BID PACKET

5.8 ACRE NAVILLETON FARMHOUSE, POLE BARN & POND

ONLINE AUCTION

7380 NAVILLETON ROAD
FLOYDS KNOBS, IN 47119

ONLINE BIDDING ENDS

SUNDAY, MAY 18 @ 6PM

HARRITT GROUP INC.

HARRITTGROUP.COM

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITTGROUP.COM

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
7380 NAVILLETON ROAD, FLOYDS KNOBS, IN 47119
Bidding Ends Sunday, May 18, 2025

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.

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 final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price $100,000 plus 10% Buyer's Premium equals 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 in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price $100,000 + 10% Buyer's Premium $10,000 = Contract Purchase Price $110,000 with a 10% Down Payment of $11,000)*. 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, DocuSign 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 Friday, June 27, 2024.** 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 are estimated. 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. *FEMA records indicate that the property is not in a flood zone.*

EVIDENCE OF TITLE

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.

SURVEY

Property is being sold *with* a survey by David J. Ruckman, P.L.S.

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.

LP GAS TANK

LP gas tank is leased. Buyer to reimburse Seller at closing for any remaining fuel stored in tank at current market price.

POSSESSION

Seller will give possession of Real Estate 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 *Sunday, April 27 through Sunday, May 18, 2025.*

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

SELLER
Heather Romines

Client Detail

7380 Navilleton Road, Floyds Knobs, IN 47119 $0

Listing #: **202507687** Total Finished Sqft: **1,087** Above Grade Finished SqFt: **667** **Active (05/06/25)**

Prop Type:	**Residential/Farm**	SubType:	**Residential**
County:	**Floyd**	Township:	**Greenville**
Subdivision:	**No**	School Dst:	**New Albany-Floyd Cty**
Subdiv Nm:		Parcel#:	**0031470023**
Beds:	**1**	Lot Sz:	**5.8 / 252,648**
Baths:	**1 (1 0)**	Lot Size Src:	**Survey**
Abv Grd SF:	**667**	Lot Dim:	
Tot Fin SF:	**1,087**	Year Built:	**1929**
New Const:	**No**	Annual Tax:	**1,135**
Est Completion:			
Home Warranty:		Tax Year:	**2024/2025**
Land Assess:	**49,800**	DOM:	**0**
Improvements:	**106,800**	HOA $:	**/**
Total Assess:	**156,600**		

Directions: **I-64 to Exit 119 - Greenville US-150. West 4.3 miles to right at light onto Navilleton Road. Continue 2.2 miles to property on right.**

Legal: **NW 1/4 35-1-5, 5.8 Acres Per Survey**

Tot Deductions: **$86,438**

Deduction Type	Comment	D
Supplemental Homestd	38438	H

Remarks

5.8 ACRE NAVILLETON FARMHOUSE, POLE BARN & POND ONLINE AUCTION - BIDDING ENDS SUNDAY, MAY 18 @ 6:00 PM. Offered at online auction by the family of the Bob McCoy Estate - owners for nearly 50 years, a circa 1920's 1- 1/2 story 667 SF farmhouse with (nonconforming) finished attic, covered front porch, and 30'x 40' clear span metal pole barn with overhead door, electric, insulation and concrete floor built 2011 on a beautiful 5.8 acre open and wooded site overlooking large stocked pond. High efficiency LP gas heating & cooling system replaced 2021. Finished attic w/baseboard heat - no central air. LP gas tank leased. Partial window replacement. Current survey by Ruckman Land Surveyors. Located in the heart of the Navilleton community in Floyd County just 2.2 miles off US Hwy. 150 in Galena. BUYERS PREMIUM 10% Buyer's Premium added to the hammer bid price to determine the final purchase price. REAL ESTATE TERMS A non-refundable down payment, 10% of the Purchase Price (Final Bid + Buyer's Premium), in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. Broker participated welcomed - prior registration required.

Amenities

Type:	**1.5 Story**	Foundation:	**Concrete Block**
Zoning:	**Residential**	Basement: **Yes**	Basement Type: **Cellar, Outside Entrance, Unfinished**
Construction:	**Existing**	Laundry: **Yes**	Laundry Location: **First Level**
Outbuildings:	**Pole Barn**	Laundry Type:	**Other**
# Fireplaces:	Fireplace:	Road Frontage:	**172**
Roof Type:	**Shingle**		
Appliances:	**Range / Oven, Refrigerator**		
Lot Description:	**Wooded Lot**		
Exterior Type:	**Aluminum Siding**		
Exterior Feat:	**Covered Porch**		
Interior Feat:	**Eat-in Kitchen**		
Road Type:	**Paved**		

Measurements

Above Grade Finished:	**667.0**	Nonconform Finished:	**420.0**
Above Grade Unfinish:	**0.0**	Nonconform Unfinish:	**0.0**
Below Grade Finished:	**0.0**	TFLS:	**1,087**
Below Grade Unfinish:	**124.0**		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **30 x 40** Garage Type: **Detached, Front Entry, Pole Barn** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	12.8 x 14.2	1st Floor	Carpet	
Kitchen	12 x 12.7	1st Floor	Vinyl	
Dining Area	12.6 x 9.5	1st Floor	Vinyl	
Bedroom	14.8 x 12.9	1st Floor	Carpet	
Bathroom Full	6.5 x 7.9	1st Floor	Vinyl	
Other	15.5 x 12.8	2nd Floor	Carpet	Nonconforming - Ceiling Height 6.8'
Other	13.5 x 12.8	2nd Floor	Carpet	Nonconforming - Ceiling Height 6.8'

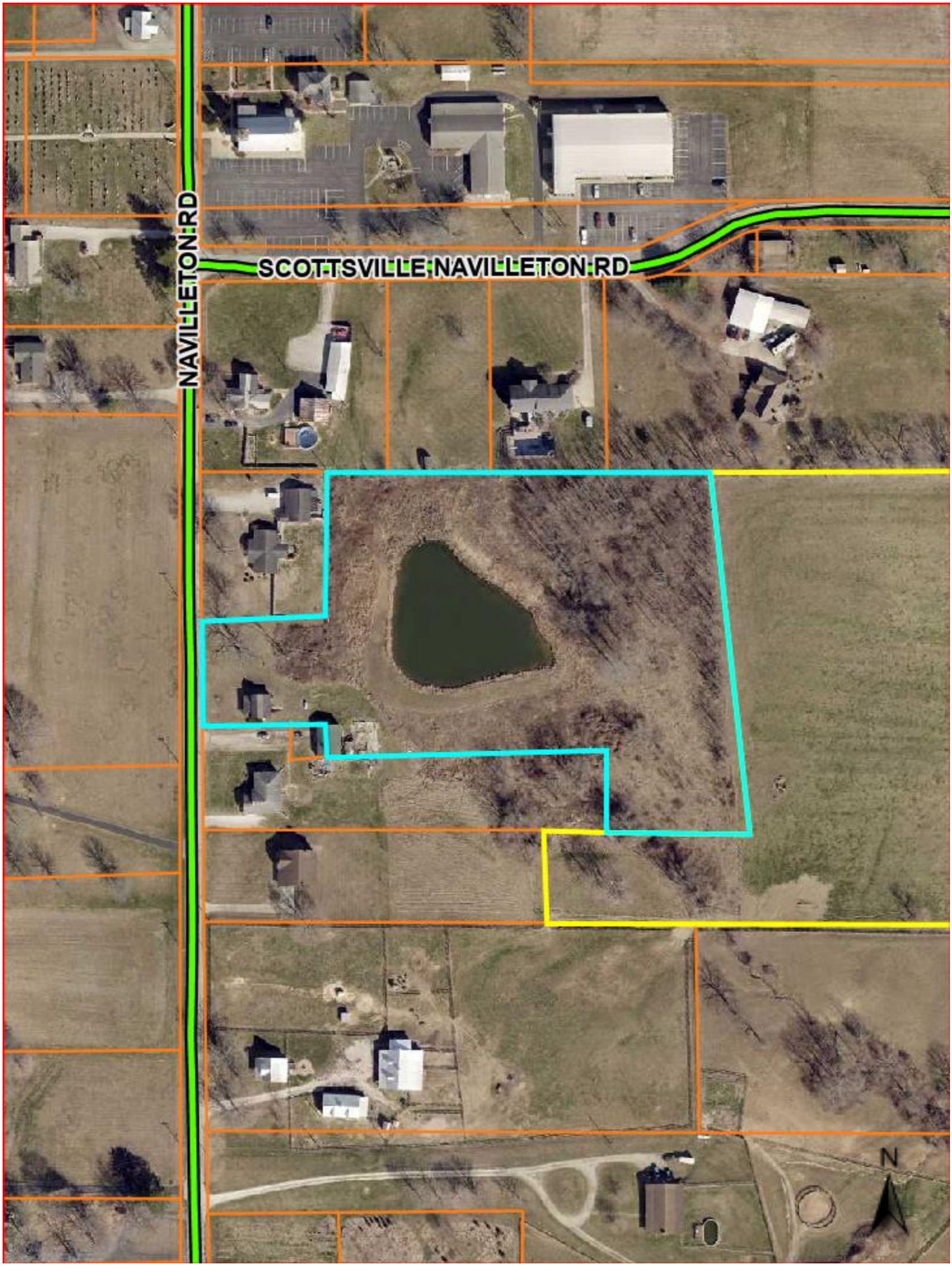
Utilities

Water Heater:	**Electric**	Heat Type:	**Forced Air**
Water Type:	**Public Onsite**	Cooling Type:	**Central Air**
Natural Water:	**Pond**	Fuel Type:	**LP Gas**
Sewer Type:	**Septic Onsite**		

General Information

Possession:	**At Closing**	Covenants & Restr:	**No**
Flood:	**No**	Sign:	**Yes**

All information deemed reliable but not guaranteed.


NAVILLETON RD
SCOTTSVILLE NAVILLETON RD
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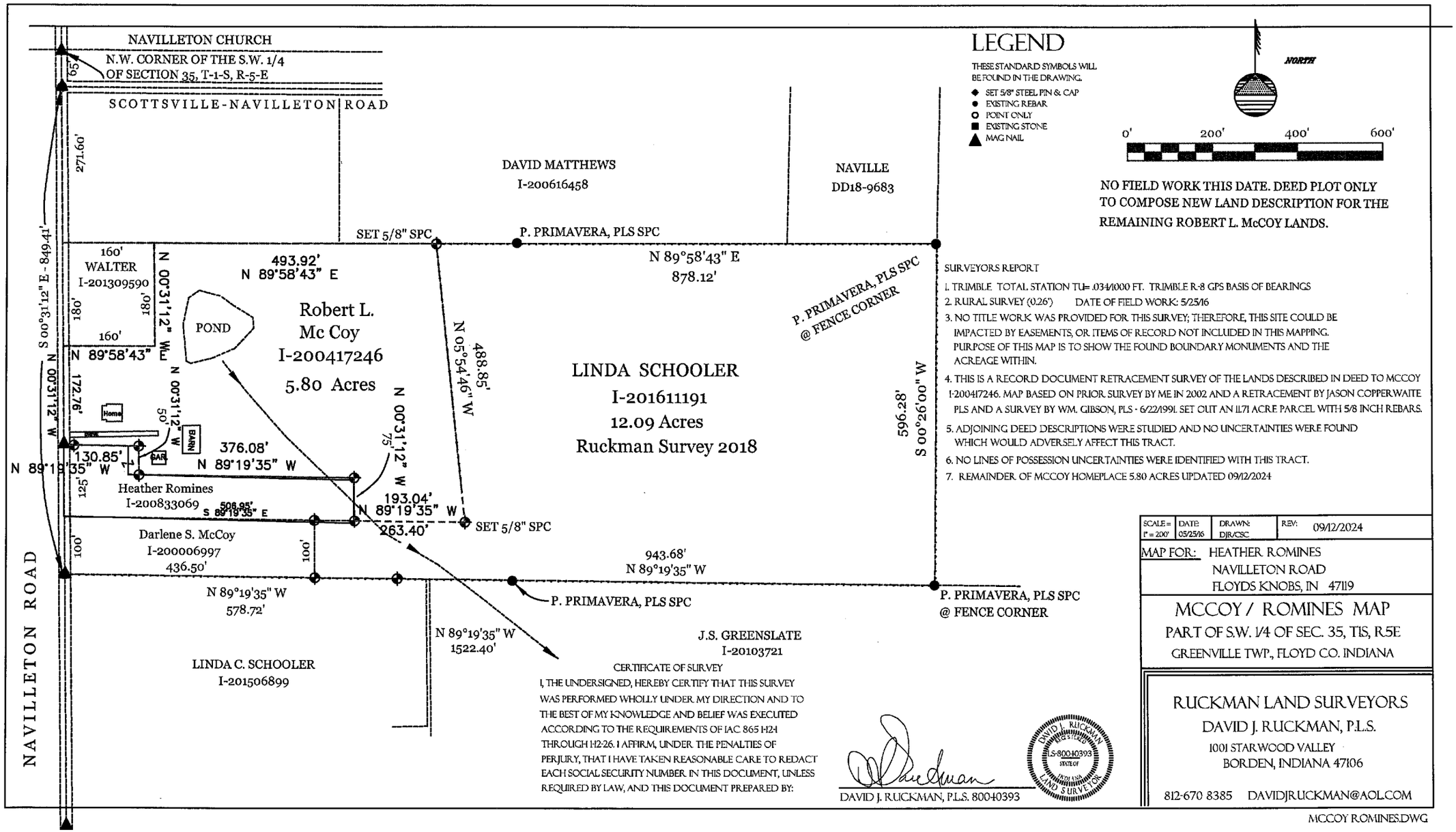


LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- ◆ SET 5/8" STEEL PIN & CAP
- ● EXISTING REBAR
- ○ POINT ONLY
- ■ EXISTING STONE
- ▲ MAG NAIL

NORTH

0' 200' 400' 600'

NO FIELD WORK THIS DATE. DEED PLOT ONLY TO COMPOSE NEW LAND DESCRIPTION FOR THE REMAINING ROBERT L. McCOY LANDS.

SURVEYORS REPORT

1. TRIMBLE TOTAL STATION TU= .034/1000 FT. TRIMBLE R-8 GPS BASIS OF BEARINGS
2. RURAL SURVEY (0.26') DATE OF FIELD WORK: 5/25/16
3. NO TITLE WORK WAS PROVIDED FOR THIS SURVEY; THEREFORE, THIS SITE COULD BE IMPACTED BY EASEMENTS, OR ITEMS OF RECORD NOT INCLUDED IN THIS MAPPING. PURPOSE OF THIS MAP IS TO SHOW THE FOUND BOUNDARY MONUMENTS AND THE ACREAGE WITHIN.
4. THIS IS A RECORD DOCUMENT RETRACEMENT SURVEY OF THE LANDS DESCRIBED IN DEED TO MCCOY I-200417246. MAP BASED ON PRIOR SURVEY BY ME IN 2002 AND A RETRACEMENT BY JASON COPPERWAITE PLS AND A SURVEY BY WM. GIBSON, PLS - 6/22/1991. SET OUT AN 11.71 ACRE PARCEL WITH 5/8 INCH REBARS.
5. ADJOINING DEED DESCRIPTIONS WERE STUDIED AND NO UNCERTAINTIES WERE FOUND WHICH WOULD ADVERSELY AFFECT THIS TRACT.
6. NO LINES OF POSSESSION UNCERTAINTIES WERE IDENTIFIED WITH THIS TRACT.
7. REMAINDER OF MCCOY HOMEPLACE 5.80 ACRES UPDATED 09/12/2024

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 1-24 THROUGH 12-26. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

DAVID J. RUCKMAN, P.L.S. 80040393

DAVID J. RUCKMAN REGISTERED LS-80040393 STATE OF INDIANA LAND SURVEYOR

SCALE = 1" = 200'	DATE 05/25/16	DRAWN: DJR/CSC	REV: 09/12/2024

MAP FOR: HEATHER ROMINES
NAVILLETON ROAD
FLOYDS KNOBS, IN 47119

MCCOY / ROMINES MAP

PART OF S.W. 1/4 OF SEC. 35, T1S, R5E
GREENVILLE TWP., FLOYD CO. INDIANA

RUCKMAN LAND SURVEYORS
DAVID J. RUCKMAN, P.L.S.
1001 STARWOOD VALLEY
BORDEN, INDIANA 47106
812-670 8385 DAVIDJRUCKMAN@AOL.COM

MCCOY ROMINES.DWG

McCoy Homeplace - Land Description

Being a 5.80 Acre parcel of land lying in Section 35 Township 1 South, Range 5 East, Greenville Township, Floyd County, Indiana, same being part of those same lands as conveyed to Robert L. McCoy as described in deed record I-200417246, same being as composed by David J. Ruckman PS# 80040393, from map dated 09/12/2024, same being bounded as follows:

Commencing at a magnail at the intersection of Navilleton Road and Scottsville-Navilleton Road same being 65' south of the Northwest corner of the Southwest quarter of Section 35;
thence S 00°31'12" E with Navilleton Road and Section line a distance of 271.60' to the northwest corner of Walter tract, I-201309590 ; thence N 89°58'43" E a distance of 160.0' to TRUE place of beginning; thence N 89°58'43" E a distance of 493.92' to a Ruckman 5/8 rebar;
thence S 05°54'46" E with Schooler line a distance of 488.85' to a Ruckman 5/8 rebar;
thence N 89°19'35" W with Schooler line a distance of 193.04' to a Ruckman 5/8 rebar;
thence N 00°31'12" W with the east line of Romines a distance of 75.00' to a Ruckman 5/8 rebar;
thence N 89°19'35" W with the north line of Romines a distance of 375.94' to a Ruckman 5/8 rebar;
thence N 00°31'12" W with Romines line a distance of 50.0' to a Ruckman 5/8 rebar;
thence N 89°19'35" W with Romines line a distance of 130.85' to a magnail in Navilleton Road;
thence N 00°31'12" W with the Section line and Road a distance of 172.76' to the south line of Walter;
thence N 89°58'43" E with Walter's line a distance of 160.0';
thence N 00°31'12" W with Walter's line a distance of 180.0' to the beginning.

Subject to all Easements of Record and the R/w of Navilleton Road.

CERTIFICATE OF SURVEY

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF WAS EXECUTED ACCORDING TO THE REQUIREMENTS OF IAC 865 H2-1 THROUGH H2-26. I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS DOCUMENT PREPARED BY:

DAVID J. RUCKMAN, P.L.S. 80040393

DAVID J. RUCKMAN REGISTERED LS-80040393 STATE OF INDIANA LAND SURVEYOR

SCALE = 1" = 200'	DATE 05/25/16	DRAWN: DJR/CSC	REV: 09/12/2024

MAP FOR: HEATHER ROMINES
NAVILLETON ROAD
FLOYDS KNOBS, IN 47119

MCCOY / ROMINES MAP
PART OF S.W. 1/4 OF SEC. 35, T1S, R5E
GREENVILLE TWP., FLOYD CO. INDIANA

RUCKMAN LAND SURVEYORS
DAVID J. RUCKMAN, P.L.S.
1001 STARWOOD VALLEY
BORDEN, INDIANA 47106

812-670 8385 DAVIDJRUCKMAN@AOL.COM

MCCOY ROMINES.DWG

General Information

Parcel Number
22-03-03-500-023.000-004

Local Parcel Number
0031470023

Tax ID:

Routing Number
03-03-500-094

Property Class 101
Cash Grain/General Farm

Year: 2024

Location Information

County
Floyd

Township
GREENVILLE TOWNSHIP

District 004 (Local 004)
GREENVILLE TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 3000100-004
Greenville Homesite

Section/Plat
35

Location Address (1)
7380 NAVILLETON RD
FLOYDS KNOBS, IN 47119

Zoning

Subdivision

Lot

Market Model
3000100-004 - Residential

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
Water, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 13, 2024

Review Group 2025

Ownership

McCoy, Robert L.
7380 Navilleton Rd
Floyds Knobs, IN 47119

Legal

NW 1/4 35-1-5 4.913 Ac

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/09/2004	McCoy, Robert L.	200417246	QC	/		I
07/19/2002	MCCOY,ROBERT\SP	200212158	WD	/		I
06/24/2002	D OF C	200210877	WD	/		I
06/27/2000	SPLIT TO #145 1.0 AC	200007938	WD	/		I
08/04/1988	MC COY, ROBERT L.	0	WD	/		I
08/01/1977	1 AC TO ROBERT MC	0	WD	/		I

Notes

1/31/2024 26Q3: BF FIELD REVIEW & DATA COLLECTION.

1/6/2020 22Q3: 2020 BF FIELD REVIEW AND DATA COLLECTION.

1/13/2017 18Q3: NO CHANGES

10/20/2016 17SP: SPLIT 4.913 AC TO 220303500023001004 SB

7/8/2015 12PM: 2012 PERMIT
PERMIT# 8944 ACC-POST BUILDING $17,000
5/9/11
100% COMP DB 02/02/2012

Agricultural

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
03/08/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☑	☑	☐
$49,800	**Land**	**$49,800**	**$48,800**	**$47,700**	**$47,200**	**$47,100**
$43,700	Land Res (1)	$43,700	$43,700	$43,700	$43,700	$43,700
$6,100	Land Non Res (2)	$6,100	$5,100	$4,000	$3,500	$3,400
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$106,800	**Improvement**	**$106,800**	**$96,700**	**$87,600**	**$74,000**	**$65,300**
$106,800	Imp Res (1)	$106,800	$68,800	$62,300	$53,100	$46,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$27,900	$25,300	$20,900	$18,500
$156,600	**Total**	**$156,600**	**$145,500**	**$135,300**	**$121,200**	**$112,400**
$150,500	Total Res (1)	$150,500	$112,500	$106,000	$96,800	$90,500
$6,100	Total Non Res (2)	$6,100	$5,100	$4,000	$3,500	$3,400
$0	Total Non Res (3)	$0	$27,900	$25,300	$20,900	$18,500

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$43,665	$43,665	$43,665	0%	1.0000	100.00	0.00	0.00	$43,670
4	A	CRC	0	2.293	0.89	$2,280	$2,029	$4,652	0%	1.0000	0.00	100.00	0.00	$4,650
71	A	CRC	0	0.62	0.89	$2,280	$2,029	$1,258	-40%	1.0000	0.00	100.00	0.00	$750
72	A	WTR	0	1	0.50	$2,280	$1,140	$1,140	-40%	1.0000	0.00	100.00	0.00	$680

Land Computations

Calculated Acreage	4.91
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.91
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	3.91
Farmland Value	$6,080
Measured Acreage	3.91
Avg Farmland Value/Acre	1554
Value of Farmland	$6,080
Classified Total	$0
Farm / Classifed Value	$6,100
Homesite(s) Value	$43,700
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$43,700
CAP 2 Value	$6,100
CAP 3 Value	$0
Total Value	**$49,800**

Data Source External Only **Collector** 01/17/2020 BF **Appraiser** 01/17/2020 BF

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	20 1/2 Story or Finishe
Finished Area	1087 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

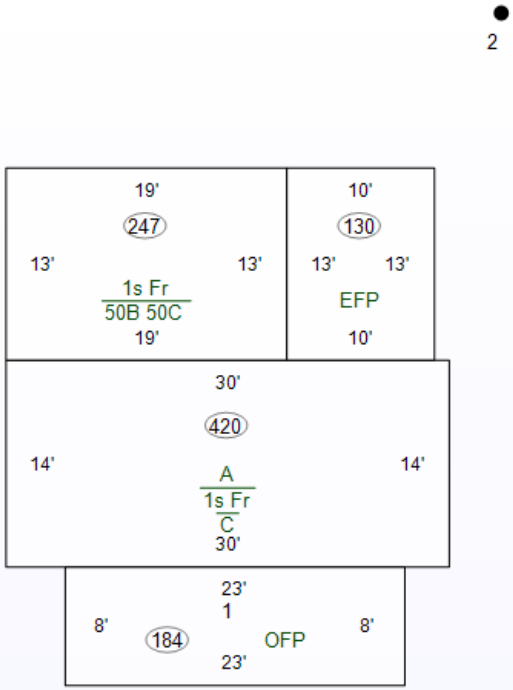
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	130	$8,100
Porch, Open Frame	184	$7,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	667	667	$60,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		420	420	$9,800	
Bsmt		124	0	$13,500	
Crawl		544	0	$4,700	
Slab					
			Total Base		$88,700
Adjustments			**1 Row Type Adj. x 1.00**		$88,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$88,700
			Sub-Total, 1 Units		
Exterior Features (+)			$15,100		$103,800
Garages (+) 0 sqft			$0		$103,800
			Quality and Design Factor (Grade)		0.80
			Location Multiplier		0.88
			Replacement Cost		$73,075

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D	1929	1929	95	A		0.88		1,211 sqft	$73,075	50%	$36,540	0%	100%	1.000	2.080	100.00	0.00	0.00	$76,000
2: Barn, Pole (T3) R 01	1	T3AW	C	2011	2011	13	A	$19.27	0.88		30' x 40' x 12'	$19,758	25%	$14,820	0%	100%	1.000	2.080	100.00	0.00	0.00	$30,800

Total all pages $106,800 **Total this page** $106,800

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: 7380 Navilleton Road, Floyds Knobs, 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.) DH 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.)**

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Douglas Harritt

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CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and arebinding on the parties. The original document shall be promptly delivered, if requested.

BUYER'S SIGNATURE DATE	SELLER'S SIGNATURE DATE
PRINTED	**Herather Romines** PRINTED
BUYER'S SIGNATURE DATE	SELLER'S SIGNATURE DATE
PRINTED	PRINTED
SELLING BROKER* DATE	LISTING BROKER DATE **Douglas Harritt, Harritt Group, Inc.**

***Only required if the Buyer's Broker receives compensation from the Seller.**

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Form #37. Copyright IAR 2025

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date *(month, day, year)*

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)* **7380 Navilleton Rd, Floyds Knobs , IN 47119**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna/Dish	✓			
Other:				

B. Electrical System	None/Not Included/ Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)	✓			
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks/Jacks			✓	
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke/Fire Alarm(s)				✓
Switches and Outlets			✓	
Vent Fan(s)			✓	
60/100/200 Amp Service (*Circle one*)			✓	
Generator	✓			

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.

C. WATER & SEWER SYSTEM	None/Not Included Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field/Bed			✓	
Hot Tub	✓			
Plumbing		✓*		
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater/Electric			✓	
Water Heater/Gas	✓			
Water Heater/Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Septic and Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	✓			
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?			

D. HEATING & COOLING SYSTEM	None/Not Included Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat	✓			
Furnace Heat/Gas			✓	
Furnace Heat/Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank Leased			✓	
Other Heating Source electric baseboard heat upstairs				

NOT Known

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	Date *(mm/dd/yy)*	Signature of Buyer	Date *(mm/dd/yy)*
Heather Romines	04/30/2025		
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)*

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

7380 Navilleton Rd, Floyds Knobs , IN 47119

2. ROOF	**YES**	**NO**	**DO NOT KNOW**
Age, if known Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
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?			✓
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?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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

Have never lived in home. Selling as is at auction. Just became deed holder by inheritance.
*Possible water leak in basement.

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

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

EQUAL HOUSING OPPORTUNITY