



BID PACKET

BRICK RANCH WITH SUNROOM & GARAGE
ONLINE AUCTION

33 OXFORD DRIVE
NEW ALBANY, IN 47150

— ONLINE BIDDING ENDS —

THURSDAY, JULY 31 @ 2PM

HARRITT
GROUP INC.
HARRITGROUP.COM

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



REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

33 OXFORD DRIVE, NEW ALBANY, IN 47150

Bidding Ends Thursday, July 31, 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 Tuesday, September 9, 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 *without* a survey. All land measurements are 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 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

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 *Thursday, July 10 through Thursday, July 31, 2025*.

AGENCY

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

SELLER

Allen F. Brown

CO-ATTORNEY-IN-FACT

Alison Nicole Koopman

Client Detail

33 Oxford Drive, New Albany, IN 47150

Listing #: 202509415

Total Finished Sqft: 960

Above Grade Finished SqFt: 960

\$0
Active (07/11/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Oxford Village	Parcel#:	0085030033
Beds:	3	Lot Sz:	0.244 / 10,629
Baths:	1 (1 0)	Lot Size Src:	Assessor
Abv Grd SF:	960	Lot Dim:	75 x 129 x 79 x 155
Tot Fin SF:	960	Year Built:	1957
New Const:	No	Annual Tax:	408
Est Completion:		Tax Year:	2024/2025
Home Warranty:		DOM:	1
Land Assess:	20,200	HOA \$:	/
Improvements:	111,100		
Total Assess:	131,300		
Directions:	I-265 to Charlestown Road Exit. South 1.7 miles on Charlestown Road to right on McDonald Lane. 1/2 mile to the right on Oxford Drive. Or I-265 to Grant Line Road Exit. South 3/4 mile to left on McDonald Lane to left on Oxford Drive.		

Legal:	Plat 697, Lot 33 of Oxford Village							
Tot Deductions:	\$93,238	<table><thead><tr><th><u>Deduction Type</u></th><th><u>Comment</u></th></tr></thead><tbody><tr><td>Over 65</td><td>14000</td></tr><tr><td>Homestead Standard</td><td>48000</td></tr></tbody></table>	<u>Deduction Type</u>	<u>Comment</u>	Over 65	14000	Homestead Standard	48000
<u>Deduction Type</u>	<u>Comment</u>							
Over 65	14000							
Homestead Standard	48000							

Remarks

BRICK RANCH WITH SUNROOM & GARAGE | ONLINE AUCTION - BIDDING ENDS: THURSDAY, JULY 31 @ 2PM. Mid-century brick ranch offering one-level living with a four-season 14' x 16' sunroom addition, and an attached one-car garage. Conveniently located off McDonald Lane between Grant Line Road and Charlestown Road, just minutes to shopping and expressways. Bright welcoming interior, large picture window in living room, oak cabinetry in kitchen with walk-in pantry and laundry area nearby, wood floors in 3 bedrooms, replacement windows, spacious sunroom with a through-the-wall heat and A/C unit overlooking large back yard with mature trees. **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 participation welcomed - client registration required prior to auction end date. See full details in the Auction Bid Packet.

Amenities

Type:	1 Story	Foundation:	Crawl Space
Zoning:	Residential	Basement:	No
Construction:	Existing	Laundry:	Yes
Outbuildings:		Laundry Type:	Other
# Fireplaces:	Fireplace:	Road Frontage:	75
Roof Type:	Shingle		
Appliances:	Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame		
Exterior Feat:	Covered Porch, Landscaped, Solid Surface Drive, Sunroom, Thermopane windows		
Interior Feat:	1st Floor Utility, Ceiling Fan(s), Eat-in Kitchen, Natural Wood Trim, Pantry, Utility/Mud Room		
Road Type:	Paved		

Measurements

Above Grade Finished:	960.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	960
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **7** Garage: **Y** Garage Size: **24 x 16** Garage Type: **Attached, Front Entry** Garage Spaces: **1**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	18.3 x 11.4	1st Floor	Carpet	
Kitchen	16.6 x 11.6	1st Floor	Carpet	
Bedroom	10.4 x 12.10	1st Floor	Wood	
Bedroom	9 x 10	1st Floor	Wood	
Bedroom	9 x 11.5	1st Floor	Wood	2 Doors - Currently Dining Room
Bathroom Full	7 x 5.6	1st Floor	Vinyl	
Other	6 x 3.6	1st Floor	Other	Walk-In Open Pantry
Other	15 x 14	1st Floor	Carpet	Sunroom

Utilities

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

Heat Type: **Forced Air, Other**
Cooling Type: **Central Air, Wall Unit**
Fuel Type: **Nat Gas**

General Information

Possession: **At Closing**
Flood: **No**

Covenants & Restr: **Yes**
Sign: **Yes**

All information deemed reliable but not guaranteed.

FLOYD COUNTY, INDIANA
 OXFORD VILLAGE
 PLAT NO. 697

PROTECTIVE COVENANTS

1. All lots in this plat shall be known and described as residential lots.
2. Only one residential dwelling unit shall be permitted upon each lot of this plat.
3. No structure shall be erected, altered, placed, or permitted to remain on any lot of this plat other than one single family dwelling unit to exceed two and one half stories in height and a private garage for not more than two cars.
4. No dwelling shall be located on any lot nearer than 5 ft. to any side lot line.
5. No dwelling shall be permitted on any lot of this plat whose ground floor area of the main structure, exclusive of detached structures, porches and garages, is less than 670 sq. ft. in the case of a detached structure, nor less than 670 sq. ft. in the case of a structure attached to one and one half, two and one half or three and one half structures.
6. No trailer, basement, lean to, shed, barn or other outbuilding erected on any lot shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
7. No fence or wall shall be erected on any lot or lots between the rear or the side of the lot and the front property line, nor shall any fence or wall be erected on any other part of the lot at this plat higher than 4 ft.
8. No noxious or offensive trade or activity shall be carried on upon any lot of this plat, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood.
9. The covenants, conditions and restrictions herein contained shall run with all lots or parts of lots of this plat, and shall be binding on the owners of a lot, their heirs, executors, administrators, assigns and all persons claiming under them, from the date of recording of these covenants, and shall be automatically extended to successive periods of years unless and instrument signed by the majority of the owners of the lots has been recorded agreeing to change or said covenants in whole or in part.
10. Enforcement shall be by proceeding at law or in equity against any person or persons liable for attempting to violate any covenants, either to restrain or to recover damages.
11. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

ENGINEER'S CERTIFICATE

I, the undersigned, a professional engineer duly licensed by the State of Indiana, hereby certify that the within plat was drawn by me from a physical survey of the premises thereby represented and that the courses and distances are correct to the best of my knowledge and belief.

A. E. Fitzgerald
 Civil Engineer

CERTIFICATE OF COUNTY COMMISSIONERS

This is to certify that the within plat was examined and approved this _____ day of _____, 1955

Henry Carter
 County Clerk

Blanche M. Farnsworth
 Clarence Springer

Commissioners of Floyd County, Indiana

CERTIFICATE OF PLAT COMMISSION

This is to certify that the within plat was examined and approved by the City of New Albany, Indiana, on this _____ day of _____, 1955

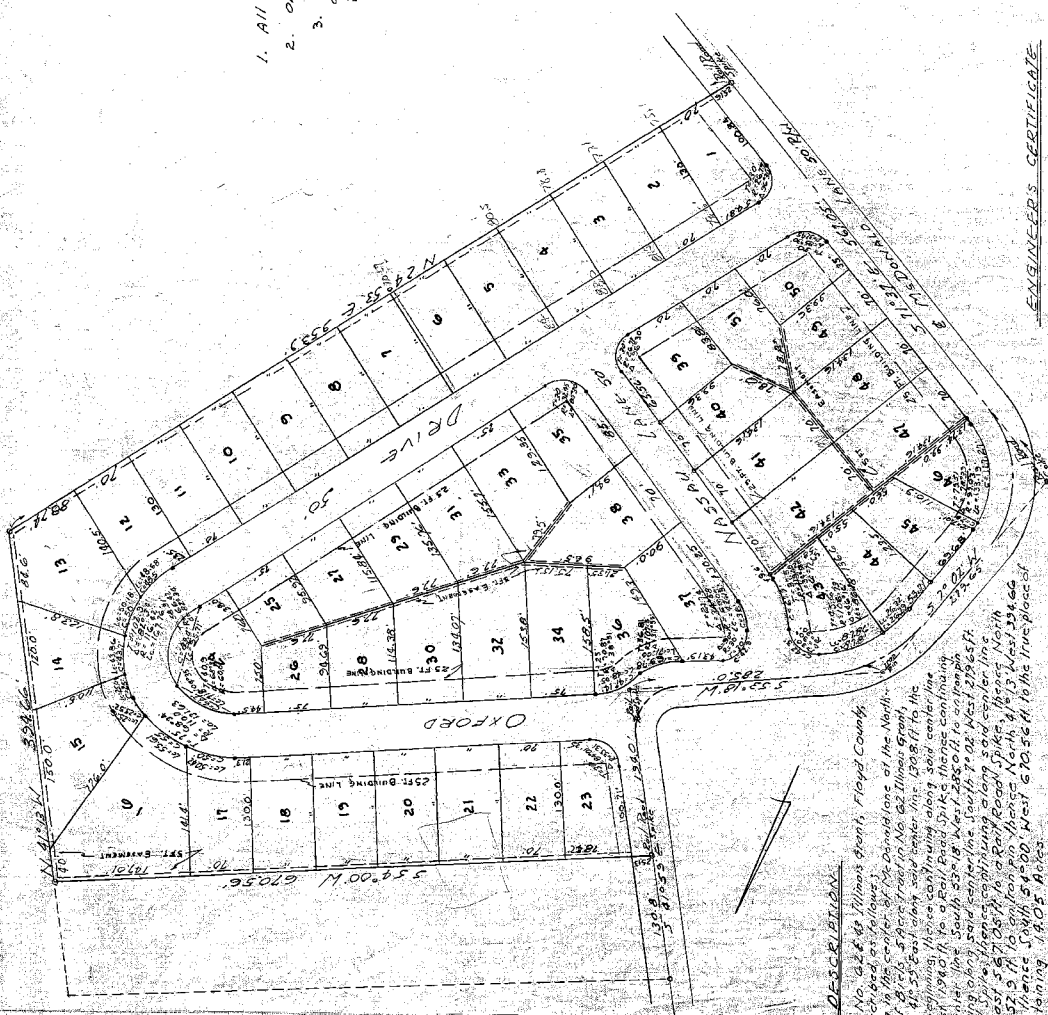
Robert Brink
 City Clerk

Edward Rogers
 Executive Secretary

ONLY ENTERED FOR TAXATION

MAR 20 1955

Henry Rogers
 Auditor Floyd Co. Ind.



DESCRIPTION

Plat No. 697, 1/2 Section 14, Township 36 North, Range 10 East, Floyd County, Indiana, contains 160 acres of land. The plat is a subdivision of the land owned by the State of Indiana, and is being sold to the public for the purpose of raising revenue for the State. The plat is being sold in lots of 10 acres each, and the minimum bid for each lot is \$10,000. The plat is being sold on a cash basis, and the payment for each lot must be made in full at the time of the sale. The plat is being sold on a first-come, first-served basis, and the sale will continue until all the lots have been sold. The plat is being sold on a public auction, and the sale will be held at the County Clerk's office in Floyd County, Indiana. The plat is being sold on a public auction, and the sale will be held at the County Clerk's office in Floyd County, Indiana.

CERTIFICATE OF PUBLIC SALE

I, the undersigned, a Notary Public in and for the State of Indiana, do hereby certify that the above described land was sold to the public for the purpose of raising revenue for the State of Indiana, and that the sale was held at the County Clerk's office in Floyd County, Indiana, on the _____ day of _____, 1955.

Donna Lee Warden
 Notary Public

Henry Carter
 County Clerk

Blanche M. Farnsworth
 Clarence Springer

Commissioners of Floyd County, Indiana

NOTARY PUBLIC

Plat No. 697, 1/2 Section 14, Township 36 North, Range 10 East, Floyd County, Indiana, contains 160 acres of land. The plat is a subdivision of the land owned by the State of Indiana, and is being sold to the public for the purpose of raising revenue for the State. The plat is being sold in lots of 10 acres each, and the minimum bid for each lot is \$10,000. The plat is being sold on a cash basis, and the payment for each lot must be made in full at the time of the sale. The plat is being sold on a first-come, first-served basis, and the sale will continue until all the lots have been sold. The plat is being sold on a public auction, and the sale will be held at the County Clerk's office in Floyd County, Indiana. The plat is being sold on a public auction, and the sale will be held at the County Clerk's office in Floyd County, Indiana.

FILED AND RECORDED

This day of March 1955

Henry Rogers
 Recorder Floyd County, Ind.

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

11 Story Conventional

Finished Area

960 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☒ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Stoop, Masonry

Area

32

Value

\$1,500

Canopy, Roof Extension

32

\$600

Porch, Enclosed Frame

224

\$11,400

Plumbing

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

0

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

0

Heat Type

Central Warm Air

Diagram

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)



Date (month, day, year)

07/07/2025

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) 33 Oxford Drive, New Albany, IN 47150

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
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	Are the structures connected to a public water system?			☒	☐
Air Purifier	☒	☐	☐	☐	Are the structures connected to a public sewer system?			☒	☐
Burglar Alarm	☒	☐	☐	☐	Are there any additions that may require improvements to the sewage disposal system?			☐	☒
Ceiling Fan(s)	☐	☐	☒	☐	If yes, have the improvements been completed on the sewage disposal system?			☐	☒
Garage Door Opener / Controls	☐	☐	☒	☐	Are the improvements connected to a private/community water system?			☐	☒
Inside Telephone Wiring and Blocks/Jacks	☐	☐	☐	☒	Are the improvements connected to a private/community sewer system?			☐	☒
Intercom	☒	☐	☐	☐	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Light Fixtures	☐	☐	☒	☐	Attic Fan	☒	☐	☐	☐
Sauna	☒	☐	☐	☐	Central Air Conditioning	☐	☐	☒	☐
Smoke/Fire Alarm(s)	☐	☐	☒	☐	Hot Water Heat	☒	☐	☐	☐
Switches and Outlets	☐	☐	☒	☐	Furnace Heat/Gas	☐	☐	☒	☐
Vent Fan(s)	☒	☐	☐	☐	Furnace Heat/Electric	☒	☐	☐	☐
60/100/200 Amp Service (Circle one)	☐	☐	☒	☐	Solar House-Heating	☒	☐	☐	☐
Generator	☒	☐	☐	☐	Woodburning Stove	☒	☐	☐	☐
					Fireplace	☒	☐	☐	☐
					Fireplace Insert	☒	☐	☐	☐
					Air Cleaner	☒	☐	☐	☐
					Humidifier	☒	☐	☐	☐
					Propane Tank	☒	☐	☐	☐
					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 *Alison Chapman*E-Notarized Version
07/07/25 4:18 PM EDT
R07, S04B-C5H-R0LP

Signature of Buyer

Signature of Seller

Signature of Buyer

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)

Signature of Seller (at closing)

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

33 Oxford Drive, New Albany, IN 47150

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)			

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?	☐	☒	☐

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>Alicia Kopman</u>	Signature of Buyer	
Signature of Seller		Signature of Buyer	
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)		Signature of Seller (at closing)	





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: 33 Oxford Drive, New Albany, IN 47150

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

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

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

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

BUYER'S ACKNOWLEDGEMENT (initial)

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

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

BROKER'S ACKNOWLEDGMENT (initial)

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

33 Oxford Drive, New Albany, IN 47150

(Property Address)

46 **CERTIFICATION OF ACCURACY**

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

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 BUYER'S SIGNATURE DATE

58
59
60 PRINTED

61
62
63 BUYER'S SIGNATURE DATE

64
65
66 PRINTED

67
68
69 SELLING BROKER* DATE

Alison Koopman
SELLER'S SIGNATURE DATE

dotloop verified
07/07/25 10:36 AM EDT
FT01-AKH5-CQK2-XVMQ

Alison Koopman
PRINTED

SELLER'S SIGNATURE DATE

PRINTED

Doris Al...
LISTING BROKER DATE

1-8-2025

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



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Form #37. Copyright IAR 2025



33 Oxford Drive, New Albany, IN 47150
(Property Address)

National Flood Hazard Layer FIRMette



85°49'4"W 38°19'29"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Zone X

Future Conditions 1% Annual Chance Flood Hazard
Zone X

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN

Area of Minimal Flood Hazard
Zone X

Effective LOMR

Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/10/2025 at 2:24 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

85°48'26"W 38°19'1"N

0 250 500 1,000 1,500 2,000 1:6,000 Feet

Basemap Imagery Source: USGS National Map 2023