

BID PACKET

Shirley Risinger

ISLAND VIEW HOME ONLINE AUCTION

 **3 SIX MILE LANE
JEFFERSONVILLE, IN 47130**

 **ONLINE BIDDING ENDS
TUESDAY, AUGUST 25 @ 6PM**

**HARRITT
GROUP** INC.

HARRITGROUP.COM

AUCTION CONDUCTED BY DOUG HARRITT AUCTIONEER AU01051345



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

3 Six Mile Lane, Jeffersonville, IN 47130

Tuesday, August 25, 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 *October 5, 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. *Research indicates that the property is not located in a flood plain.*

EVIDENCE OF TITLE - Seller will provide merchantable title via a deed. Cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. 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 per deed and 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 No pre-auction offers. All bidding to be submitted online during the period of *Tuesday, August 18 through Tuesday, August 25*.

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

SELLER Shirley A. Risinger

Client Detail

3 Six Mile Lane, Jeffersonville, IN 47130

Listing #: **202009760**

Total Finished Sqft: **2,592**

Above Grade Finished SqFt: **1,702**

\$0
Active (08/06/20)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Utica
Subdivision:	Yes	School Dst:	Greater Clark
Subdiv Nm:	Island View	Parcel#:	104200600236000039
Beds:	3	Lot Sz:	0.39 / 16,988
Baths:	3 (3 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,702	Lot Dim:	
Tot Fin SF:	2,592	Year Built:	1971
New Const:	No	Annual Tax:	3,232
Home Warranty:	No	Tax Year:	2019/2020
Land Assess:	33,600	DOM:	6
Improvements:	166,300	HOA \$:	/
Total Assess:	199,900		

Directions: **I-65 to I-265 East to Exit 10 IN-62 toward Port Road. At the traffic circle keep right at the fork and merge onto Port Road. Continue 2.6 miles to right on Utica Pike. Travel 0.4 miles to left onto Six Mile Lane to the third home on right.**

Legal: **ISLAND VIEW SUBD. LOT 4 PT. LOT 3 Plus GT. 6 - 0.0866 Acre**

Tot Deductions: **\$90,080** Deduction Type Comment
Supplemental Homestd \$45,080

Remarks

Island View Home Online Auction - Bidding Ends Tuesday, August 25 @ 6PM. A board and batten style ranch with stone family room addition on 1/3 acre with inground pool, slide and 10' x 27' pool house. A quaint neighborhood just moments from Admirals Anchor off Utica Pike. Perfect home and grounds for entertaining loaded with amenities. Waterford light fixtures in DR & entry, beam ceiling & wall bookcase in gathering room, wet bar in finished basement, built-in storage closets and pegged wallboard in garage. Outdoor space includes paver patio and sidewalks, stone paths, gazebo, arbors, 8' x 12' shed and white vinyl fenced back yard. Third bath in basement has commode, tile shower, and utility sink without surrounding walls. Taxes include Oak Park Conservancy Sewers. Centrally located 5 miles from downtown Jeff or 5 miles to Lewis & Clark East End Bridge. 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 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 before the auction. OPEN Tuesday, August 18, 4 PM - 6 PM. No pre-auction offers.

Amenities

Type:	1 Story	Foundation:	Crawl Space, Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Partially Finished
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Gas Burning	Laundry Type:	Other
Roof Type:	Shingle	Road Frontage:	
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator, Water Softener		
Exterior Type:	Wood		
Exterior Feat:	Covered Porch, Fenced Yard, Gazebo, Landscaped, Patio, Pool - Inground, Solid Surface Drive, Stone, Thermopane windows		
Interior Feat:	1st Floor Master, Bath Master, Built-in Bookcase, Ceiling Fan(s), Eat-in Kitchen, Family Room, Formal Dining Rm, Foyer, Pantry, Wet Bar		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,702.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	890.0	TFLS:	2,592
Below Grade Unfinish:	546.0		

Room Sizes & Levels

Total Rooms: **11** Garage: **Y** Garage Size: **22 x 24** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	17.1 x 11.11	1st Floor	Wood	
Dining Room	10.10 x 9.10	1st Floor	Wood	
Kitchen	9.6 x 7.9	1st Floor	Vinyl	
Dining Area	11.4 x 7.10	1st Floor	Vinyl	
Other	13.9 x 15.10	1st Floor	Wood	Gathering Room
Family Room	15.9 x 15.10	1st Floor	Wood	Stone Fireplace
MainBedroom	13.3 x 10.3	1st Floor	Wood	

Bathroom Full	7.5 x 4.10	1st Floor	Tile	Off Main Bedroom
Bedroom	12.2 x 9.11	1st Floor	Wood	
Bedroom	10.9 x 8.9	1st Floor	Wood	
Bathroom Full	7.6 x 4.9	1st Floor	Tile	
Family Room	29 x 25.4	LL/Basement	Carpet	
Other	11 x 5.1	LL/Basement	Carpet	Wet Bar
Bathroom Full		LL/Basement	Other	No Surrounding Walls

Utilities

Water Heater:	Electric	Heat Type:	Forced Air
Water Type:	Public Onsite, Well	Cooling Type:	Central Air
Natural Water:		Fuel Type:	Nat Gas
Sewer Type:	Sewer		

General Information

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

All information deemed reliable but not guaranteed.

Search Criteria

This search was narrowed to a specific set of Listings.
 Property Type is 'Residential/Farm'
 Selected 1 of 1 result.



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

Date 7/3/2020

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 substance 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) **3 Six Mile Ln, Jeffersonville, 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"/>	
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"/>				
Rango			<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?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
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.

Signature of Seller Shirley A. Rinsger Date (mm/dd/yy) 7/3/2020 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)

3 Six Mile Ln, Jeffersonville, IN 47130

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2008</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			

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

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 <u>Shirley A. Pringle</u>	Date (mm/dd/yy) <u>7/3/2020</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



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: 3 Six Mile Ln, Jeffersonville, IN 47130

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.)

3 Six Mile Ln, Jeffersonville, IN 47130
(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 X Shirley A. Risinger 7/3/2020
57 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
58
59 Shirley A. Risinger
60 PRINTED PRINTED
61
62
63
64 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE
65
66
67 PRINTED PRINTED
68 Doris A. Hunt 7-3-2020
69 LISTING BROKER DATE SELLING BROKER DATE
70



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #37. Copyright IAR 2020



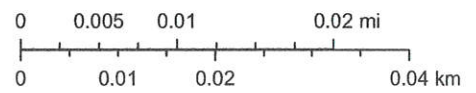
3 Six Mile Ln, Jeffersonville, IN 47130
(Property Address)

Page 2 of 2 (Lead-Based Paint - Sales)

3 Six Mile Lane, Jeffersonville, Indiana 47130



1:750



10-42-00-600-236.000-039

General Information
Parcel Number
10-42-00-600-236.000-039
Local Parcel Number
42-00086-004-0

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information
County
Clark

Township
UTICA TOWNSHIP

District 039 (Local 042)
JEFF CITY-UTICA TWP-OFW

School Corp 1010
GREATER CLARK COUNTY

Neighborhood 10105091
ISLANDVIEW - 039

Section/Plat

Location Address (1)
3 SIX MILE LANE
JEFFERSONVILLE, IN

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

- Topography Flood Hazard
- Public Utilities ERA
- Streets or Roads TIF
- Neighborhood Life Cycle Stage

Static
Printed
Thursday, March 26, 2020
Review Group

RISINGER JAMES & SHIRLEY

Ownership
RISINGER JAMES & SHIRLEY
3 SIX MILE LN
JEFFERSONVILLE, IN 47130

Legal

ISLAND VIEW SUBD. LOT 4 PT. LOT 3



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

Assessment Year	2020	2019	2018	2017	2016
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/19/2020	03/31/2019	04/27/2018	04/13/2017	05/12/2016
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$28,800	\$28,800	\$28,800	\$28,800	\$28,800
Land Res (1)	\$28,800	\$28,800	\$28,800	\$28,800	\$28,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$158,000	\$156,600	\$135,400	\$126,400	\$128,500
Imp Res (1)	\$146,300	\$145,000	\$129,400	\$120,800	\$122,800
Imp Non Res (2)	\$10,600	\$10,500	\$1,400	\$1,300	\$1,300
Imp Non Res (3)	\$1,100	\$1,100	\$4,600	\$4,300	\$4,400
Total	\$186,800	\$185,400	\$164,200	\$155,200	\$157,300
Total Res (1)	\$175,100	\$173,800	\$158,200	\$149,600	\$151,600
Total Non Res (2)	\$10,600	\$10,500	\$1,400	\$1,300	\$1,300
Total Non Res (3)	\$1,100	\$1,100	\$4,600	\$4,300	\$4,400

Land Data (Standard Depth: Res 120', Cl 100' Base Lot: Res 80' X 120', Cl 0' X 0')

Land Pricing Soil Type	Act Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Elig %	Res Market Factor	Value
F	0	85x108	0.95	\$250	\$238	\$20,230	0%	100%	1.0000	\$20,230
F	0	36x108	0.95	\$250	\$238	\$8,568	0%	100%	1.0000	\$8,570

Land Computations

Calculated Acreage	0.30
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	\$0
CAP 1 Value	\$28,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,800

3 SIX MILE LANE 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date 01/01/1900
Owner RISINGER JAMES &
Doc ID Code Book/Page Adj Sale Price V/I
WD / \$0

ISLANDVIEW - 039/1010509 1/2

Notes

11/9/2018 GENERAL : REASSESSMENT -- LG/BL - MOVED POOL AND POOL HOUSE TO PARCEL 42-1-102, ADDED BATH, BEDROOM, CHANGED HOME GRADE, SQFT OF PATIO, REMOVED MARKET FACTOR FROM ALL STRUCTURES AND ADDED FINISH TO BASEMENT

12/16/2014 GENERAL : REASSESSMENT - SITE VALUE SHED, HD ML

8/21/2012 GENERAL : REASSESSMENT CHNG CONSTR, POLE BARN TO T3AW (TK/RR)

2/12/2011 GENERAL : 2010-11 #134 WHEN CHECKING APPR FOR APPEAL BASEMENT IS FINISHED, CORRECTED IN COMPUTER FOR 2010 AND 2011, WAS BEING PRICED FOR REC ROOM 777 SQ. FT. APPR 176,000 KH

3/25/2010 : 2010-11 TT ANNEXED FROM 11-2-04-0

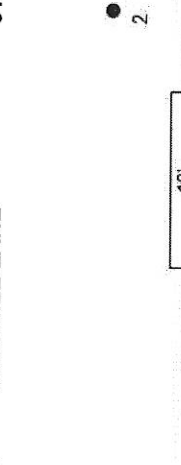
Data Source N/A

Collector

Appraiser

General Information
 Occupancy Single-Family
 Description SINGLE-FAMILY RES
 Story Height 1
 Style N/A
 Finished Area 2902 sqft
 Make

Plumbing
 # TF
 Full Bath 3 9
 Half Bath 0 0
 Kitchen Sinks 1 1
 Water Heaters 1 1
 Add Fixtures 0 0
 Total 5 11



Floor Finish
 Earth
 Tile
 Slab
 Carpet
 Sub & Joint
 Wood
 Parquet

Accommodations
 Bedrooms 4
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms 6

Wall Finish
 Plaster/Drywall
 Paneling
 Fiberboard
 Unfinished
 Other

Roofing
 Built-Up
 Metal
 Asphalt
 Wood Shingle
 Other

Exterior Features
 Area Value
 Porch, Open Frame 96 \$4,400
 Patio, Brick 128 \$1,700

Heat Type
 Central Warm Air

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

Cost Ladder
 Floor Constr 1702 1702 \$103,400
 Base Finish 1702 1702 \$103,400
 Totals \$167,300

Summary of Improvements

Sub-Total, One Unit
 Sub-Total, 1 Units \$180,100

Exterior Features (+) \$186,200
 Garages (+) 528 sqft \$200,700
 Quality and Design Factor (Grade) 1.10
 Location Multiplier 0.91
Replacement Cost \$200,901

Remain. Value \$130,590
 Abn Obs 0%
 Norm Dep 35%
 Size 3,138 sqft
 RCN \$200,901

Base Rate \$32.03
 Eff Age 49 A
 Year Built 1971
 Construction 1/6 Masonry
 Grade C+2

Eff Year 1971
 Year Built 1971
 Eff Age 49 A

LCM 0.91
 Adj Rate \$32.03
 Base Rate \$32.03
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$32.03
 Base Rate \$32.03
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$12,467
 Base Rate \$12,467
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$12,467
 Base Rate \$12,467
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$9,470
 Base Rate \$9,470
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$9,470
 Base Rate \$9,470
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$750
 Base Rate \$750
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$750
 Base Rate \$750
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$14,500
 Base Rate \$14,500
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$14,500
 Base Rate \$14,500
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$6,100
 Base Rate \$6,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$6,100
 Base Rate \$6,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

Eff Year 1987
 Year Built 1987
 Eff Age 33 A
 Construction SV
 Grade D

Eff Year 1987
 Year Built 1987
 Eff Age 33 A

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

LCM 0.91
 Adj Rate \$1,100
 Base Rate \$1,100
 Eff Age 30 A
 Year Built 1990

10-42-00-600-443.000-039

General Information

Parcel Number
10-42-00-600-443.000-039
Local Parcel Number
42-00001-102-0
Tax ID:

Routing Number

Property Class 599
Other Residential Structures

Year: 2020

Location Information

County
Clark
Township
UTICA TOWNSHIP
District 039 (Local 042)
JEFF CITY-UTICA TWP-OFW
School Corp 1010
GREATER CLARK COUNTY
Neighborhood 10105060
UTICA RES AREA 1 - 039

Section/Plat

Location Address (1)
UTICA PIKE
JEFFERSONVILLE, IN

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling Flood Hazard
Public Utilities
All ERA
Streets or Roads
Paved TIF
Neighborhood Life Cycle Stage
Static
Printed

Thursday, March 26, 2020

Review Group

Risinger Shirley

Ownership

Risinger Shirley
3 Six Mile Lane
Jeffersonville, IN 47130

Legal

GI 6--0.0866 Ac

UTICA PIKE

Transfer of Ownership

Date
07/18/2016
05/27/2004
07/26/2002
01/01/1900
Owner
Risinger Shirley
Newcomb Norman Lee
ROBERT LYNN COM
REISINGER MELVIN J
Doc ID
201612604
200515897
200415734
201612604

599, Other Residential Structures

Notes

11/9/2018 GENERAL : REASSESSMENT -- BULG -
- MOVED POOL AND POOL HOUSE, CHANGED
POLE BARN TO POOL TO THIS PARCEL FROM
PARCEL 42-86-004-0
11/22/2016 GENERAL : SOLD FOR 2500 ON 6-15-
16 INVALID SALE (LG)
11/9/2016 GENERAL : 17-18 SPLIT FROM 42-1-
0390



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

Assessment Year	2020	2019	2018	2017
Reason For Change	WIP	Annual-Adj	Annual-Adj	Annual-Adj
As Of Date	03/19/2020	03/31/2019	04/27/2018	04/13/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$4,800	\$4,800	\$4,800	\$4,800
Land Res (1)	\$4,800	\$4,800	\$4,800	\$4,800
Land Non Res (2)	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0
Improvement	\$8,300	\$7,500	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0
Total	\$13,100	\$12,300	\$4,800	\$4,800
Total Res (1)	\$4,800	\$4,800	\$4,800	\$4,800
Total Non Res (2)	\$0	\$0	\$0	\$0
Total Non Res (3)	\$8,300	\$7,500	\$0	\$0

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

Land Pricing Soil Type	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Res Market Elig %	Factor	Value
9rr A	0	0.0866	2.76	\$20,000	\$55,200	\$4,780	0%	100%	1.0000	\$4,780

Land Computations

Calculated Acreage	0.09
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.09
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	\$4,800
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$4,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,800

Appraiser

Collector

Data Source N/A

General Information		Plumbing	#	TF
Occupancy	Bath House			
Description	Bath House (POOL H	Full Bath		
Story Height	0	Half Bath		
Style	N/A	Kitchen Sinks		
Finished Area		Water Heaters		
Make		Add Fixtures		
Floor Finish		Total		
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile			
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet			
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished			
<input type="checkbox"/> Wood	<input type="checkbox"/> Other			
<input type="checkbox"/> Parquet				
Wall Finish		Accommodations		
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Bedrooms		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Living Rooms		
<input type="checkbox"/> Fiberboard		Dining Rooms		
		Family Rooms		
		Total Rooms		
Heat Type				

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

Exterior Features		
Description	Area	Value

Description	Count	Value
Specialty Plumbing		

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Row Type Adj.

Adjustments	Total Base	Row Type Adj.
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		

Exterior Features (+)	\$0	Sub-Total, One Unit	\$0
Garages (+) 0 sqft	\$0	Sub-Total, 1 Units	\$0
Quality and Design Factor (Grade)	0.80		
Location Multiplier	0.91		
Replacement Cost	\$6,578		

Summary of Improvements													
Description	Res Eligibl	Year	Eff Year	Eff Age	Co nd	Base Rate	Adj Rate	RCN	Norm Dep	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Bath House (POOL HO	0%	1990	1990	30	A	\$45.18	\$45.18	\$6,578	50%	0%	100%	1,300	\$4,300
2: POOL, IN GROUND	0%	1990	1990	30	A	\$37.38	\$37.38	\$20,239	85%	0%	100%	1,300	\$4,000