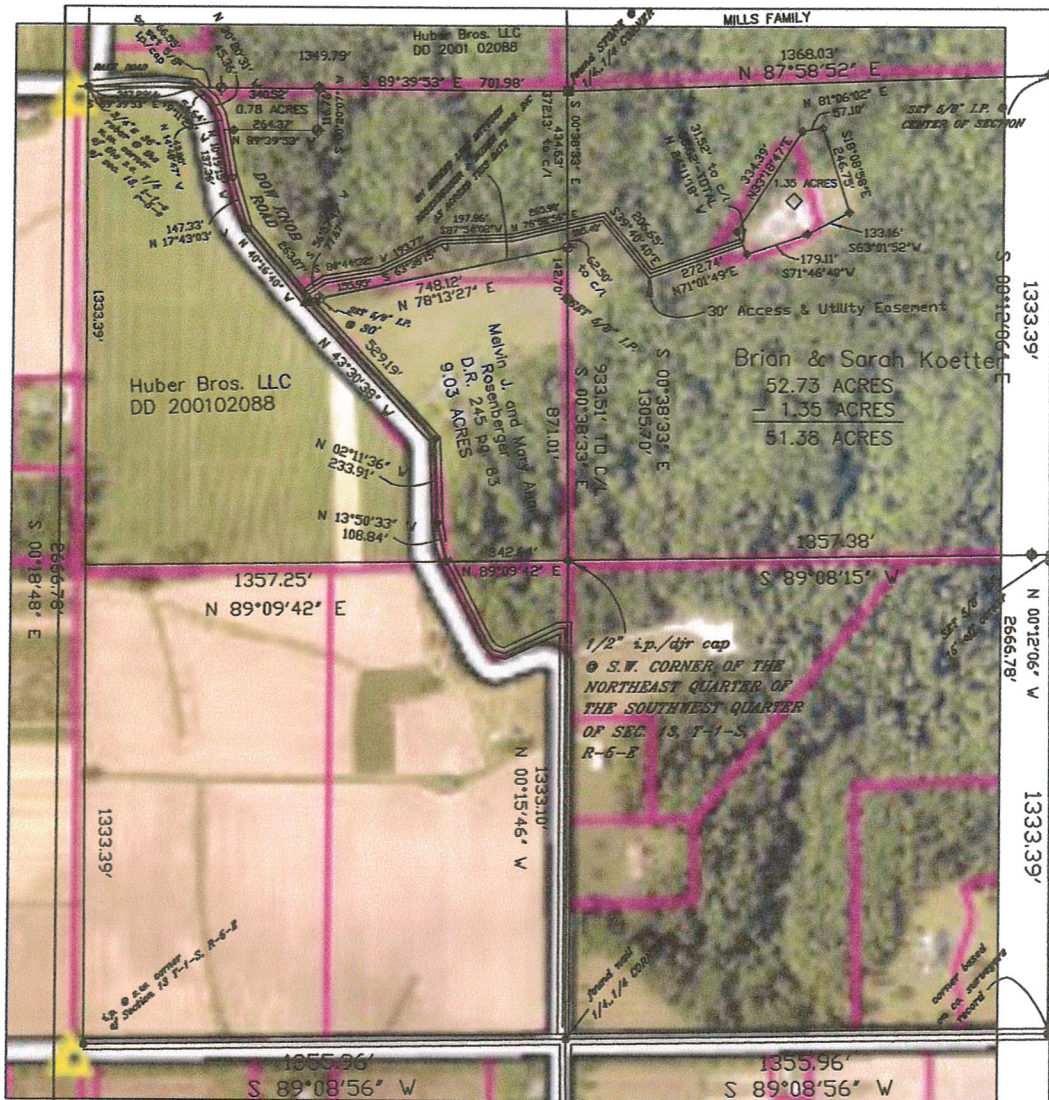
Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite, Well	Cooling Type:	Central Air
Natural Water:	Creek, Spring	Fuel Type:	LP Gas
Sewer Type:	Septic Onsite		

General Information

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

All information deemed reliable but not guaranteed.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. BUYER(S) TO VERIFY ALL INFORMATION.



MAP BASED ON PRIOR SURVEYS OF HUBER AND ROSENBERGER LANDS 11/4/01
 NO FIELD WORK THIS DATE. NOT A NEW SURVEY

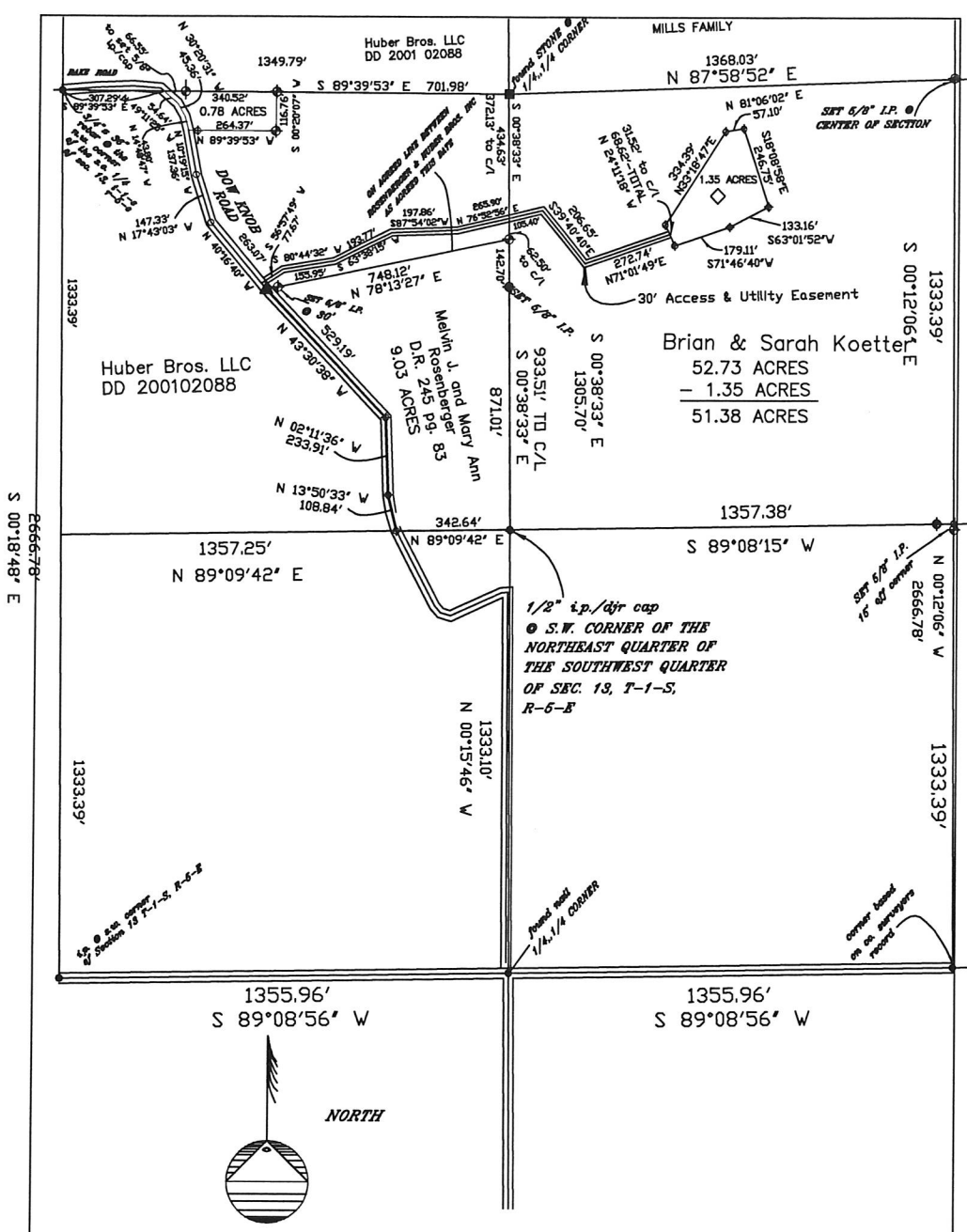


CERTIFICATE OF SURVEY
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED WISELY UNDER MY DIRECTION AND TO
 THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED
 ACCORDING TO THE REQUIREMENTS OF IAC. 865 H21
 THROUGH H226. I AFFIRM, UNDER THE PENALTIES OF
 PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDUCE
 EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS
 REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

David J. Ruckman
 DAVID J. RUCKMAN, P.L.S.



SCALE: 1" = 400'	DATE: 06/29/21	DRAWN BY: DJC	REV:
MAP FOR: ROSENBERGER FAMILY DOW KNOB ROAD BORDEN, INDIANA			
ROSENBERGER MAP PART OF SECTION 13 T-1-S, R-6-E WOOD TWP, CLARK COUNTY, INDIANA			
DRAW SURVEY & MAP, LLC TITLE BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY & NEW MEXICO DAVID J. RUCKMAN, P.L.S. 4259 STONE MOUNTAIN ROAD NEW ALBANY, IN 47150 812-919-8354 D.VIDLJRUCKMAN@AOL.COM			



MAP BASED ON PRIOR SURVEYS OF HUBER AND ROSENBERGER LANDS 11/4/01
 NO FIELD WORK THIS DATE. NOT A NEW SURVEY



CERTIFICATE OF SURVEY
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H24 THROUGH H226. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

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SCALE 1" = 400'	DATE 06/29/21	DRAWN DJK	REV.
MAP FOR: ROSENBERGER FAMILY DOW KNOB ROAD BORDEN, INDIANA			
ROSENBERGER MAP PART OF SECTION 13 1-5, R-6-E WOOD TWP., CLARK COUNTY, INDIANA			
DRAW SURVEY & MAP, LLC ILL. BOUNDARY LAND SURVEYORS LICENSED TO PRACTICE IN INDIANA, KENTUCKY & NEW MEXICO DAVID J. RUCKMAN, P.L.S. 4259 STONE MOUNTAIN ROAD NEW ALBANY, IN 47150 812-949-8354 DAVIDJRUCKMAN@AOL.COM			

General Information

Occupancy Single-Family
 Description SINGLE-FAMILY RES
 Story Height 1
 Style N/A
 Finished Area 2278 sqft
 Make

Floor Finish

Earth
 Slab
 Sub & Joint
 Wood
 Parquet

Tile
 Carpet
 Unfinished
 Other

Wall Finish

Plaster/Drywall
 Paneling
 Fiberboard

Unfinished
 Other

Roofing

Built-Up
 Wood Shingle
 Metal
 Asphalt
 Other

Exterior Features

Description
 Porch, Enclosed Frame Area Value
 Wood Deck 132 \$7,400
 Canopy, Shed Type 240 \$3,900
 Wood Deck 240 \$1,300
 Porch, Enclosed Frame 300 \$12,300

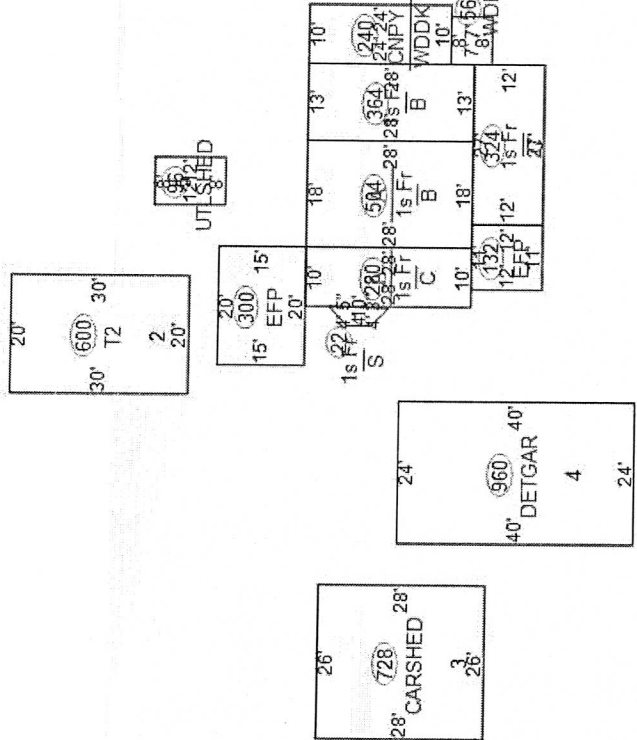
Plumbing

#	TF
1	3
0	0
1	1
1	1
0	0
3	5

Accommodations

3
3
1
6

Heat Type



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1494	1494	\$93,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	784	784	\$13,700	
Bsmt	868	0	\$22,400	
Crawl	604	0	\$4,500	
Slab	22	0	\$0	

Adjustments
 1 Row Type Adj. x 1.00
 Total Base \$133,600
 Total Value \$133,600

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+/-)
 Spec Plumb (+)
 Elevator (+)

Exterior Features (+)
 Garages (+) 0 sqft
 Quality and Design Factor (Grade)
 Location Multiplier
 Replacement Cost

Sub-Total, One Unit \$145,300
 Sub-Total, 1 Units \$26,200
 Exterior Features (+) \$171,500
 Garages (+) 0 sqft \$171,500
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 0.91
 Replacement Cost \$140,459

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value	
1: SINGLE-FAMILY RESI	100%	1	Wood Frame	D+2	1926	1965	55	A	\$37.92	0.91	\$26.98	3,146 sqft	\$140,459	45%	\$77,250	0%	100%	1.3900	1.0000	\$107,400
2: BARN, 1 STORY BAN	0%	1		D	1926	1926	94	F	\$10.10	0.91	\$10.10	30' x 20' x 10'	\$11,763	70%	\$3,540	0%	100%	1.3900	0.6500	\$3,200
3: Car Shed	0%	1		D	2011	2011	9	A	\$22.56	0.91	\$22.56	728 sqft	\$5,353	20%	\$4,280	0%	100%	1.3900	1.0000	\$5,900
4: DETACHED GARAGE	100%	1	Wood Frame	C	1970	1970	50	A	\$19.708	0.91	\$22.56	960 sqft	\$19,708	35%	\$12,810	0%	100%	1.3900	1.0000	\$17,800
5: UTILITY SHED	0%	1	SV	C	2000	2000	20	A		0.91		96 sqft		50%		0%	100%	1.3900	1.0000	\$300

10-13-01-300-006.000-035
General Information
Parcel Number
 10-13-01-300-006.000-035
Local Parcel Number
 13-00015-006-0
Tax ID:

Routing Number
 021.000

Property Class 101
 Cash Grain/General Farm

Year: 2020

Location Information
County
 Clark
Township
 WOOD TOWNSHIP
District 035 (Local 013)
 WOOD TOWNSHIP
School Corp 0940
 WEST CLARK COMMUNITY

Neighborhood 10125001
 wood twp base res. - 035

Section/Plat

Location Address (1)
 19326 DOW KNOB ROAD
 BORDEN, IN 47106

Zoning

Subdivision

Lot

Market Model
 N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage

Printed Wednesday, March 25, 2020

Review Group

ROSENBERGER MELVIN J & MA
Ownership
 ROSENBERGER MELVIN J & MARY A
 19326 DOW KNOB ROAD
 BORDEN, IN 47106

Legal
 SEC 13-1S-5E 9.03 AC

19326 DOW KNOB ROAD
Transfer of Ownership
Date 01/01/1900
Owner ROSENBERGER MEL

101, Cash Grain/General Farm
Doc ID Code WD
Book/Page /
Adj Sale Price \$0

wood twp base res. - 035/1
Notes
 11/17/2017 GENERAL : REASSESSMENT NO CHANGE DGBL
 2/17/2016 GENERAL : 16-17 FIXED AC

8/17/2012 GENERAL : REASSESSMENT ADDED CARSHED, REMOVED LEAN TO AND POLE BARN, DWELLING REDRAWN, ADDED EXTERIOR FEATURES. UTILITY SHED TO SV 300. ASP. KH

4/17/2002 : TRAILOR DOESNT BELONG TO OWNER

-HAS AIR CONDITION IN THE HOUSE.-F122-113



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

2020	2019	2018	2017	2016
WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
03/19/2020	03/31/2019	04/27/2018	04/13/2017	05/12/2016
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$24,500	\$25,700	\$26,600	\$26,900
Land Res (1)	\$20,000	\$20,000	\$20,000	\$20,000
Land Non Res (2)	\$4,500	\$5,700	\$6,600	\$6,900
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$134,600	\$117,000	\$113,300	\$105,600
Imp Res (1)	\$125,200	\$108,700	\$105,000	\$97,800
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$9,400	\$8,300	\$8,300	\$7,800
Total	\$159,100	\$142,700	\$139,900	\$132,500
Total Res (1)	\$145,200	\$128,700	\$125,000	\$117,800
Total Non Res (2)	\$4,500	\$5,700	\$6,600	\$6,900
Total Non Res (3)	\$9,400	\$8,300	\$8,300	\$7,800

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

Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Res Market Factor	Value
9rr	A		0	1.000	1.00	\$20,000	\$20,000	\$20,000	0%	100%	1.0000	\$20,000
4	A	BdA	0	1.300	0.77	\$1,280	\$986	\$1,282	0%	0%	1.0000	\$1,280
4	A	BdB	0	1.100	0.77	\$1,280	\$986	\$1,085	0%	0%	1.0000	\$1,080
4	A	CrC2	0	1.300	0.89	\$1,280	\$1,139	\$1,481	0%	0%	1.0000	\$1,480
6	A	CrC2	0	1.300	0.89	\$1,280	\$1,139	\$1,481	-80%	0%	1.0000	\$300
6	A	WcG	0	3.03	0.50	\$1,280	\$640	\$1,939	-80%	0%	1.0000	\$390

Land Computations

Calculated Acreage 9.03
 Actual Frontage 0
 Developer Discount
 Parcel Acreage 9.03
 81 Legal Drain NV 0.00
 82 Public Roads NV 0.00
 83 UT Towers NV 0.00
 9 Homesite 1.00
 91/92 Acres 0.00
 Total Acres Farmland 8.03
 Farmland Value \$4,530
 Measured Acreage 8.03
 Avg Farmland Value/Acre 564
 Value of Farmland \$4,530
 Classified Total \$0
 Farm / Classified Value \$4,500
 Homesite(s) Value \$20,000
 91/92 Value \$0
 Supp. Page Land Value
 CAP 1 Value \$20,000
 CAP 2 Value \$4,500
 CAP 3 Value \$0
Total Value \$24,500

Appraiser

Collector

Data Source N/A



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

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

PROPERTY ADDRESS: 19326 Dow Knob Rd, Borden, IN 47106

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

- (i) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
(ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

- (i) [] Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):
(ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer has (check (i) or (ii) below):
(i) [] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
OR
(ii) [X] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

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

19326 Dow Knob Rd, Borden, IN 47106

(Property Address)

47 **CERTIFICATION OF ACCURACY**

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

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

56 _____ 5/20/2021 _____
57 *[Handwritten Signature]* DATE BUYER'S SIGNATURE DATE

58 Robenette Y. Rosenberger _____
59 PRINTED PRINTED

60 _____
61 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

62 _____
63 PRINTED PRINTED

64 _____
65 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

66 _____
67 *[Handwritten Signature]* 5-20-2021
68 LISTING BROKER DATE



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19326 Dow Knob Rd, Borden, IN 47106

(Property Address)