

## **BID PACKET**

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Kathryn Williams

# **JEFFERSONVILLE RANCH HOME AUCTION**



**1015 CAPITOL HILLS DRIVE  
JEFFERSONVILLE, IN 47130**



**WEDNESDAY, DECEMBER 11 @ 3PM**  
REAL ESTATE SELLS @ 4PM

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345

# HARRITT GROUP INC.

## REAL ESTATE AUCTION TERMS AND CONDITIONS 1015 Capitol Hills Drive, Jeffersonville, IN 47130

**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.

**POSSESSION** - Seller will give possession at closing.

**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 zone.*

**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.

**REAL ESTATE TAXES & 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. Annual taxes include fees for Curb Side Recycling & Oak Park Conservancy Sewers.

**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 the auction 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.

## Client Detail

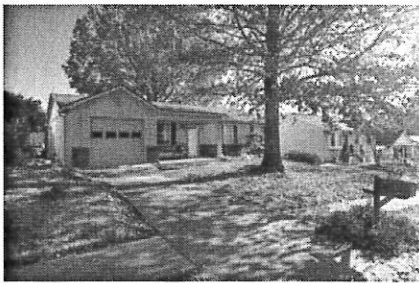
**1015 Capitol Hills Drive, Jeffersonville, IN 47130**

**\$0**

Listing #: **2019012358** Total Finished Sqft: **999**

Above Grade Finished Sqft: **999**

Active (11/27/19)



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Jeffersonville</b>
Subdivision:	<b>Yes</b>	School Dst:	<b>Greater Clark</b>
Subdiv Nm:	<b>Capitol Hills</b>	Parcel#:	<b>102001300889000009</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.17 / 7,405</b>
Baths:	<b>1 (1 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>999</b>	Lot Dim:	<b>60' x 125'</b>
Tot Fin SF:	<b>999</b>	Year Built:	<b>1982</b>
New Const:	<b>No</b>	Annual Tax:	<b>604</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2018/2019</b>
Land Assess:	<b>19,900</b>	DOM:	<b>5</b>
Improvements:	<b>59,900</b>	HOA \$:	<b>/ None</b>
Total Assess:	<b>79,800</b>		

Directions: **From I-265 take round-about towards 10th Street, continue for 1.2 miles, left onto Allison Lane for 1 mile, left onto Middle Road for 0.7 miles, left on Capitol Hills Drive 0.4 miles to auction on right.**

Legal: **CAPITOL HILL 8TH ADDITION LOT 402**

Tot Deductions:	<b>\$65,316</b>	<u>Deduction Type</u>	<u>Comment</u>	<u>Deduction Type</u>	<u>Comment</u>
		Disabled	\$12,480	Supplemental Homestead	\$9,996
		Homestead Standard	\$42,840		

### Remarks

**Ranch Home & Contents Auction Wednesday, December 11 @ 3PM (Real Estate Sells @ 4PM) Selling live onsite a one-level three-bedroom home with an attached garage and a heated and cooled studio workshop located just minutes from the 10th Street shopping corridor and expressway. Partially renovated with just a few finishing touches needed, this 999 square foot home features wood engineered and tile floors, partial replacement windows, and doors, equipped kitchen with gas range, equipped laundry mudroom off kitchen with a Dutch door, and double doors off dining area to deck. The detached 13' x 20' studio workshop is heated and cooled with an attached 7' x 12' utility shed. Annual taxes include Curb Side Recycling & Oak Park Conservancy Sewers. Measurements per courthouse. 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. OPEN INSPECTION Wednesday, December 4, 11am - 1pm and Wednesday, December 11, 12pm - 4pm or call for an appointment.**

### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Slab</b>
Zoning:	<b>Residential</b>	Basement:	<b>No</b>
Construction:	<b>Existing</b>	Basement Type:	
Outbuildings:	<b>Shed</b>	Laundry:	<b>Yes</b>
# Fireplaces:	Fireplace:	Laundry Location:	<b>First Level</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator</b>	Laundry Type:	<b>Laundry Room</b>
Lot Description:	<b>Garden Area</b>	Road Frontage:	<b>60'</b>
Exterior Type:	<b>Wood</b>		
Exterior Feat:	<b>Covered Porch, Deck, Fenced Yard, Solid Surface Drive</b>		
Interior Feat:	<b>Blinds, Ceiling Fan(s), Utility/Mud Room</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>999.0</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>999</b>
Below Grade Unfinish:	<b>0.0</b>		

### Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **20 x 10** Garage Type: **Attached, Front Entry** Garage Spaces: **1**

Type	Dimension	Level	Flooring	Description
Living Room	15 x 13.6	1st Floor	Tile	
Kitchen	22 x 8.6	1st Floor	Tile	Includes Dining Area
Other	7 x 10	1st Floor	Tile	Laundry/Mud Room
Bedroom	11 x 9	1st Floor	Engineered	
Bedroom	11.6 x 12	1st Floor	Engineered	
Bedroom	6 x 11.6	1st Floor	Engineered	
Bathroom Full	7 x 5	1st Floor	Tile	

### 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>Yes</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>
Seller Will Lease:	<b>No</b>	Terms:	<b>No</b>

### Search Criteria

Status is 'Active'  
List Office MUI is 3799939  
Co List Office MUI is 3799939  
Selected 1 of 3 results.

10-20-01-300-889-000-009  
 General Information  
 Parcel Number  
 10-20-01-300-889-000-009  
 Local Parcel Number  
 20-00170-033-1

Tax ID:

Routing Number

Property Class 510  
 1 Family Dwell - Platted Lot

Year: 2020

Location Information

County  
 Clark  
 Township  
 JEFFERSONVILLE TOWNSHIP  
 District 009 (Local 019)  
 JEFFERSONVILLE CITY-OFW  
 School Corp 1010  
 GREATER CLARK COUNTY  
 Neighborhood 10045219  
 09 ANNEX 05 RES AREA 2  
 Section/Plat  
 Location Address (1)  
 1015 CAPITOL HILLS DRIVE  
 JEFFERSONVILLE, IN

WILLIAMS KATHRYN L  
 Ownership  
 WILLIAMS KATHRYN L  
 1015 CAPITOL HILLS DR  
 JEFFERSONVILLE, IN 47130

Legal

CAPITOL HILL 8TH/ADD LOT 402



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

Assessment Year	2020	2019	2018	2017	2016	2015
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	GenReval
As Of Date	11/15/2019	03/31/2019	04/27/2018	04/13/2017	05/12/2016	05/26/2015
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	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Land Res (1)	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$64,100	\$59,900	\$53,500	\$53,300	\$48,300	\$44,800
Imp Res (1)	\$61,900	\$57,700	\$51,500	\$51,500	\$46,500	\$43,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$2,200	\$2,200	\$2,000	\$1,800	\$1,800	\$1,800
Total	\$84,000	\$79,800	\$73,400	\$73,200	\$68,200	\$64,700
Total Res (1)	\$81,800	\$77,600	\$71,400	\$71,400	\$66,400	\$62,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$2,200	\$2,200	\$2,000	\$1,800	\$1,800	\$1,800

Land Data (Standard Depth: Res 120', Cl 100' Base Lot: Res 60' X 120', Cl 0' X 0')

Land Pricing Soil Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
F	F	0	60X125	1.02	\$325	\$332	\$19,920	0%	100%	1.0000	\$19,920

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography  
 Level   
 Flood Hazard   
 Public Utilities  
 All  ERA   
 Streets or Roads  
 Paved  TIF   
 Neighborhood Life Cycle Stage  
 Static   
 Printed  
 Monday, November 18, 2019  
 Review Group

1015 CAPITOL HILLS DRIVE  
 510, 1 Family Dwell - Platted Lot  
 Transfer of Ownership  
 Date  
 01/01/1900  
 Owner  
 WILLIAMS KATHRYN  
 Doc ID Code Book/Page Adj Sale Price  
 WD / \$0

09 ANNEX 05 RES AREA 2/  
 1/2  
 Notes  
 9/3/2019 GENERAL : REASSESSMENT NO CHANGE CW -MS  
 10/8/2015 GENERAL : REASSESSMENT - (LG) CHANGED SQFT OF HOME, ADDED OFF AND REMOVED MSTP  
 8/23/2012 GENERAL : REASSESSMENT LEFT GARAGE AS IS, ADDED 8X10 CONP AND 5X5 MSTP (BL/RR)  
 5/18/2012 GENERAL : 12/13 BLDG PERMIT "PULLED" REASSESSMENT ALREADY VISITED PROPERTY-SF  
 10/19/2011 : 12-13-building permit on file-sf  
 10/10/2011 GENERAL : chgs per reassmt field check 10/11 c  
 4/15/2010 : 2010-11 TT ANNEXED FROM 04-56-33-

Land Computations

Calculated Acreage	0.17
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
Supp. Page Land Value	\$19,900
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$19,900</b>

Appraiser

Collector

Data Source N/A



**General Information**

Occupancy Single-Family  
 Description SINGLE-FAMILY RESI  
 Story Height 1  
 Style N/A  
 Finished Area 999 sqft  
 Make

**Plumbing**

# TF  
 Full Bath 1 3  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 3 5

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  Unfinished  
 Wood  Other  
 Parquet

**Accommodations**

Bedrooms 3  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms 5

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Heat Type**

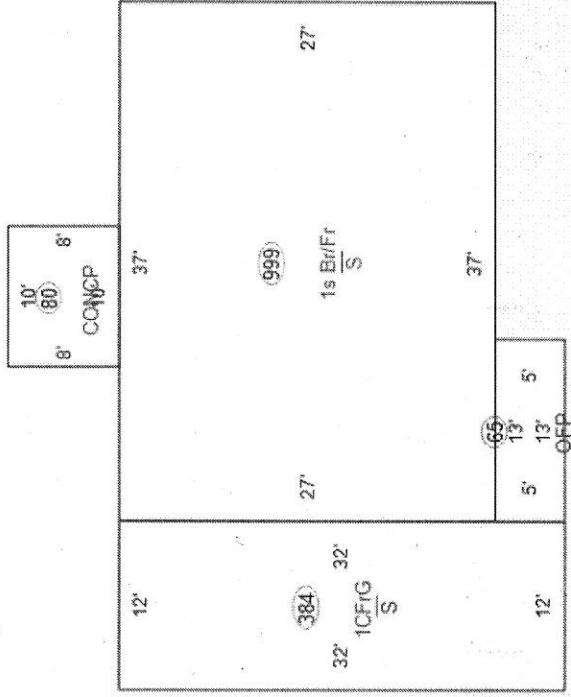
Central Warm Air

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Area Value  
 Patio, Concrete 80 \$400  
 Porch, Open Frame 65 \$3,700



**Adjustments**

Unfin Int (-)		Total Base	\$75,100
Ex Liv Units (+)		1 Row Type Adj. x 1.00	\$75,100
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:999		\$2,700
No Elec (-)			\$0
Plumbing (+/-)	5 - 5 = 0 x \$0		\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
<b>Sub-Total, One Unit</b>			\$77,800
<b>Sub-Total, 1 Units</b>			\$81,900
Exterior Features (+)			\$93,900
Garages (+) 384 sqft			0.90
Quality and Design Factor (Grade)			0.91
Location Multiplier			0.91
Replacement Cost			\$76,904

**Summary of Improvements**

Description	Res Eligibl	Story Height	Year Built	Eff Year	Age	Eff Co	Base Rate	Adj Rate	LCM	RCN	Size	Count	Value
1: SINGLE-FAMILY RESI	100%	1	1982	1982	38 A	1/8 Masonry	\$17.06	\$17.06	0.91	\$76,904	999 sqft	1	\$76,904
2: UTILITY SHED	0%	1	1996	1996	24 A	C	\$17.06	\$17.06	0.91	\$4,036	260 sqft	1	\$4,036

Floor Constr	Base	Finish	Value	Totals
1 91A	999	999	\$75,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1383	0	\$0	

Norm Dep	Remain. Value	Abn Obs	PC Nbhhd	Mrkt	Improv Value
34%	\$50,760	0%	100%	1.2200	\$61,900
55%	\$1,820	0%	100%	1.2200	\$2,200



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

Date (month, day, year)  
11 09 2019

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) 1415 Capitol Hills Dr Jelf, IN 47130

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"/>	<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	<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?					
					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. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
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.

X  
Signature of Seller Rodcyn L. Williams Date (mm/dd/yy) 11-2-19 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) \_\_\_\_\_

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			<input checked="" type="checkbox"/>
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)

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>Kathryn L. Williams</i>	Date (mm/dd/yy) <i>11-04-19</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.





1015 Capitol Hills Drive, Jeffersonville, Indiana 47130

