

## BID PACKET

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George & Brenda Goodale

# RENOVATED BUNGALOW ONLINE AUCTION



**409 W. UTICA STREET  
SELLERSBURG, IN 47172**



ONLINE BIDDING ENDS  
**MONDAY, JULY 13 @ 2PM**

**HARRITT  
GROUP** INC.

**HARRITGROUP.COM**

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



**REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS**

**409 W. Utica Street, Sellersburg, Indiana 47172**

**Monday, July 13, 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 appointment only. Video tours available upon request.

**BIDDING ONLINE** - Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

**BUYER'S PREMIUM** - A 10% buyer's premium will be added to the 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* 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 August 24, 2020. 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.

**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.

**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. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

**SURVEY** - Property is being sold without a survey. Lot size of 96' x 165' *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** - Possession to be at closing.

**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. 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. Bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

**SOLD WITH SELLER'S RESERVE** - Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

**PRE-AUCTION SALES** Pre-auction offers must meet all auction terms and be submitted to the Auctioneer on the Real Estate Purchase Agreement along with the required deposit prior to the beginning of the Online Auction. 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** George & Brenda Goodale

## Client Detail

### 409 W Utica Street, Sellersburg, IN 47172

**\$0**

Listing #: **202008726**

Total Finished Sqft: **1,550**

Above Grade Finished SqFt: **1,550**

Active (06/24/20)



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Silver Creek</b>
Subdivision:	<b>No</b>	School Dst:	<b>West Clark Comm.</b>
Subdiv Nm:		Parcel#:	<b>101711000292000031</b>
Beds:	<b>4</b>	Lot Sz:	<b>0.36 / 15,682</b>
Baths:	<b>2 (2 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,550</b>	Lot Dim:	<b>96' x 165'</b>
Tot Fin SF:	<b>1,550</b>	Year Built:	<b>1937</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,016</b>
Home Warranty:	<b>No</b>	Tax Year:	<b>2019/2020</b>
Land Assess:	<b>41,900</b>	DOM:	<b>0</b>
Improvements:	<b>85,700</b>	HOA \$:	<b>/</b>
Total Assess:	<b>127,600</b>		

Directions: **I-265 to I-65 North to Exit #9 toward Sellersburg/Speed. Merge onto County Road 311S. Continue on S. Indiana Avenue 0.3 miles to left on W. Utica Street. Auction 0.2 mile on left.**

Legal: **EHRINGER SUBD LOT 1 BLK 2**  
 Tot Deductions: **\$73,560** Deduction Type **Supplemental Homestd** Comment **\$28,560**

### Remarks

**Renovated Bungalow Online Auction - Bidding Ends Monday, July 13 @ 2PM. Classic four-bedroom two-bath bungalow fully renovated with charm and character surrounded by landscaped grounds and a detached two-car garage with quarter-bath located just North of Sellersburg's downtown district and minutes from schools, shopping, and food destinations. Home features original wood floors, replacement windows, renovated kitchen and baths, and recently waterproofed basement April 2020. Outdoor features include private 16' x 29' paver patio with retractable awning, fenced hot tub area, (hot tub needs repairs and above ground pool recently removed), 6' vinyl privacy fence, and a 10' x 10' storage building with loft. Agent estimates finished square footage to be greater than courthouse records. 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 is 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 prior to the auction. OPEN INSPECTION Wednesday, July 1, 12 Noon - 3PM and Monday, July 13, 10AM - 12 Noon.**

### Amenities

Type:	<b>1.5 Story</b>	Foundation:	<b>Concrete Block, Poured Concrete</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Full, Outside Entrance, Unfinished</b>
Outbuildings:	<b>Garage, Shed</b>	Laundry Location:	<b>First Level</b>
# Fireplaces:	<b>1</b> Fireplace: <b>Gas Burning</b>	Laundry Type:	<b>Laundry Room</b>
Roof Type:	<b>Shingle</b>	Road Frontage:	<b>96'</b>
Appliances:	<b>Dishwasher, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator</b>		
Exterior Type:	<b>Vinyl Siding</b>		
Exterior Feat:	<b>Enclosed Porch, Fenced Yard, Landscaped, Patio, Solid Surface Drive, Thermopane windows</b>		
Interior Feat:	<b>1st Floor Master, 1st Floor Utility, Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Sump Pump, Utility/Mud Room, Walk-in Closet(s)</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,550.0</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>1,550</b>
Below Grade Unfinish:	<b>900.0</b>		

### Room Sizes & Levels

Total Rooms: **8** Garage: **Y** Garage Size: **24 x 22** Garage Type: **Detached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	15 x 19	1st Floor	Wood	
Kitchen	13 x 13.6	1st Floor	Wood	
Bedroom	11.6 x 12.6	1st Floor	Wood	
Bedroom	11.6 x 10	1st Floor	Wood	
Bathroom Full	6.6 x 7	1st Floor	Tile	
Other	20 x 6.6	1st Floor	Vinyl	Mud Room
Other	15 x 6.6	1st Floor	Laminate	Enclosed Porch
Bedroom	20 x 11	2nd Floor	Carpet	
Bedroom	10.6 x 7.6	2nd Floor	Carpet	
Bathroom Full	9 x 8	2nd Floor	Tile	

**Utilities**

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

Heat Type: **Forced Air**  
Cooling Type: **Central Air, Window A/C Unit(s)**  
Fuel Type: **Nat Gas**

**General Information**

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

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

All information deemed reliable but not guaranteed.

**10-17-11-000-292.000-031**  
**General Information**  
**Parcel Number**  
 10-17-11-000-292.000-031  
**Local Parcel Number**  
 17-00013-019-0  
**Tax ID:**

**Routing Number**  
 042.000  
**Property Class 510**  
 1 Family Dwell - Platted Lot  
**Year: 2020**

**Location Information**  
**County**  
 Clark  
**Township**  
 SILVER CREEK TOWNSHIP  
**District 031 (Local 017)**  
 SELLERSBURG TOWN  
**School Corp 0940**  
 WEST CLARK COMMUNITY  
**Neighborhood 10085011**  
 EHRINGER SUBD - 031  
**Section/Plat**  
 Location Address (1)  
 409 UTICA STREET  
 SELLERSBURG, IN 47172

**GOODALE, GEORGE H & BREN**  
**Ownership**  
 GOODALE GEORGE H & BRENDA  
 409 UTICA STREET  
 SELLERSBURG, IN 47172

**Legal**  
 EHRINGER SUBD LOT 1 BLK 2



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

Assessment Year	2020	2019	2018	2017	2016
<b>Reason For Change</b>	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
<b>As Of Date</b>	03/19/2020	03/31/2019	04/27/2018	04/13/2017	05/12/2016
<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>					
<b>Land</b>	\$41,900	\$41,900	\$41,900	\$41,900	\$41,900
Land Res (1)	\$41,900	\$41,900	\$41,900	\$41,900	\$41,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	\$91,600	\$85,700	\$84,800	\$88,600	\$95,400
Imp Res (1)	\$90,600	\$84,700	\$83,800	\$87,200	\$93,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$1,000	\$1,000	\$1,000	\$1,400	\$1,500
<b>Total</b>	\$133,500	\$127,600	\$126,700	\$130,500	\$137,300
Total Res (1)	\$132,500	\$126,600	\$125,700	\$129,100	\$135,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$1,000	\$1,000	\$1,000	\$1,400	\$1,500

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 60' X 132', CI 0' X 0')

Land Pricing Soil Type	Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Elig %	Res Market Factor	Value
F	F	0	96x165	1.09	\$400	\$436	\$41,856	0%	100%	1.0000	\$41,860

**Zoning**  
 F  
**Subdivision**

**Lot**  
 Market Model  
 N/A

**Characteristics**  
**Topography**  
 Level   
**Flood Hazard**  
 ERA   
**Public Utilities**  
 All   
**Streets or Roads**  
 Paved   
**Neighborhood Life Cycle Stage**  
 Static   
 Printed

Wednesday, March 25, 2020  
**Review Group**

**Data Source** N/A  
**Collector**  
**Appraiser**

**GOODALE, GEORGE H & BREN**  
**Ownership**  
 GOODALE GEORGE H & BRENDA  
 409 UTICA STREET  
 SELLERSBURG, IN 47172

**Legal**  
 EHRINGER SUBD LOT 1 BLK 2



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**Zoning**  
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**Lot**  
 Market Model  
 N/A

**Characteristics**  
**Topography**  
 Level   
**Flood Hazard**  
 ERA   
**Public Utilities**  
 All   
**Streets or Roads**  
 Paved   
**Neighborhood Life Cycle Stage**  
 Static   
 Printed

Wednesday, March 25, 2020  
**Review Group**

**Data Source** N/A  
**Collector**  
**Appraiser**

**EHRINGER SUBD - 031/100**  
**Notes**  
 9/27/2017 GENERAL: REASSESSMENT SV  
 WDDK AND POOL. KSIKH  
 8/10/2012 GENERAL: REASSESSMENT -- (BL-LG)  
 -- ADDED CONCP, SHED, POOL & WDDK  
 3/30/2011 GENERAL: 11-12 (BLDG PERMIT)--LG-  
 -ADDED 13FC, CHANGED GRADE ON BOTH  
 DWELLING & GAR & EFF YEAR ON DWELLING,  
 REMOVED OBS & HALF STORY  
 2/6/2008: 06-07 F115 GAVE IMPROVEMENTS INF.  
 PER F130 FILED, AGREED WITH TWP.  
 1/24/2008: 2006-07 #133 REMOVED UTILITY  
 SHED.  
 5/9/2003: GMM 10-31-01 JAB  
 4/23/2002: EST. GARAGE AND REAR EFF -  
 DOGS  
 4/23/2002: GOODALE, GEORGE H & BRENDA A%  
 COMMUNITY SAVINGS BANK FSB

**Legal**  
 EHRINGER SUBD LOT 1 BLK 2



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Land Computations

Calculated Acreage	0.36
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	\$41,900
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$41,900</b>

**General Information**

Occupancy Single-Family  
 Description SINGLE-FAMILY RES  
 Story Height 1  
 Style N/A  
 Finished Area 940 sqft  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  Unfinished  
 Wood  Other  
 Parquet

**Plumbing**

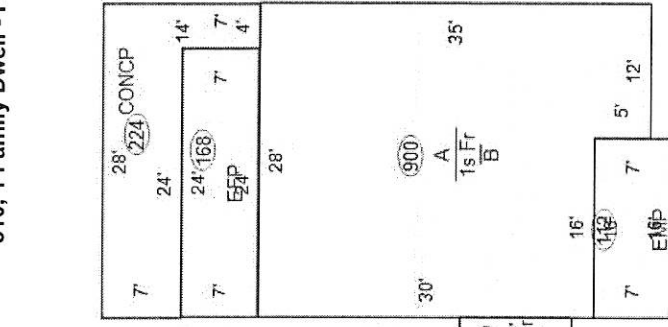
# TF  
 Full Bath 1 3  
 Half Bath 0 0  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 3 5

**Accommodations**

Bedrooms 1  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms 4

**Heat Type**

Central Warm Air



Floor Constr	Base	Finish	Value	Totals
1 1Fr	940	940	\$71,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	900	0	\$6,000	
Bsmt	900	0	\$22,700	
Crawl	40	0	\$2,500	
Slab				

**Adjustments**

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) \$3,200  
 No Elec (-) \$0  
 Plumbing (+/-) \$0  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Total Base** \$102,200  
**1 Row Type Adj. x 1.00** \$102,200

**Sub-Total, One Unit** \$105,400  
**Sub-Total, 1 Units** \$105,400

Description	Count	Value
Exterior Features		
Porch, Enclosed Masonry	112	\$7,400
Porch, Enclosed Frame	168	\$8,900
Patio, Concrete	224	\$1,200
Specialty Plumbing		

**Exterior Features (+)** \$17,500  
**Garages (+) 0 sqft** \$0  
 Quality and Design Factor (Grade) 0.90  
 Location Multiplier 0.91  
**Replacement Cost** \$100,655

**Summary of Improvements**

Description	Res Eligibl	Story Height	Year Built	Eff Age	Eff Co	Base Rate	Adj Rate	LCM	RCN	Size	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrkt	Improv Value
1: SINGLE-FAMILY RESI	100%	1	1937	1950	70 A	\$27.89	\$27.89	0.91	\$100,655	2,740 sqft	47%	\$53,350	0%	100%	1,5000	\$80,000
2: DETACHED GARAGE	100%	1	1950	1950	70 A	\$27.89	\$27.89	0.91	\$11,390	528 sqft	47%	\$6,040	0%	100%	1,5000	\$9,100
3: Pool, Above Ground (O	0%	1	2003	2003	17 A			0.91		16'x32'	85%		0%	100%	1,5000	\$500
4: Utility Shed	0%	1	2005	2005	15 A			0.91		8'x8'	45%		0%	100%	1,5000	\$500
5: Wood Deck	100%	1	2003	2003	17 A			0.91		324 sqft	16%		0%	100%	1,5000	\$1,500





# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)  
6-23-2020

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) **409 W. Utica Street, Sellersburg, IN**

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	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field/Bed	✓				
Clothes Washer	✓				Hot Tub					
Dishwasher			✓		Plumbing			✓		
Disposal	✓				Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood			✓		Water Heater/Electric	✓				
Microwave Oven			✓		Water Heater/Gas			✓		
Oven			✓		Water Heater/Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)			✓		Well	✓				
Trash Compactor	✓				Septic and Holding Tank/Septic Mound	✓				
TV Antenna/Dish	✓				Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?			✓		
					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>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	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat	✓				
Garage Door Opener / Controls			✓		Furnace Heat/Gas			✓		
Inside Telephone Wiring and Blocks/Jacks			✓		Furnace Heat/Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures					Woodburning Stove	✓				
Sauna	✓				Fireplace <b>Gas</b>				✓	
Smoke/Fire Alarm(s)			✓		Fireplace Insert	✓				
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)			✓		Humidifier	✓				
60/100/200 Amp Service (Circle one)			✓		Propane Tank	✓				
Generator	✓				Other Heating Source	✓				

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>[Signature]</i>	Date (mm/dd/yy) 6-23-2020	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 6/23/2020	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)

409 W. Utica Street, Sellersburg, IN

2. ROOF	YES	NO	DO NOT KNOW
Age, if known <u>20</u> Years. <u>20</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 type="checkbox"/>	<input type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

\* Inplace works  
Needs remote.

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

\* Had raccoons in attic. Been removed. Soffitt will be prepared.

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use of non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
* Is there any damage due to wind, flood, termites, or rodents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay for flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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>Brendan A. Goodale</i>	Date (mm/dd/yy) <i>6/23/2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Brendan A. Goodale</i>	Date (mm/dd/yy) <i>6/23/2020</i>	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)
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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®

PROPERTY ADDRESS: 409 Utica Street, Sellersburg, IN

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

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

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

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

BUYER'S ACKNOWLEDGEMENT (initial)

- (c.) Buyer has received copies of all information listed above.
(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
(e.) Buyer has (check (i) or (ii) below):

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





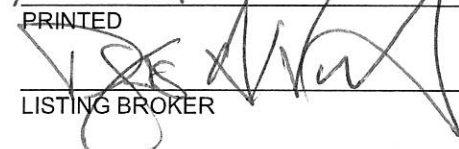
- (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

409 Utica Street, Sellersburg, IN
(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	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
58				
59				
60	PRINTED		PRINTED	
61				
62			6-4-2020	
63	SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
64				
65				
66	PRINTED		PRINTED	
67				
68				
69	LISTING BROKER	DATE	SELLING BROKER	DATE
70				



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**Form #37.** Copyright IAR 2020



409 Utica Street, Sellersburg, IN  
(Property Address)

409 W. Utica Street, Sellersburg, IN 47172

