

BID PACKET

Carolyn Jean Tegarden Estate

HOME WAREHOUSE INDUSTRIAL ONLINE AUCTION



**605 HAUSFELDT LANE
NEW ALBANY, IN 47150**



ONLINE BIDDING ENDS

MONDAY, DECEMBER 7 @ 2PM

**HARRITT
GROUP INC.**

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

605 Hausfeldt Lane, New Albany, IN 47150

Bidding Ends Monday, December 7, 2020

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 an open house or by appointment. Video tours available upon request.

BIDDING ONLINE

A 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 hammer bid price to determine the final purchase price. 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 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. 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 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 January 18, 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 per courthouse records. 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 rear of property is located in Flood Zone A.*

EVIDENCE OF TITLE

The 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.

ZONING

The property is Zoned Industrial.

SURVEY

Property is being sold without a survey. All land measurements are per courthouse records.

PARCEL

22-05-01-400-013.000-007

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. Current Annual Taxes \$1,955.66

DEDUCTIONS 2019/2020

Homestead \$45,000

Supplemental \$17,150

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 Monday, November 30 - Monday, December 7 @ 2PM.

AGENCY

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

SELLER

Carolyn Jean Tegarden Estate

PERSONAL REPRESENTATIVE

Pamela Blasius

ATTORNEY

Steve Lohmeyer

The Lohmeyer Law Office

HOME WAREHOUSE INDUSTRIAL ONLINE AUCTION
BIDDING BEGINS: MONDAY, NOVEMBER 30 @ 2 PM
BIDDING ENDS: MONDAY, DECEMBER 7 @ 2PM
605 HAUSFELDT LANE, NEW ALBANY, IN 47150

Selling online for the Carolyn Jean Tegarden Estate, an industrial-zoned 1.262-acre tract with an updated three-bedroom 1,436 square foot ranch home with basement and attached garage, a spacious 6,367 square foot warehouse with three-phase electric and 4-overhead doors, an attached 320 square foot office with separate entrance, and a pole barn with 2-overhead doors located near the industrial park and Indiana University Southeast. The warehouse was formerly Bill Tegarden's "The Wood Shop" - woodworking and custom cabinetry shop. A unique property with unlimited potential with easy access to I-265 off Grantline Road.

PROPERTY HIGHLIGHTS

- Zoned Industrial
- 1.262 Acres
- 6,367 SF Warehouse Built 1992
- Attached 320 SF Office
- Vinyl Siding Ranch w/ Basement Built 1953
- First Floor - 1,436 SF
- 3 Bedrooms - 1.5 Baths
- 1,450 SF Pole Barn
- Concrete Parking Area
- 100' Road Frontage x 550' +-
- 3/4 Mile NW of I-265 Grantline Road Exit #3

HOME ON 1.262 ACRES Located in a residential and industrial corridor near the Industrial Park and Indiana University Southeast in Floyd County, an updated 1,436 square foot ranch home with bedroom suite addition, an additional 1,036 square foot unfinished basement, attached one-car garage, and a 17' x 10'6 wood garden shed on a 1.262-acre setting with a creek at rear of the property. Home built in 1953 features 3 bedrooms, 1.5 baths, eat-in kitchen with custom cabinets, living room with cathedral ceiling, dining room with french doors, and hardwood floors. Home has natural gas heat and central air.

WAREHOUSE

- 6,367 Square Feet
- Built 1992
- Clear Span 78'8 x 48'8 Workshop w/ (2) 12'w x 10'h Overhead Doors
- Clear Span 39' x 28' Workshop w/12'w x 13'h Overhead Door
- Receiving Room 30' x 19'8 w/10'w x 12'h Overhead Door
- Workshop 28'6 x 13'9 w/Exhaust Fan
- 12' - 15' Ceiling Height
- 3 Phase Electric
- Compressed Air Piping
- Hanging Overhead Heating Units
- 48" Concrete Foundation Walls
- 1/2 Bath
- Dispatch Room

OFFICE

- 320 Square Feet
- Full Bath
- (3) Built-in Desks
- Heating & Air Wall Unit

POLE BARN

- 1450 Square Feet
- Office 11'10 x 12'2
- One Bay Garage 19'6 x 24' w/ 10'W x 8'H Overhead Door
- Storage Room 12'2 x 12'5
- One Bay Garage 24'5 x 24' w/8'W x 8'H Overhead Door
- Storage Room 7'10 x 19'

22-05-01-400-013.000-007
General Information
Parcel Number
 22-05-01-400-013.000-007
Local Parcel Number
 0052590013
Tax ID:

Tegarden, William D. Jr. & Caroly
Ownership
 Tegarden, William D. Jr. & Caroly Jea
 605 Hausfeldt Ave
 New Albany, IN 47150

605 HAUSFELDT Ln
Transfer of Ownership
Doc ID Code Book/Page Adj Sale Price VII
 0 WD 14/7769 \$0
 01/01/1900 STANDEFER, PHILLIP / \$0

370, Small Shop
Notes
 10/17/2019 2202: 2019 BF FEILD REVIEW AND DATA COLLECTION.
 9/25/2018 19UP: ALLOCATION ARE ALL CORRECT PER SHANNON. SB

1/4
Routing Number
 05-01-420-013
Property Class 370
 Small Shop
Year: 2020

Legal
 SW1/4 14-2-6 1.262 AC.

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

Industrial

Assessment Year
 2020 WIP
Reason For Change
 02/21/2020
As Of Date
 01/01/2020
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Location Information
County
 Floyd
Township
 NEW ALBANY TOWNSHIP
District 007 (Local 007)
 NEW ALBANY TOWNSHIP
School Corp 2400
 NEW ALBANY-FLOYD COUNTY C
Neighborhood 5000200-007
 New Albany City Homesites
Section/Plat
 14
Location Address (1)
 605 HAUSFELDT Ln
 NEW ALBANY, IN 47150

Assessment Year
 2019 AA
Reason For Change
 06/25/2019
As Of Date
 02/15/2019
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Assessment Year
 2018 Misc
Reason For Change
 07/20/2018
As Of Date
 02/15/2019
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Assessment Year
 2020 AA
Reason For Change
 01/01/2020
As Of Date
 01/01/2020
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Assessment Year
 2019 AA
Reason For Change
 06/25/2019
As Of Date
 02/15/2019
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Assessment Year
 2018 Misc
Reason For Change
 07/20/2018
As Of Date
 02/15/2019
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Land
 \$50,300
 Land Res (1)
 \$26,200
 Land Non Res (2)
 \$0
 Land Non Res (3)
 \$24,100
Improvement
 \$120,700
 Imp Res (1)
 \$67,800
 Imp Non Res (2)
 \$0
 Imp Non Res (3)
 \$52,900
Total
 \$171,000
 Total Res (1)
 \$94,000
 Total Non Res (2)
 \$0
 Total Non Res (3)
 \$77,000

Land
 \$50,300
 Land Res (1)
 \$26,200
 Land Non Res (2)
 \$0
 Land Non Res (3)
 \$24,100
Improvement
 \$128,100
 Imp Res (1)
 \$67,800
 Imp Non Res (2)
 \$0
 Imp Non Res (3)
 \$60,300
Total
 \$178,400
 Total Res (1)
 \$94,000
 Total Non Res (2)
 \$0
 Total Non Res (3)
 \$84,400

Land
 \$50,300
 Land Res (1)
 \$26,200
 Land Non Res (2)
 \$0
 Land Non Res (3)
 \$24,100
Improvement
 \$120,700
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 \$67,800
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 \$0
 Imp Non Res (3)
 \$52,900
Total
 \$171,000
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 \$94,000
 Total Non Res (2)
 \$0
 Total Non Res (3)
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 \$50,300
 Land Res (1)
 \$26,200
 Land Non Res (2)
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 Land Non Res (3)
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 Land Res (1)
 \$26,200
 Land Non Res (2)
 \$0
 Land Non Res (3)
 \$24,100
Improvement
 \$126,700
 Imp Res (1)
 \$67,100
 Imp Non Res (2)
 \$0
 Imp Non Res (3)
 \$59,600
Total
 \$177,200
 Total Res (1)
 \$93,300
 Total Non Res (2)
 \$0
 Total Non Res (3)
 \$83,900

Land Pricing Soil
 Act Front. Rate Rate Rate
 9 A 0 1.0000 1.00 \$47,500 \$47,500 \$47,500
 11 A 0 0.262 1.94 \$47,500 \$92,150 \$24,143

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Market Model
 5000200-007 - Commercial
Topography
 Level
Public Utilities
 Electricity
Streets or Roads
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed Wednesday, October 21, 2020

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Zoning
 9 A
Subdivision
 11
Lot
 1.26
Calculated Acreage
 1.26
Actual Frontage
 0
Developer Discount

Parcel Acreage
 1.26
 81 Legal Drain NV
 82 Public Roads NV
 83 UT Towers NV
 9 Homesite
 91/92 Acres
 Total Acres Farmland
 Farmland Value
 Measured Acreage
 Avg Farmland Value/Acre
 Value of Farmland
 Classified Total
 Farm / Classified Value
 Homesite(s) Value
 91/92 Value
 Supp. Page Land Value
 CAP 1 Value
 CAP 2 Value
 CAP 3 Value
Total Value

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 Supp. Page Land Value
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 CAP 2 Value
 CAP 3 Value
Total Value

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')
Adj. Rate
 \$47,500
Ext. Value
 \$47,500
Infl. %
 -45%
Res Market
 100%
Elig %
 100%
Factor
 1.0000
Value
 \$26,130
Res Market
 0%
Elig %
 0%
Factor
 1.0000
Value
 \$24,140

Land Data (Standard Depth: Res 120', Cl 120' Base Lot: Res 0' X 0', Cl 0' X 0')
Adj. Rate
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Ext. Value
 \$47,500
Infl. %
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Res Market
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Ext. Value
 \$47,500
Infl. %
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Elig %
 100%
Factor
 1.0000
Value
 \$26,130
Res Market
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Elig %
 0%
Factor
 1.0000
Value
 \$24,140

Data Source
 External Only
Collector
 10/21/2019
Appraiser
 10/21/2019
BF

Data Source
 External Only
Collector
 10/21/2019
Appraiser
 10/21/2019
BF

Data Source
 External Only
Collector
 10/21/2019
Appraiser
 10/21/2019
BF

Data Source
 External Only
Collector
 10/21/2019
Appraiser
 10/21/2019
BF

Data Source
 External Only
Collector
 10/21/2019
Appraiser
 10/21/2019
BF

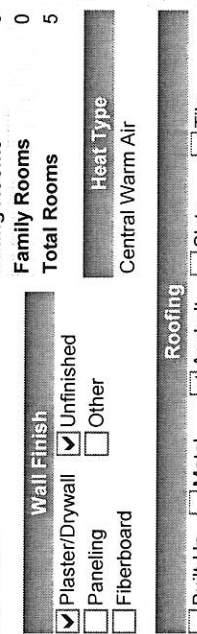
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	1	3
Story Height	1	0	0
Style	11 Story Conventional	1	1
Finished Area	1436 sqft	1	1
Make		0	0
		3	5

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	2
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joint	<input 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"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		<input type="checkbox"/> Tile

Description		Area	Value
Porch, Open Frame		112	\$4,400
Patio, Concrete		200	\$1,100
Stoop, Masonry		264	\$3,700



Plumbing		Specialty Plumbing	
Full Bath	1	20'	10'
Half Bath	0	22'	22'
Kitchen Sinks	1	12'	12'
Water Heaters	1	22'	22'
Add Fixtures	0	22'	22'
Total	3	42'	42'

Description		Count	Value
Plumbing		3	\$90,300
Specialty Plumbing		1	\$129,948

Summary of Improvements		Summary of Improvements	
Res Eligibl	100%	Eff Year	1953
Story Height	1	Eff Age	67
Construction	Wood Frame	Base Rate	\$7.41
Grade	Concrete Floor	LCM	0.91
Year Built	1994	Adj Rate	\$7.41
Year	1990	Base Rate	\$7.41
Construction	SV	Eff Co	26
Grade	Concrete Floor	Eff Age	30
Year Built	1990	Eff Year	1990
Year	1990	Eff Age	30

Description		Res Eligibl	Story Height	Construction	Grade	Year Built	Year	Eff Age	Eff Co	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value	
1: Single-Family R 01		100%	1	Wood Frame	C	1953	1953	67	A	\$7.41	0.91	\$7.41	2,472 sqft	\$129,948	42%	\$75,370	0%	100%	1,000	0.9000	\$67,800
2: Lean-To R 01		0%	1	Concrete Floor	D	1994	1994	26	A	\$7.41	0.91	\$7.41	4'x16' x 8'	\$345	45%	\$190	0%	100%	1,000	0.9000	\$200
3: Utility Shed R 01		0%	1	SV	D	1990	1990	30	A	\$7.41	0.91	\$7.41	10'x16'	\$345	60%	\$190	0%	100%	1,000	0.9000	\$100

Description		Area	Value
Porch, Open Frame		112	\$4,400
Patio, Concrete		200	\$1,100
Stoop, Masonry		264	\$3,700

Adjustments		Total Base	
Unfin Int (-)		1 Row Type Adj. x 1.00	\$118,400
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1436	\$3,200
No Elec (-)			\$0
Plumbing (+/-)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$121,600
Sub-Total, 1 Units			\$121,600
Exterior Features (+)			\$130,800
Garages (+) 416 sqft			\$142,800
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.91
Replacement Cost			\$129,948

Client Detail

605 Hausfeldt Lane, New Albany, IN 47150

Listing #: **2020012024**

Total Finished Sqft: **1,436**

Above Grade Finished SqFt: **1,436**

\$0
Active (11/16/20)



Prop Type: Residential/Farm	SubType: Residential	
County: Floyd	Township: New Albany	
Subdivision: No	School Dst: New Albany-Floyd Cty	
Subdiv Nm: No	Parcel#: 220501400013000007	
Beds: 3	Lot Sz: 1.262 / 54,973	
Baths: 2 (1 1)	Lot Size Src: Assessor	
Abv Grd SF: 1,436	Lot Dim: 100 x 550 +/-	
Tot Fin SF: 1,436	Year Built: 1953	
New Const: No	Annual Tax: 1,956	
Home Warranty: No	Tax Year: 2019/2020	
Land Assess: 50,300	DOM: 1	
Improvements: 120,700	HOA \$: /	
Total Assess: 171,000		
Directions: I-265 to Grantline Road Exit #3. North 1/4 mile to left on Hausfeldt Lane. West 1/2 mile to property on right. SW1/4 14-2-6 1.262 AC.		
Legal: SW1/4 14-2-6 1.262 AC.		
Tot Deductions: \$62,150	<u>Deduction Type</u>	<u>Comment</u>
	Supplemental Homestd	\$17,150

Remarks

Home Warehouse Industrial Online Auction - Bidding Ends Monday, December 7 @ 2 PM. Industrial-zoned 1.262-acre tract with an updated three-bedroom 1,436 square foot ranch home with basement and attached garage, a spacious 6,367 SF heated warehouse with three-phase electric and 4-overhead doors, an attached 320 SF office with separate entrance, and a 1,450 SF pole barn with 2-overhead doors located near the Industrial Park and Indiana University Southeast. The rear of the property near the creek is located in Flood Zone A. The warehouse was formerly Bill Tegarden's "The Wood Shop" - woodworking and custom cabinetry shop. A unique property with unlimited potential with easy access to I-265 off Grantline Road. 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 in the form of cash, check, or wired funds are due within 24 hours following the auction, balance due in 40 days. Taxes prorated to the day of closing. Possession at closing. Selling as is without contingencies, all inspections welcomed before the auction. See full details in the Auction Bid Packet. OPEN Monday, November 30, 11AM - 1PM, Monday, December 7, 11AM - 1PM or contact us for a private showing.

Amenities

Type: 1 Story	Foundation: Concrete Block, Crawl Space	
Zoning: Industrial	Basement: Yes	Basement Type: Crawl Space, Unfinished
Construction: Existing	Laundry: Yes	Laundry Location: Basement
Outbuildings: Garage, Pole Barn, Shed	Laundry Type: Other	
# Fireplaces: None	Road Frontage: 100'	
Roof Type: Shingle		
Appliances: Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description: Adj River/Stream/Crk		
Exterior Type: Vinyl Siding		
Exterior Feat: Covered Porch, Landscaped, Patio, Solid Surface Drive		
Interior Feat: 1st Floor Master, Bath Master, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Eat-in Kitchen, Formal Dining Rm, Foyer, Natural Wood Trim, Sump Pump		
Road Type: Paved		

Measurements

Above Grade Finished: 1,436.0	Nonconform Finished: 0.0
Above Grade Unfinish: 0.0	Nonconform Unfinish: 0.0
Below Grade Finished: 0.0	TFLS: 1,436
Below Grade Unfinish: 1,036.0	

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **26 x 16** Garage Type: **Attached, Detached, Front Entry, Pole Barn** Garage Spaces: **6**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	17.2 x 13.10	1st Floor	Carpet	Cathedral Ceiling
Dining Room	17.3 x 7.8	1st Floor	Wood	French Doors
Kitchen	13.4 x 8.8	1st Floor	Vinyl	
Other	7.6 x 7.8	1st Floor	Wood	Entry
Bedroom	10.8 x 13.4	1st Floor	Carpet	
Bedroom	9.8 x 11.8	1st Floor	Carpet	
Main Bedroom	16.9 x 12.10	1st Floor	Carpet	
Bathroom Full	11.6 x 5.11	1st Floor	Tile	Off Main Bedroom
Bathroom Half	3.10 x 7.6	1st Floor	Tile	

Utilities

Water Heater: **Natural Gas**
Water Type: **Public Onsite**
Natural Water: **Creek**
Sewer Type: **Sewer**

Heat Type: **Forced Air**
Cooling Type: **Central Air**
Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **Yes**
Seller Will Lease: **No**

Covenants & Restr: **Unknown**
Sign: **Yes**
Terms: **No**

All information deemed reliable but not guaranteed.



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: 605 Hausfeldt Ln, New Albany, IN 47150

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) 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) 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) 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)

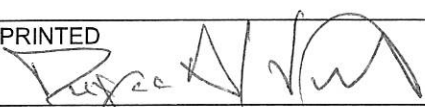
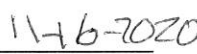
- (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

605 Hausfeldt Ln, 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.

57	_____	_____	_____	_____
58	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
59	_____	_____	_____	_____
60	PRINTED		PRINTED	
61	_____	_____	_____	_____
62				
63	_____	_____	_____	_____
64	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
65	_____	_____	_____	_____
66	PRINTED		PRINTED	
67				
68	LISTING BROKER	DATE	SELLING BROKER	DATE
69	_____	_____	_____	_____
70				



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605 Hausfeldt Ln, New Albany, IN 47150
(Property Address)

605 Hausfeldt Lane, New Albany, Indiana 47150



Floodplains (DFIRM)

Flood Zone and Subtype

A

AE Fringe

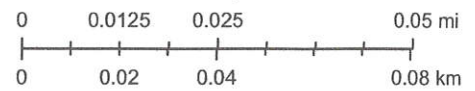
AE Floodway

AO₁

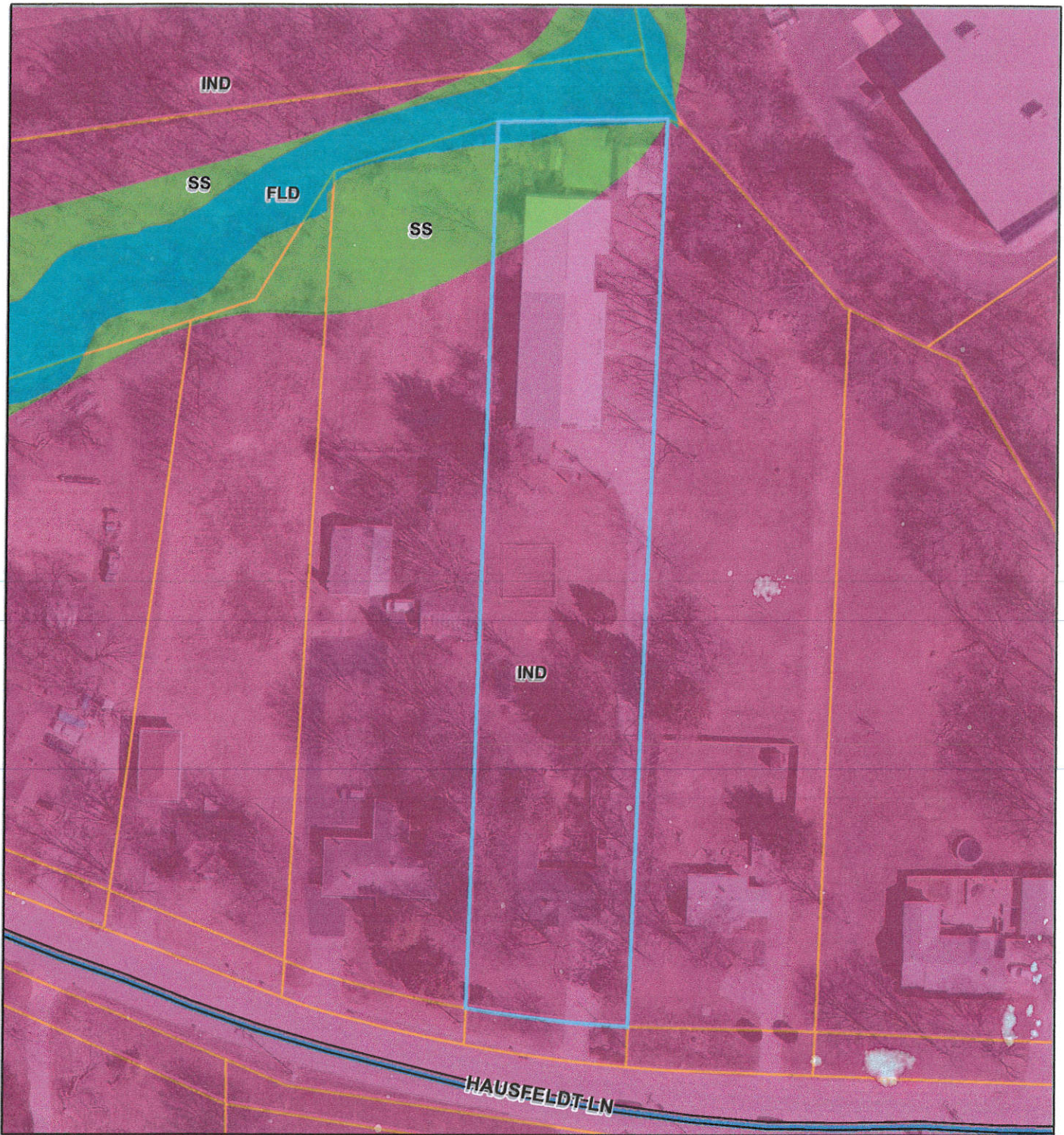
0.2% Annual Chance Flood Hazard

Reduced Risk Due to Levee

1:1,500



605 Hausfeldt Lane, New Albany



Floodplains (DFIRM)

Flood Zone and Subtype

- A
- AE Fringe
- AE Floodway
- AO
- 0.2% Annual Chance Flood Hazard
- Reduced Risk Due to Levee

New Albany Zone Map

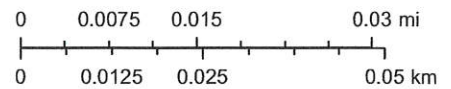
Zoninh

- LDR - Low Density Residential
- MDR - Mixed Density Residential
- TR - Traditional Residential
- D - Downtown
- MU - Mixed Use
- MC - Mixed Use Corridor Commercial

HC - Highway Oriented Commercial

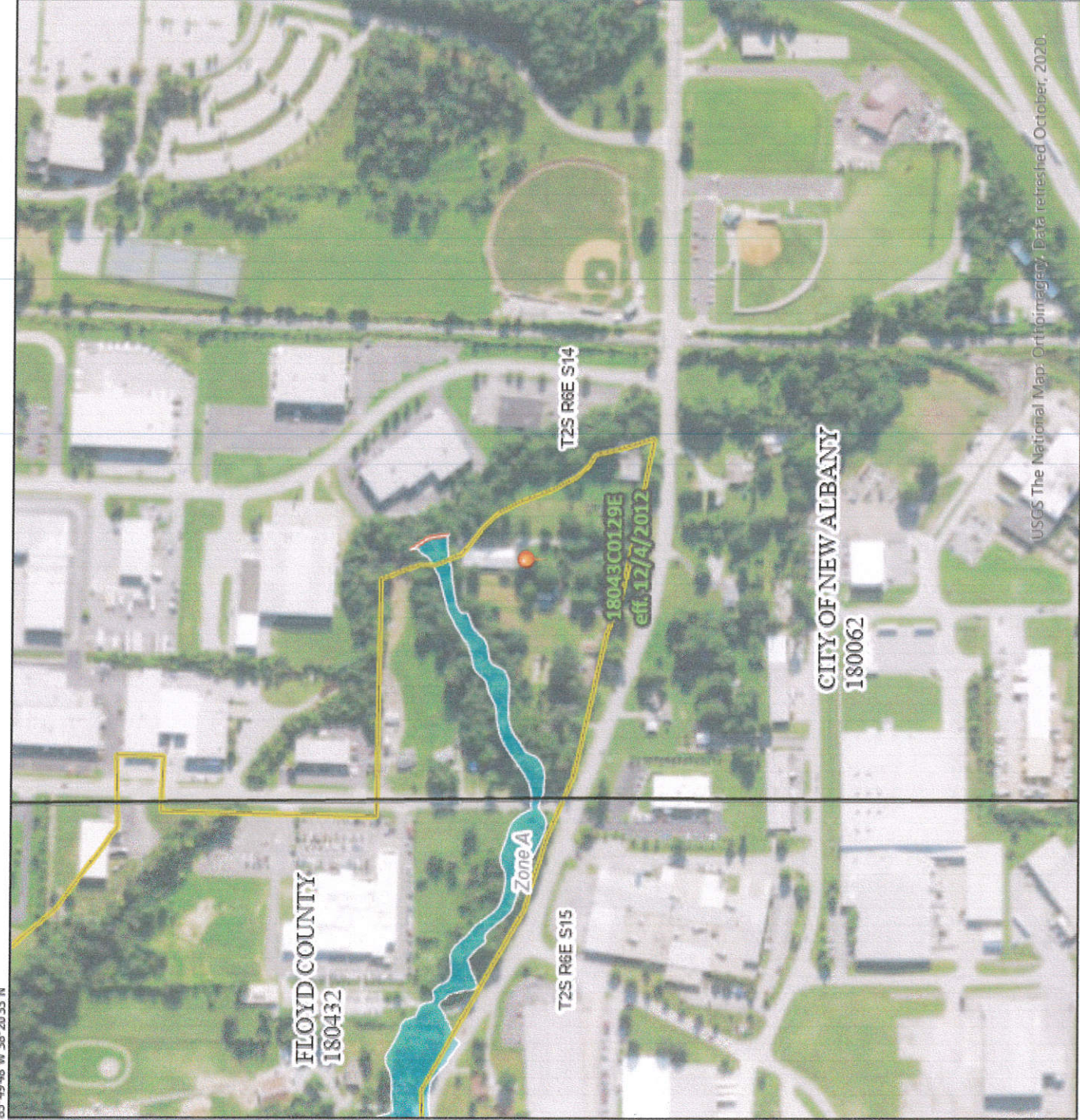
- IND - Industrial
- IST - Institutional
- CEM - Cemetery
- FLD - Floodplain
- SS - Steep Slope

1:1,000



National Flood Hazard Layer FIRMette

85°49'48"W 38°20'33"N



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, AE9
- With BFE or Depth *Zone AE, AO, AH, VE, AP*
- 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

- 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
- Hydrographic Feature

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 **11/12/2020 at 10:11 AM** 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.

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