

**BID PACKET**

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Kenneth Crump Sr.

# **COTTAGE HOME AUCTION**



**1519 CORYDON PIKE  
NEW ALBANY, IN 47150**



**SATURDAY, NOVEMBER 9 @ 9AM**  
REAL ESTATE SELLS @ 11AM

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE AUCTION TERMS AND CONDITIONS**  
1519 Corydon Pike, New Albany, IN 47150

**Each 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.**

**REGISTRATION REQUIRED** Onsite bidder registration will begin one hour before the auction. All bidders must provide a valid driver's license and current address. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions. The Harritt Group staff is always available on auction day to assist any bidder who has questions. If you need assistance prior to please call our office at 812-944-0217.

**BIDDING LIVE ONSITE** Bidding in this auction is being conducted live onsite.

**BUYER'S PREMIUM** A buyer's premium of ten percent (10%) of the high bid shall be added to the hammer bid price and included in the total purchase price to be paid by the successful bidder(s). Example: Hammer Bid Price \$100,000 plus a 10% buyer's premium equals a contract purchase price of \$110,000.

**MANNER OF PAYMENT** - A 10% non-refundable down payment in the form of cash or check is due immediately following the auction with the signing of a legally binding purchase agreement.

**CLOSING** All auctions are a cash sale and the balance of the purchase price will be due in 40 days. 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 by the seller or the auction company. 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 due diligence concerning the property and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. All information contained in the advertising and all related materials is subject to the terms and conditions outlined in the purchase agreement. All measurements are per courthouse records. *Buyer acknowledges that in every neighborhood there are conditions that others may find objectionable. The buyer shall, therefore, be responsible to become fully acquainted with the neighborhood and other off-site conditions that could affect the Property.*

**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 located in a flood plain.

**EVIDENCE OF TITLE** - Seller will provide merchantable title via a deed. 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. The buyer is accepting title subject to all recorded or unrecorded covenants, restrictions, and easements.

**SURVEY** - Property is being sold without 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 day immediately prior to 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 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.

**SOLD WITH SELLER'S RESERVE** - Final bid price is subject to seller's reserve.

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

**PRE-AUCTION SALES** Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Auction Purchase Agreement along with the required deposit. Properly submitted offers will be presented to the seller, who may accept or reject such offer in their sole and absolute discretion.

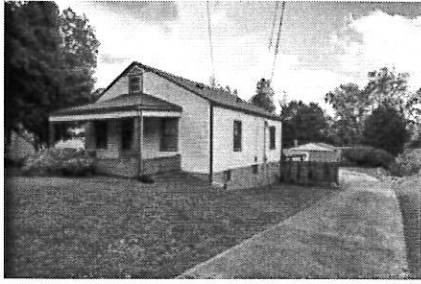
**AGENCY** The Harritt Group is acting exclusively as agents for the seller.

**SELLER** Kenneth Crump Sr.

**Client Detail**

**1519 Corydon Pike, New Albany, IN 47150**

Listing #: 2019011627 Total Finished Sqft: 1,344 Above Grade Finished Sqft: 1,344 Active (10/22/19) **\$0**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>220500300914000008</b>
Beds:	<b>3</b>	Lot Sz:	<b>0,495 / 21,562</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,344</b>	Lot Dim:	<b>73 x 295</b>
Tot Fin SF:	<b>1,344</b>	Year Built:	<b>1929</b>
New Const:	<b>No</b>	Annual Tax:	<b>706</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2018/2019</b>
Land Assess:	<b>35,300</b>	DOM:	<b>0</b>
Improvements:	<b>61,000</b>	HOA \$:	<b>/</b>
Total Assess:	<b>96,300</b>		

Directions: **From State Street take Main Street 1 mile West to a slight right at Hwy. 111 onto Corydon Pike. Continue 0.2 miles to auction on left.**

Legal: **P 223 .495AC SW 1/4 73 X 295 3-3-6**

Tot Deductions:	<b>\$77,045</b>	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Over 65	\$12,480	Supplemental Homestd	\$19,565
		Homestead Standard	\$45,000		

**Remarks**

**Crump Cottage Home & Contents Auction Saturday, November 9 @ 9AM. (Real Estate Sells @ 11AM) Selling live onsite 1 1/2 story cottage with enclosed porch, walkout basement, carport, and a large detached 22' x 40' pole barn on a one-half acre lot just minutes to downtown with easy access to I-64. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS 10% Non-refundable down payment day of auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed prior to the auction. Measurements per courthouse records. OPEN HOUSE Tuesday, October 29, 4-6 pm.**

**Amenities**

Type:	<b>1.5 Story</b>	Foundation:	<b>Concrete Block</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Frame On-Site</b>	Basement Type:	<b>Full, Outside Entrance, Unfinished, Walkout</b>
Outbuildings:	<b>Pole Barn</b>	Laundry:	<b>Yes</b>
# Fireplaces:	Fireplace:	Laundry Type:	<b>Other</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Range / Oven, Refrigerator</b>	Road Frontage:	<b>73</b>
Exterior Type:	<b>Vinyl Siding</b>		
Exterior Feat:	<b>Covered Porch, Enclosed Porch, Gazebo, Vinyl Siding</b>		
Interior Feat:	<b>Ceiling Fan(s), Eat-in Kitchen, Natural Wood Trim</b>		
Road Type:	<b>Paved</b>		

**Measurements**

Above Grade Finished:	<b>1,344.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>1,344</b>
Below Grade Unfinish:	<b>896.0</b>		

**Room Sizes & Levels**

Total Rooms: **5** Garage: **Y** Garage Size: **40 x 22** Garage Type: **Carport, Pole Barn** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	14 x 13	1st Floor	Carpet	
Kitchen	14 x 13	1st Floor	Vinyl	
Bedroom	12 x 11.6	1st Floor	Carpet	
Bedroom	12.6 x 11	1st Floor	Carpet	
Bathroom Full	7.6 x 5	1st Floor	Vinyl	
Bedroom	31 x 11	2nd Floor	Wood	

**Utilities**

Water Heater:	<b>Natural Gas</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Public Onsite</b>	Cooling Type:	<b>Central Air</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

**General Information**

Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Unknown</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>
Seller Will Lease:	<b>No</b>	Terms:	<b>No</b>

22-05-00-300-914-000-008

General Information  
Parcel Number  
22-05-00-300-914-000-008  
Local Parcel Number  
008880027

Tax ID:

P 223 .495Ac SW 1/4 73 X 295 3-3-6

Routing Number  
05-00-330-016

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County  
Floyd  
Township  
NEW ALBANY TOWNSHIP  
District 008 (Local 008 )  
NEW ALBANY CITY  
School Corp 2400  
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-008  
New Albany City Homesites

Section/Plat  
3

Location Address (1)  
1519 CORYDON PIKE  
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model  
5000200-008 - Residential

Characteristics

Topography  
Rolling  
Public Utilities  
All  
Streets or Roads  
Paved  
Neighborhood Life Cycle Stage  
Static  
Printed

Flood Hazard  
  
ERA  
  
TIF

Tuesday, August 06, 2019  
Review Group 2018

Crump Sr., Kenneth E

Ownership  
Crump Sr., Kenneth E  
1519 Corydon Pike  
NEW ALBANY, IN 47150

Legal



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

Assessment Year	2019	2019	2018	2018	2017
Reason For Change	WIP	AA	Misc	Misc	AA
As Of Date	06/24/2019	06/25/2019	02/15/2019	02/15/2019	06/12/2017
Valuation Method	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
Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$35,300	\$35,300	\$35,300	\$35,300	\$35,300
Land Res (1)	\$35,300	\$35,300	\$35,300	\$35,300	\$35,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$64,500	\$59,000	\$69,500	\$69,500	\$56,600
Imp Res (1)	\$61,000	\$55,700	\$65,600	\$65,600	\$53,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$3,500	\$3,300	\$3,900	\$3,900	\$3,500
Total	\$99,800	\$94,300	\$104,800	\$104,800	\$91,900
Total Res (1)	\$96,300	\$91,000	\$100,900	\$100,900	\$88,400
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$3,500	\$3,300	\$3,900	\$3,900	\$3,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Pricing Soil Type Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Res Market Elig %	Factor	Value
9 A	0	0.4950	1.50	\$47,500	\$71,250	\$35,269	0%	100%	1.0000	\$35,270

Land Computations

Calculated Acreage 0.49  
 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  
 9 Homesite 0.49  
 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 \$35,300  
 91/92 Value \$0  
 Supp. Page Land Value \$35,300  
 CAP 1 Value \$0  
 CAP 2 Value \$0  
 CAP 3 Value \$0  
 Total Value \$35,300

1519 CORYDON PIKE

Ownership  
Transfer of Ownership  
Doc ID Code Book/Page Adj Sale Price VI  
01/03/2017 Crump Sr., Kenneth E 201700055 QC / \$0 I  
01/01/1900 Crump, Kenneth & He WD / \$0 I

New Albany City Homesite

Notes  
7/10/2017 18Q4: NO CHANGES  
7/10/2017 18Q4: NO CHANGE

Data Source External Only Collector 07/10/2017 BF

Appraiser 07/10/2017 BF

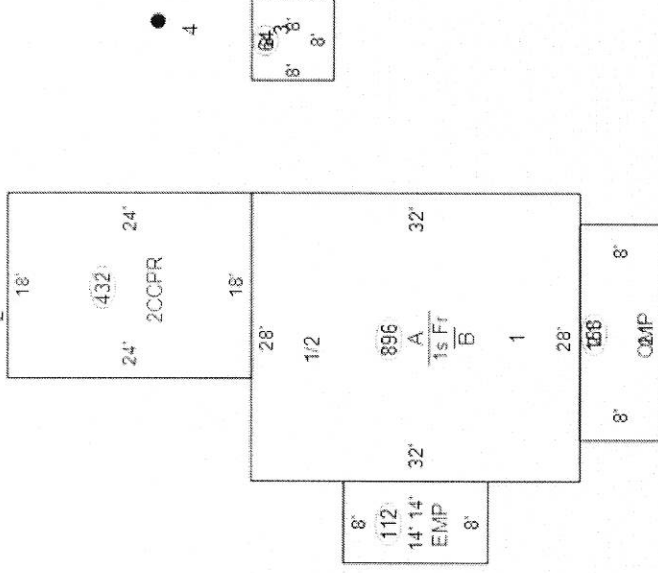
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	20 1/2 Story or Finishe	Kitchen Sinks	1 1
Finished Area	1344 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	3
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	5

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing		Exterior Features	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Slate	<input type="checkbox"/> Other

Description	Area	Value
Porch, Enclosed Masonry	112	\$7,400
Porch, Open Masonry	168	\$6,600



Description	Count	Value
Specialty Plumbing		

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	896	896	\$68,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		896	448	\$11,000	
Bsmt		896	0	\$22,700	
Crawl					
Slab					

Adjustments	1 Row Type	Adj. x 1.00	Total Base
Unfin Int (-)			\$101,900
Ex Liv Units (+)			\$101,900
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)		MS:1	\$4,300
No Heating (-)			\$0
A/C (+)		1:896 A:448	\$3,500
No Elec (-)			\$0
Plumbing (+/-)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
<b>Sub-Total, One Unit</b>			<b>\$109,700</b>
<b>Sub-Total, 1 Units</b>			<b>\$14,000</b>
Exterior Features (+)			\$123,700
Garages (+) 432 sqft			\$5,900
Quality and Design Factor (Grade)			\$129,600
Location Multiplier			0.90
Replacement Cost			0.91
			\$106,142

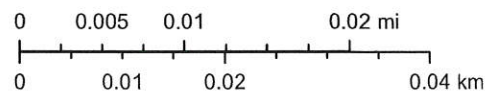
Summary of Improvements

Description	Res Eligibl	Story Height	Year Built	Eff Year	Eff Age	Eff Co Age	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mkrt	Improv Value
1: Single-Family R 01	100%	1	1929	1929	90 A	90 A	\$32.03	0.91	\$32.03	2,688 sqft	\$106,142	50%	\$53,070	0%	100%	1.1500	\$61,000
2: Gazebo R 01	0%	1	1999	1999	20 A	20 A	\$32.03	0.91	\$32.03	4'x4'	\$466	40%	\$280	0%	100%	1.1500	\$300
3: CONCP R	0%	1	1999	1999	20 A	20 A	\$17.50	0.91	\$10.02	8'x8'	\$364	20%	\$290	0%	100%	1.1500	\$300
4: Barn, Pole (T3) R 01	0%	1	1985	1985	34 A	34 A	\$17.50	0.91	\$10.02	22' x 40' x 1'	\$5,617	55%	\$2,530	0%	100%	1.1500	\$2,900

1519 Corydon Pike, New Albany, IN 47150



1:750





**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
State Form 46234 (R6/6-14)

Date (month, day, year)  
10-2-19

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

Property address (number and street, city, state, and ZIP code) **1519 Corydon Pike, New Albany, IN 47150**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer			<input checked="" type="checkbox"/>		Septic Field/Bed	<input checked="" type="checkbox"/>				
Clothes Washer			<input checked="" type="checkbox"/>		Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher	<input checked="" type="checkbox"/>				Plumbing			<input checked="" type="checkbox"/>		
Disposal	<input checked="" type="checkbox"/>				Aerator System	<input checked="" type="checkbox"/>				
Freezer			<input checked="" type="checkbox"/>		Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood			<input checked="" type="checkbox"/>		Water Heater/Electric	<input checked="" type="checkbox"/>				
Microwave Oven	<input checked="" type="checkbox"/>				Water Heater/Gas			<input checked="" type="checkbox"/>		
Oven	<input checked="" type="checkbox"/>				Water Heater/Solar	<input checked="" type="checkbox"/>				
Range			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator			<input checked="" type="checkbox"/>		Water Softener	<input checked="" type="checkbox"/>				
Room Air Conditioner(s)			<input checked="" type="checkbox"/>		Well <u>2</u>				<input checked="" type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>				Septic and Holding Tank/Septic Mound	<input checked="" type="checkbox"/>				
TV Antenna/Dish	<input checked="" type="checkbox"/>				Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:					Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			<input checked="" type="checkbox"/>		
					Are the structures connected to a public sewer system?			<input checked="" type="checkbox"/>		
					Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
<b>B. Electrical System</b>	<b>None/Not Included/ Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	<b>D. HEATING &amp; COOLING SYSTEM</b>	<b>None/Not Included/ Rented</b>	<b>Defective</b>	<b>Not Defective</b>	<b>Do Not Know</b>	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning			<input checked="" type="checkbox"/>		
Ceiling Fan(s)			<input checked="" type="checkbox"/>		Hot Water Heat	<input checked="" type="checkbox"/>				
Garage Door Opener / Controls	<input checked="" type="checkbox"/>				Furnace Heat/Gas			<input checked="" type="checkbox"/>		
Inside Telephone Wiring and Blocks/Jacks			<input checked="" type="checkbox"/>		Furnace Heat/Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures			<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<input checked="" type="checkbox"/>				
Smoke/Fire Alarm(s)				<input checked="" type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>				
Switches and Outlets				<input checked="" type="checkbox"/>	Air Cleaner	<input checked="" type="checkbox"/>				
Vent Fan(s)	<input checked="" type="checkbox"/>				Humidifier	<input checked="" type="checkbox"/>				
60/100/200 Amp Service (Circle one)			<input checked="" type="checkbox"/>		Propane Tank	<input checked="" type="checkbox"/>				
Generator	<input checked="" type="checkbox"/>				Other Heating Source	<input checked="" type="checkbox"/>				

**NOTE:** Means a condition that would have a significant "Defect" 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 agent, 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>Richard Sue Maxwell POA</i>	Date (mm/dd/yy) <u>10-02-19</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



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

1519 Corydon Pike, New Albany, IN 47150

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>11</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:**  
(Use additional pages, if necessary)

\* IN HEAVY RAIN SOMETIMES BASEMENT LEAKS

\* FUEL OIL TANK DISCONNECTED AND FILLED

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use of non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>	*	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?			<input checked="" type="checkbox"/>
Do you currently pay for flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?	<input checked="" type="checkbox"/>	*	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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 agent, 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>J. R. ...</i>	Date (mm/dd/yy) 10-02-19	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.





**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

2 **PROPERTY ADDRESS:** 1519 Corydon Pike, New Albany, IN 47150

3

4 **LEAD WARNING STATEMENT**

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

13

14 **SELLER'S DISCLOSURE**

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

16

17 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_

18

19 \_\_\_\_\_

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

21

22

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

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

27

28 \_\_\_\_\_

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

30

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

32 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.

33 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

34 (e.) \_\_\_\_\_ Buyer has **(check (i) or (ii) below)**:


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

37

**OR**

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

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

41 (f.)  Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act  
42 of \_\_\_\_\_

43 \_\_\_\_\_ 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word**  
44 **"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

45

46

**1519 Corydon Pike, New Albany, IN 47150**

(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			
57	<u>Kenneth E. Crump Sr.</u>	<u>9-9-19</u>	
58	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE
59	<u>Vickie Sue Moyers POA</u>		
60	<u>Kenneth E. Crump Sr.</u>		
61	PRINTED		PRINTED
62	<u>Vickie Sue Moyers POA</u>		
63			
64	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE
65			
66			
67	PRINTED		PRINTED
68			
69			
70	LISTING BROKER	DATE	SELLING BROKER
			DATE



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1519 Corydon Pike, New Albany, IN 47150

(Property Address)