



BID PACKET

VALLONIA 1.5-STORY COTTAGE

ONLINE AUCTION

**2196 S. WELLS STREET
VALLONIA, IN 47281**

ONLINE BIDDING ENDS

WEDNESDAY, SEPTEMBER 2 @ 2PM

BID ONLINE AT [HARRITGROUP.COM](https://www.harrittgroup.com)

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

2196 S. Wells Street, Vallonia, IN 47281

Bidding Ends Wednesday, September 2, 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, October 12, 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 *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.

PRE-AUCTION SALES

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, August 12 through September 2, 2026*.

AGENCY

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

SELLER

Beverly Hattabaugh Life Estate

Client Detail

2196 S Wells Street, Vallonia, IN 47281

Listing #: **2026010919**

Total Finished Sqft: **1,632**

Above Grade Finished SqFt: **1,632**

\$0
Active (08/13/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Jackson	Township:	Driftwood
Subdivision:	No	School Dst:	Brownstown Comm.
Subdiv Nm:		Parcel#:	365428302008000005
Beds:	3	Lot Sz:	0.52 / 22,651
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,632	Lot Dim:	150' x 150'
Tot Fin SF:	1,632	Year Built:	1938
New Const:	No	Annual Tax:	73
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	18,000	HOA \$:	/
Improvements:	134,000		
Total Assess:	152,000		
Directions:	From Salem Square take IN-135 North approximately 18 miles into Vallonia. Turn left onto South Main Street for 0.2 miles, then left on S. Wells Street with the auction on the right. From I-65, take the Scottsburg Exit 29. West on IN-56 to IN-135.		

Legal: **Hunsuckers 2ND Addition LOTS 2 & 3**
Tot Deductions: **\$83,440** Deduction Type Comment
Supplemental Homestd 35440

Remarks

VALLONIA 1.5-STORY COTTAGE | ONLINE AUCTION - BIDDING ENDS WEDNESDAY, SEPTEMBER 2 @ 2PM. A distinctive storybook-style three bedroom-two bath cottage dating to 1938, with swooping gable, round-arched front door with awning and replacement windows nestled on a one-half-acre mature-tree setting in the small historic town of Vallonia, Indiana. First-floor primary bedroom suite with private full bath, equipped laundry, three closets and double door to covered wood deck, living room with wood burning fireplace, updated equipped kitchen with breakfast bar, formal dining and built-in bookshelves. Full of character and curb appeal, this is a home with timeless cottage appeal. Located 18 miles North off Salem off IN-135 and just South of Brownstown. 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:	1.5 Story	Foundation:	Concrete Block
Zoning:	Residential	Basement:	Yes
Construction:	Frame On-Site	Basement Type:	Full, Unfinished
Outbuildings:	Shed	Laundry:	Yes
# Fireplaces:	1 Fireplace: Woodburning	Laundry Location:	First Level
Roof Type:	Shingle	Laundry Type:	Laundry Room
Appliances:	Clothes Dryer, Clothes Washer, Disposal, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Vinyl Siding	Road Frontage:	150'
Exterior Feat:	Covered Porch, Deck, Landscaped, Patio, Ramp, Thermopane windows		
Interior Feat:	1st Floor Main, Bath Main, Breakfast Bar, Built-in Bookcase, Ceiling Fan(s), Formal Dining Rm, Foyer, Sump Pump, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,632.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,632
Below Grade Unfinish:	896.0		

Room Sizes & Levels

Total Rooms:	6	Garage:	N	Garage Size:		Garage Type:		Garage Spaces:	
Type	Dimension	Level	Flooring	Description					
Living Room	19.4 x 14.2	1st Floor	Carpet	Fireplace, Built-In Bookshelves					
Dining Room	14.2 x 11.4	1st Floor	Carpet						
Kitchen	12.9 x 9.8	1st Floor	Luxury Vinyl Plank						
Main Bedroom	20.3 x 11.4	1st Floor	Carpet	Three Closets Including 4x8 Walk-In					
Bathroom Full	16.5 x 7.4	1st Floor		Carpet & Vinyl Plank Flooring. Equipped Laundry					
Bedroom	13.10 x 13.0	2nd Floor	Carpet						

Bedroom	13.7 x 10.4	2nd Floor	Carpet
Bathroom Full	9.6 x 6.7	2nd Floor	Vinyl

Utilities

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

General Information

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

All information deemed reliable but not guaranteed.

General Information**Parcel Number**

36-54-28-302-008.000-005

Parent Parcel Number

36-54-28-302-008.000-005

Parcel ID:

Property Address:

Property Class 510

1 Family Dwell - Platted Lot

Year:

Location Information**County**

Jackson

Township

DRIFTWOOD TOWNSHIP

District 005 (Local)**School Corp**

BROWNSTOWN CENTRAL COMMUNITY

Neighborhood 3600315-005

Town of Vallonia 1970 and older

Parcel ID:

Location Address

2196 S Wells ST

Vallonia, IN 47281

Zoning

Subdivision:

Parcel ID:

Characteristics**Topography****Public Utilities****Streets or Roads**

Map/Parcel Number: 36-54-28-302-008.000-005

Printed Monday, April 27, 2026

Ownership

Hattabaugh, Beverly K - Life Estate & Michelle Burbr

2196 S Wells St

Vallonia, IN 47281

Legal

HUNSUCKERS 2ND ADD LOTS 2 & 3

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
11/06/2024	Hattabaugh, Beverly	202406567			\$00
09/14/2016	Hattabaugh, Beverly	201606458			\$00
07/10/2002	Hattabaugh, Beverly			252/96	\$00
01/01/1900	WASKOM, ROY-LIFE EST				\$00

Notes**RESIDENTIAL****Valuation Records (work in progress values are not certified values and are subject to change)**

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Land Res(1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$134,400	\$118,600	\$101,600	\$88,700	\$87,800
Imp Res(1)	\$134,400	\$118,600	\$101,600	\$87,600	\$86,700
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$00	\$00	\$1,100	\$1,100
Total	\$152,400	\$136,600	\$119,600	\$106,700	\$105,800
Total Res(1)	\$152,400	\$136,600	\$119,600	\$105,600	\$104,700
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$00	\$00	\$00	\$1,100	\$1,100

Land Data

Land Type	Fronting	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
F			150	150x150	\$120	\$18,000	\$18,000

Land Computations

Calculated Acreage 0.52

Actual Acreage

Developer Discount

Parcel Acreage 0.52

Total Area: 0.52

Total Area: 0.52

Total Area: 0.52

Total Area: 0.52

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General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2 6
Story Height	1.50	Half Bath	0 0
Style		Kitchen Sinks	1 1
Finished Area	2080 sqft	Water Heaters	1 1
		Add Fixtures	0 0
		Total	4 8

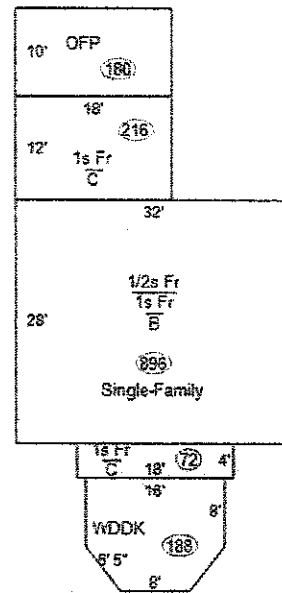
Floor Finish		Accommodations	
Land	116	Bedrooms	3
1st	216	Living Rooms	0
2nd	180	Dining Rooms	0
3rd	180	Family Rooms	0
4th	180	Total Rooms	6

Wall Finish		Heat Type	
1st	116	Central Warm Air	
2nd	180		
3rd	180		
4th	180		

Roofing	
1st	116
2nd	180
3rd	180
4th	180

Exterior Features	
Description	Area
Wood Deck	188
Porch, Open Frame	180

Specialty Plumbing		
Description	Count	Value



Utility Shed

Cost Ladder					
Floor	Constr	Base	Finish	Value	Notes
1	Wood Frame	1184	1184		
2					
3					
4					
1/4					
1/2	Wood Frame	896	896		
3/4					
Attic					
Bsmt		896	0		
Crawl		288	0		
Slab					
				Total Base	
				Adjustments	
				Underpinning	
				Foundation	
				Rad. Heat (+)	
				Loft (+)	
				Fireplace (+)	
				No. Windows (+)	
				A/C (+)	
				No. Sides (+)	
				Plumbing (+/-)	
				Specialty (+/-)	
				Electrical (+)	
				Subtotal	
				Sub-Total	
				Location Multiplier	
				Replacement Cost	

Summary Of Improvements														
Description	Pos	Story	Year	Eff	Co	Base	Adj	Size	Norm	Remain	Abn	PC	Nbhd	Mrkt
1 Single-Family	Engl	Single	1938	1943	A	1184	1184	2080 sqft	45%	0%	100%			
2 Lean-To	D+1	1978	1978	F		896	896	90 sqft	70%	0%	100%			
3 Utility Shed	D+1	1976	1976	F		270	270	270 sqft	70%	0%	100%			

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

State Form 46234 (R8 / 7-25)

Date (month, day, year)

08 / 10 / 2024

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

2196 S Wells Street, Valleria, IN 47281

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.

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 broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 08 / 10 / 2024	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 08 / 10 / 2024	Signature of Buyer	Date (mm / dd / yyyy)
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)

2196 S Wells Street, Vailonia, IN 47281

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	N/A			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	N/A			
Disposal			X	
Freezer				X
Gas Grill				X
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	N/A			
Trash Compactor	N/A			
TV Antenna / Dish	N/A			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	N/A			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	N/A			
Inside Telephone Wiring and Blocks / Jacks			X	
Light Fixtures			X	
Sauna	N/A			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors			X	
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☒ 200 Amp Service			X	
Generator	N/A			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	N/A			
Septic Field / Bed			X	
Septic & Holding Tank / Septic Mound			X	
Hot Tub	N/A			
Plumbing			X	
Aerator System	N/A			
Sump Pump			X	
Irrigation Systems	N/A			
Water Heater / Electric			X	
Water Heater / Gas	N/A			
Water Heater / Solar	N/A			
Water Purifier	N/A			
Water Softener	N/A			
Well				X
Geothermal and Heat Pump	N/A			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	N/A			
		Yes	No	Unknown
Are the structures connected to a public water system?		X		
Are the structures connected to a public sewer system?			X	
Are there any additions that may require improvements to the sewage disposal system?			X	
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?			X	
Are the structure(s) connected to a private / community sewer system?			X	

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 broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Dwight K. Lutterbach</i>	Date (mm / dd / yyyy) 08 / 10 / 2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Karina M. M... ..</i>	Date (mm / dd / yyyy) 08 / 10 / 2026	Signature of Buyer	Date (mm / dd / yyyy)
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)

2196 S Wells Street, Vailonia, IN 47281

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

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: _____ Years.			X

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.			X

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years.			X

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?		X	
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

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 broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Burton M. Munnish</i>	Date (mm / dd / yyyy) 08-10-2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Burton M. Munnish</i>	Date (mm / dd / yyyy) 08/10/2026	Signature of Buyer	Date (mm / dd / yyyy)
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)

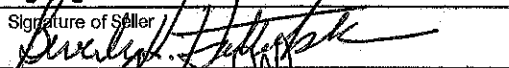
2196 S Wells Street, Valleria, IN 47281

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
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 .		X	
Do you currently pay flood insurance?		X	
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.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-6-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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 broker, 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 / yyyy) 8.10.2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 08/10/2026	Signature of Buyer	Date (mm / dd / yyyy)
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)



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®

1 **PROPERTY ADDRESS:** 2196 S Wells Street, Vallonia, IN 47281

2
3 **LEAD WARNING STATEMENT**

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

12 **SELLER'S DISCLOSURE**

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

14 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____
15 _____
16 _____

17 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in
18 the housing.
19

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

21 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real*
22 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards
23 in the housing (list and attach documents below): _____
24 _____
25 _____

26 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
27 housing.

28 **BUYER'S ACKNOWLEDGEMENT (initial)**

29 (c.) _____ Buyer has received copies of all information listed above.

30 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

31 (e.) _____ Buyer has *(check (i) or (ii) below)*:

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

34 **OR**

35 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
36 lead-based paint hazards.

37
38 **BROKER'S ACKNOWLEDGMENT (initial)**

39 (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of
40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears,
41 it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

42
43 **CERTIFICATION OF ACCURACY**

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

46
47 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which
48 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties
49 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The
50 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on
51 the parties. The original document shall be promptly delivered, if requested.
52
53
54
55

2196 S Wells Street, Vallonia, IN 47281

(Property Address)

Page 1 of 2 (Lead-Based Paint – Sales)

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LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

SELLING BROKER* _____ DATE _____

Beverly K. Hattabagh 8-10-2026
SELLER'S SIGNATURE _____ DATE _____

Beverly K. Hattabagh
PRINTED _____

Brianne Minnick 8/10/26
SELLER'S SIGNATURE _____ DATE _____

Brianne Minnick, Michelle Budzinski, Brooke Barnett
PRINTED _____

Dan Allen 8-10-2026
LISTING BROKER _____ DATE _____

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



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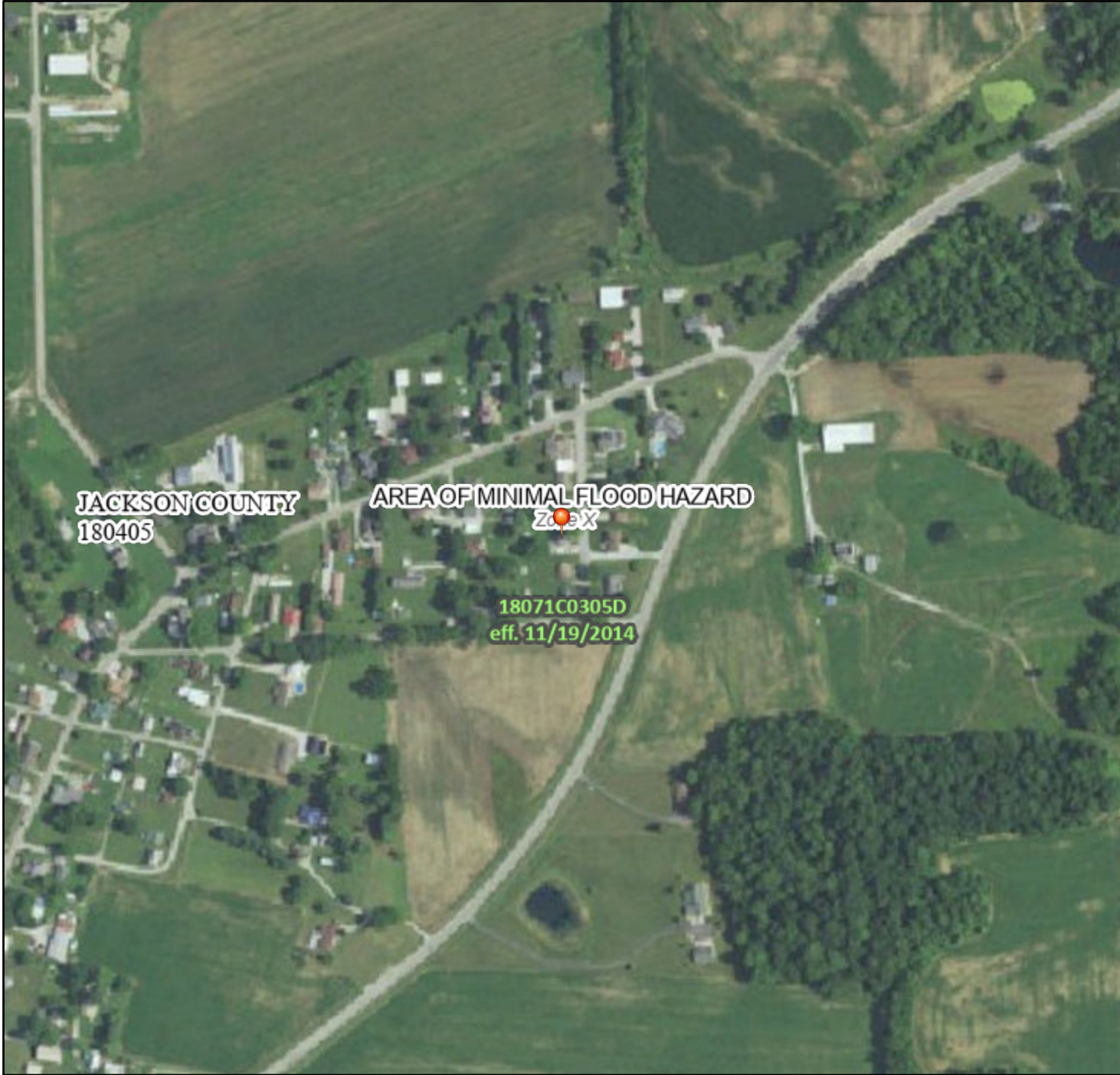
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(Property Address)
Page 2 of 2 (Lead-Based Paint – Sales)
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National Flood Hazard Layer FIRMMette



86°5'50"W 38°51'8"N



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

1:6,000

86°5'13"W 38°50'40"N

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		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 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
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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 **8/13/2026 at 3:36 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.