BID PACKET

MID-CITY NEW ALBANY RANCH HOME

ONLINE AUCTION

1849 MCDONALD LANE
NEW ALBANY, IN 47150

ONLINE BIDDING ENDS

WEDNESDAY, JULY 22 @ 2PM

BID ONLINE AT HARRITTGROUP.COM

HARRITT GROUP INC.
AUCTIONS SINCE 1985

4704 CORYDON PIKE, NEW ALBANY, IN 47150 — 812.944.0217 — 502.592.4001 — INFO@HARRITTGROUP.COM

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
1849 McDonald Lane, New Albany, IN 47150
Bidding Ends Wednesday, July 22, 2026

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 Monday, August 31, 2026.** 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 per courthouse records. A survey is of record, dated 2012 by Kevin Johnson for the City of New Albany.

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.

PRE-AUCTION SALES
No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, July 1 through Wednesday, July 22, 2026.*

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

SELLER
Brian J. Beck
Donna Wimbec

Client Detail

1849 McDonald Lane, New Albany, IN 47150 $0

Listing #: **202609736** Total Finished Sqft: **1,092** Above Grade Finished SqFt: **1,092** **Active (06/30/26)**

Prop Type:	**Residential/Farm**	SubType:	**Residential**
County:	**Floyd**	Township:	**New Albany**
Subdivision:	**No**	School Dst:	**New Albany-Floyd Cty**
Subdiv Nm:		Parcel#:	**0084400048**
Beds:	**3**	Lot Sz:	**0.204 / 8,886**
Baths:	**2 (2 0)**	Lot Size Src:	**Assessor**
Abv Grd SF:	**1,092**	Lot Dim:	**120 x 191 x 148**
Tot Fin SF:	**1,092**	Year Built:	**1973**
New Const:	**No**	Annual Tax:	**488**
Est Completion:			
Home Warranty:		Tax Year:	**2025/2026**
Land Assess:	**27,800**	DOM:	**2**
Improvements:	**130,700**	HOA $:	**/**
Total Assess:	**158,500**		
Directions:	**Grant Line Road to McDonald Lane (across from Community Park). East 0.4 mile to auction on right.**		
Legal:	**62 ILL. GNT. L. 1 .204 AC**		
Tot Deductions:	**$92,200**		

Deduction Type	Comment	D
Supplemental Homestd	44,200	H

Remarks

MID-CITY NEW ALBANY RANCH HOME | ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, JULY 22 @ 2PM. Selling at online auction a 1970s ranch home thoughtfully updated with a refurbished kitchen, updated bathrooms, replacement windows, newer roof plus a full unfinished basement for future expansion. The home features a landscaped lot, large circular concrete driveway for easy parking, car shed, a private fenced backyard, and a spacious concrete patio with a metal hardtop gazebo - ideal for outdoor gatherings. Extras include crown moulding, tile flooring, stainless appliances, manual transfer switch for a portable generator, gutter guards and more. 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. See full details in the Auction Bid Packet.

Amenities

Type:	**1 Story**	Foundation:	**Poured Concrete**
Zoning:	**Residential**	Basement: **Yes**	Basement Type: **Full, Unfinished**
Construction:	**Existing**	Laundry: **Yes**	Laundry Location: **Basement**
Outbuildings:		Laundry Type:	**Other**
# Fireplaces:	Fireplace:	Road Frontage:	**120**
Roof Type:	**Shingle**		
Appliances:	**Clothes Dryer, Clothes Washer, Oven Self Clean, Range / Oven, Refrigerator**		
Exterior Type:	**Brick Over Frame, Hardboard Siding**		
Exterior Feat:	**Fenced Yard, Gazebo, Landscaped, Patio, Public Sidewalk, Solid Surface Drive, Thermopane windows**		
Interior Feat:	**1st Floor Main, Bath Main, Eat-in Kitchen**		
Road Type:	**Paved**		

Measurements

Above Grade Finished:	**1,092.0**	Nonconform Finished:	**0.0**
Above Grade Unfinish:	**0.0**	Nonconform Unfinish:	**0.0**
Below Grade Finished:	**0.0**	TFLS:	**1,092**
Below Grade Unfinish:	**1,092.0**		

Room Sizes & Levels

Total Rooms: **5** Garage: **N** Garage Size: Garage Type: Garage Spaces:

Type	Dimension	Level	Flooring	Description
Living Room	12.6 x 17.8	1st Floor	Carpet	
Kitchen	12.4 x 14.6	1st Floor	Tile	
MainBedroom	10.2 x 14	1st Floor	Carpet	
Bathroom Full	4.6 x 8.6	1st Floor	Tile	Main Bedroom Bath
Bedroom	10.6 x 12.6	1st Floor	Carpet	
Bedroom	9 x 10	1st Floor	Carpet	
Bathroom Full	8.6 x 5	1st Floor	Tile	

Utilities

Water Heater:	**Natural Gas**	Heat Type:	**Forced Air**

Water Type:	**Public Onsite**	Cooling Type:	**Central Air**
Natural Water:		Fuel Type:	**Nat Gas**
Sewer Type:	**Sewer**		

General Information

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

All information deemed reliable but not guaranteed.

22-05-06-200-131.000-008 | **WIMBEC, DONNA & BECK, BRIA** | **1849 MCDONALD LN** | **510, 1 Family Dwell - Platted Lot** | **Oakwood Estates Area**

General Information

Parcel Number
22-05-06-200-131.000-008

Local Parcel Number
0084400048

Tax ID:

Routing Number
05-06-230-211

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Floyd

Township
NEW ALBANY TOWNSHIP

District 008 (Local 008)
NEW ALBANY CITY

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5062401-008
Oakwood Estates Area

Section/Plat

Location Address (1)
1849 MCDONALD LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5062401-008 - Residential

Characteristics

Topography	Flood Hazard
Low	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, July 15, 2025

Review Group 2024

Ownership

WIMBEC, DONNA & BECK, BRIAN &
Margaret J Beck Life Estate
1849 Mcdonald Ln
NEW ALBANY, IN 47150

Legal

62 ILL. GNT. L. 1 .204 Ac

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/15/2015	WIMBEC, DONNA & B	201500282	WD	/		I
12/04/2012	Wimbec, Donna & Bec	201218513	WD	/		I
11/01/1976	Beck, Margaret J.	0	WD	3/7146		I
01/01/1900	MANN, RONALD & M		WD	/		I

Notes

5/22/2023 26Q2: BF FIELD REVIEW & DATA COLLECTION

5/14/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

3/22/2016 18Q2: MK

3/18/2015 15SP: 2015 SPLIT
SPLIT .01 AC TO 131.001 SB 3/18/2015

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
01/30/2025	As Of Date	04/07/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	☐	☐	☐	☑	☑
$27,800	**Land**	**$27,800**	**$27,800**	**$27,800**	**$27,800**	**$27,800**
$27,800	Land Res (1)	$27,800	$27,800	$27,800	$27,800	$27,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$133,900	**Improvement**	**$130,700**	**$132,100**	**$124,300**	**$113,700**	**$98,700**
$133,900	Imp Res (1)	$130,700	$132,100	$122,800	$112,200	$97,300
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$1,500	$1,500	$1,400
$161,700	**Total**	**$158,500**	**$159,900**	**$152,100**	**$141,500**	**$126,500**
$161,700	Total Res (1)	$158,500	$159,900	$150,600	$140,000	$125,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$1,500	$1,500	$1,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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
F	F		130	80x160	1.14	$305	$348	$27,840	0%	1.0000	100.00	0.00	0.00	$27,840

Land Computations

Calculated Acreage	0.29
Actual Frontage	130
Developer Discount	☐
Parcel Acreage	0.20
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	0.20
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$27,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$27,800**

Data Source External Only **Collector** 06/01/2023 BF **Appraiser** 06/01/2023 BF

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	11 Story Conventional
Finished Area	1092 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0

Heat Type

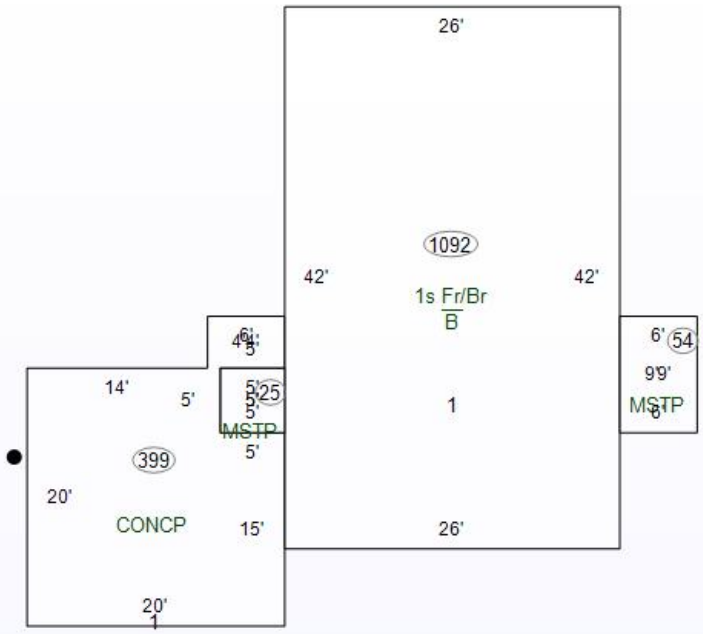
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	399	$2,900
Stoop, Masonry	54	$2,300
Stoop, Masonry	25	$1,800



Specialty Plumbing

Description	Count	Value

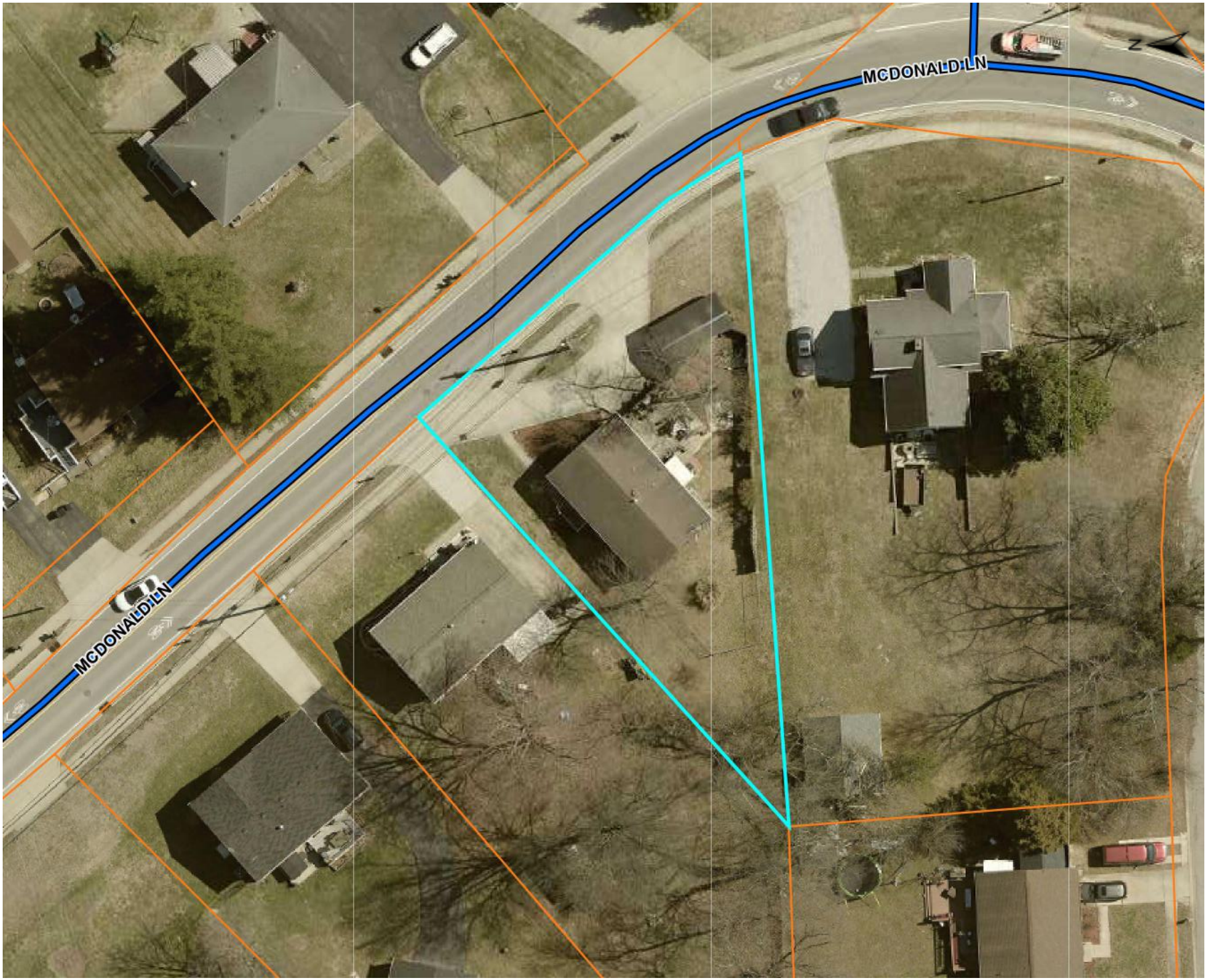
Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1092	1092	$113,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1092	0	$36,900	
Crawl					
Slab					
			Total Base		$150,300
Adjustments			**1 Row Type Adj. x 1.00**		$150,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1092	$4,000
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$156,700
			Sub-Total, 1 Units		
Exterior Features (+)				$7,000	$163,700
Garages (+) 0 sqft				$0	$163,700
			Quality and Design Factor (Grade)		0.95
			Location Multiplier		0.87
			Replacement Cost		$135,298

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	1/6 Maso	C-1	1973	1973	52	A		0.87		2,184 sqft	$135,298	40%	$81,180	0%	100%	1.0000	1.640	100.00	0.00	0.00	$133,100
2: Car Shed R 01	1		D-1	2000	2000	25	A	$10.10	0.87	$6.15	11'x22'	$1,489	45%	$820	0%	100%	1.0000	1.000	100.00	0.00	0.00	$800

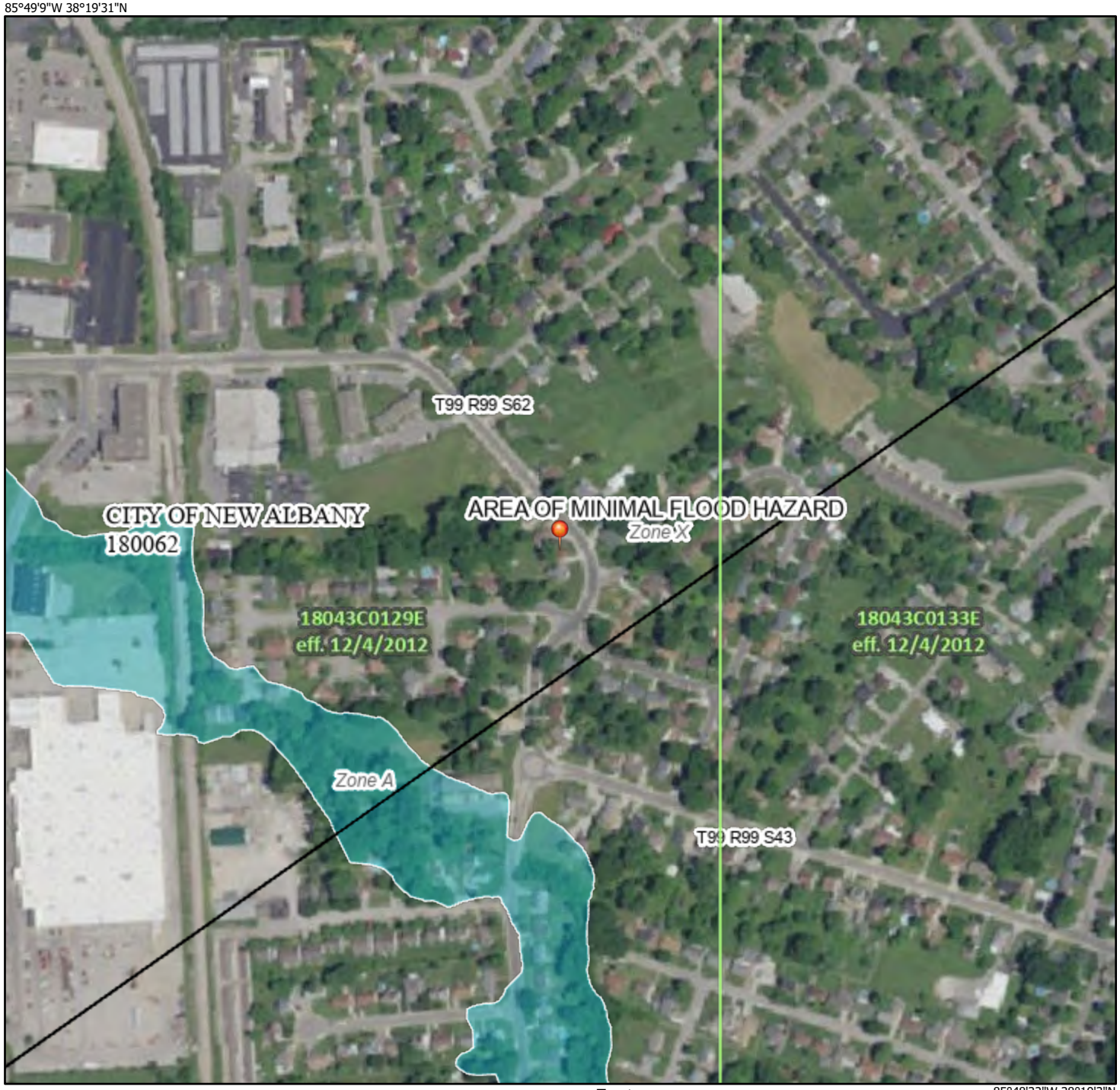
Total all pages $133,900 **Total this page** $133,900


MCDONALD LN
MCDONALD LN

National Flood Hazard Layer FIRMette

FEMA

85°49'9"W 38°19'31"N



85°48'32"W 38°19'3"N

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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 7/1/2026 at 3:26 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.

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year): 6/15/2026

Property address (number and street, city, state, and ZIP code)
1849 McDonald Lane, New Albany, IN 47150

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is **not** required for:

1. Transfers ordered by a court, including transfers:
   - A. in the administration of an estate;
   - B. by foreclosure sale;
   - C. by a trustee in bankruptcy;
   - D. by eminent domain;
   - E. from a decree of specific performance;
   - F. from a decree of divorce; or
   - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant 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.

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Donna J. Ann	06/15/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
[illegible]	06/15/2026		

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

Property address (number and street, city, state, and ZIP code)
1849 McDonald Lane, New Albany, IN 47150

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / [redacted]	Defective	Not Defective	Unknown
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	Not Applicable / [redacted]	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)				✓
Garage Door Opener / Controls	✓			
Inside Telephone Wiring and Blocks / Jacks				✓
Light Fixtures				✓
Sauna	✓			
Smoke / Fire Alarms				✓
Carbon Monoxide Detectors	✓			
Switches and Outlets				✓
Vent Fan(s)				✓
☐ 60 ☐ 100 ☐ 200 Amp Service				✓
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / [redacted]	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed	✓			
Septic & Holding Tank / Septic Mound	✓			
Hot Tub	✓			
Plumbing				✓
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas				✓
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Geothermal and Heat Pump	✓			
Other Sewer System *(Explain)*	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Unknown
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 structure(s) connected to a private / community water system?		✓	
Are the structure(s) connected to a private / community sewer system?		✓	

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Donna [illegible]	06/15/2026		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
[illegible]	06/15/2026		

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D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				✓
Boiler / Radiator	✓			
Central Air Conditioning				✓
Electric Heat Pump	✓			
Furnace Heat / Gas				✓
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: 1 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. WATER HEATER			
Age, if known: _____ Years.			✓
4. FURNACE			
Age, if known: _____ Years.			✓
5. CENTRAL AIR CONDITIONING			
Age, if known: _____ Years.			✓

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
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 contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain: A-D is answered based on the fact that we have not lived in the home for decades. We are owners due to a life Estate Interest for our mother. We believe all systems & house components are functioning. House is "as is".

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7. OTHER DISCLOSURES	Yes	No	Unknown
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?			✓
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a 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?			✓
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.			✓
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.			✓
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			✓

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: Front porch foundation is in obvious disrepair.
(Use additional pages and attach, if necessary) Basement leaks in at least 3 areas & has for many years.
Water seepage has been observed after heavy rains, in backyard, alongside carport.

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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: **1849 McDonald Lane, 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.) Initial ____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.)**

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 are binding on the parties. The original document shall be promptly delivered, if requested.

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Harritt Group, 4704 Corydon Pike New Albany IN 47150 Phone: **(812)944-0217** Fax: **(812)944-5558**

Douglas Harritt

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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®

BUYER'S SIGNATURE DATE	Signed by: Brian Beck ACDE1833C54434... 6/15/2026 SELLER'S SIGNATURE DATE
PRINTED	**Brian J. Beck** PRINTED
BUYER'S SIGNATURE DATE	DocuSigned by: Donna Wimbec 5AA02B170BA54F5... 6/15/2026 SELLER"S SIGNATURE DATE
PRINTED	**Donna Wimbec** PRINTED
SELLING BROKER* DATE	Signed by: Douglas R. Harritt 6AD013F7BB1343C... 6/13/2026 LISTING BROKER DATE
	Douglas Harritt, Harritt Group, Inc.

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

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