



BID PACKET

WOODLAND HILLS BRICK HOME & GARAGE

ONLINE AUCTION

**1002 WOODMOUNT DRIVE
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

THURSDAY, SEPTEMBER 24 @ 2PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1002 WOODMOUNT DRIVE, NEW ALBANY, IN 47150

Bidding Ends Thursday, September 24, 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 Tuesday, November 3, 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 *Thursday, September 3 through Thursday, September 24, 2026*.

AGENCY

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

SELLER

Dale Ettel Irrevocable Trust
Melissa A. Baxter, Trustee

Client Detail

1002 Woodmount Drive, New Albany, IN 47150

Listing #: **2026011168**

Total Finished Sqft: **3,712**

Above Grade Finished SqFt: **3,712**

\$0
Active (09/01/26)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	Yes	School Dst:	New Albany-Floyd Cty
Subdiv Nm:	Woodland Hills	Parcel#:	0084050012
Beds:	4	Lot Sz:	0.743 / 32,365
Baths:	3 (3 0)	Lot Size Src:	Plat Map
Abv Grd SF:	3,712	Lot Dim:	ARC 83 x 259 x 245 x 231
Tot Fin SF:	3,712	Year Built:	1967
New Const:	No	Annual Tax:	2,415
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	0
Land Assess:	30,700	HOA \$:	/
Improvements:	221,900		
Total Assess:	252,600		
Directions:	State Street to west on Captain Frank Road 0.7 miles. Continue right on Captain Ferank Road 0.4 miles to left on Oakland Drive. Travel 0.2 miles to right on Woodmount Drive. Home on right.		

Legal: **Plat 774 Lot 12**
 Tot Deductions: **\$129,840** Deduction Type Comment
 Supplemental Homestd 81,840

Remarks

WOODLAND HILLS BRICK HOME & GARAGE ONLINE AUCTION - BIDDING ENDS: THURSDAY, SEPTEMBER 24 @ 2PM. A classic 4 bedroom - 3 bath bi-level home in Woodland Hills, just off Captain Frank Road, offers 3,712 square feet of finished living space on two levels including a spacious family room addition built by Gary Longest with 13' 6" cathedral ceiling with skylights, double see-through fireplace in LR & DR, and fully equipped kitchen with island. The lower-level features rec room with wet bar, a second family room with wood-burning fireplace, private 4th bedroom with full bath nearby, and a large equipped laundry utility room with deep sink. The versatile floor plan provides multiple living and entertaining spaces. Situated on a 0.74-acre landscaped and wooded lot, the property also features a detached 2-car garage, concrete patios and covered front porch for outdoor entertaining and relaxation. TERMS: 10% BUYERS PREMIUM added to hammer bid to determine purchase price. A 10% non-refundable down payment is due within 24 hours, with balance due in 40 days. Selling as-is with no contingencies. Inspections are welcomed prior to auction. Financing is permitted but not contingent upon loan approval or appraisal. The buyer pays all closing costs. Possession at closing. Taxes prorated to closing. See Bid Packet for complete terms.

Amenities

Type:	Bi Level	Foundation:	Crawl Space, Slab
Zoning:	Residential	Basement:	No
Construction:	Frame On-Site	Laundry:	Yes
Outbuildings:	Garage	Laundry Type:	Laundry Room
# Fireplaces:	2	Road Frontage:	83
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Secluded Lot, Wooded Lot		
Exterior Type:	Brick		
Exterior Feat:	Covered Porch, Fenced Yard, Landscaped, Patio		
Interior Feat:	Bath Main, Built-in Bookcase, Cath/Vaul/Tray Ceil, Ceiling Fan(s), Ceramic Bath, Family Room, Formal Dining Rm, Foyer, Kitchen Island, Rec Room, Skylights, Wet Bar		
Road Type:	Paved		

Measurements

Above Grade Finished:	3,712.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	3,712
Below Grade Unfinish:	0.0		

Room Sizes & Levels

Total Rooms: **11** Garage: **Y** Garage Size: **24 x 20** Garage Type: **Detached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	20 x 13.11	1st Floor	Wood	Shared Gas Fireplace
Dining Room	14.01 x 16.9	1st Floor	Wood	Shared Gas Fireplace
Kitchen	13.3 x 14.4	1st Floor	Wood	Island, Desk, Equipped
Family Room	17.3 x 15.7	1st Floor	Wood	13.6 Cathedral Ceiling with Skylights
Main Bedroom	13.4 x 14.6	1st Floor	Wood	
Bathroom Full	3.11 x 9.10	1st Floor	Tile	Main Bedroom
Bedroom	13.11 x 11.10	1st Floor	Wood	Laundry Chute

Bedroom	11.11 x 12	1st Floor	Wood	
Bathroom Full	8.11 x 9.10	1st Floor	Tile	
Bedroom	24.1 x 13.10	LL/Basement	Carpet	Floor to Ceiling Bookshelves
Family Room	16.8 x 21.5	LL/Basement	Carpet	Wood Burning Fireplace, French Doors
Other	32 x 14.10	LL/Basement	Tile	Rec Room with Wet Bar, French Doors
Bathroom Full	3.6 x 9.2	LL/Basement	Tile	
Other	16 x 13.10	LL/Basement	Luxury Vinyl Plank	Laundry Utility Room

Utilities

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

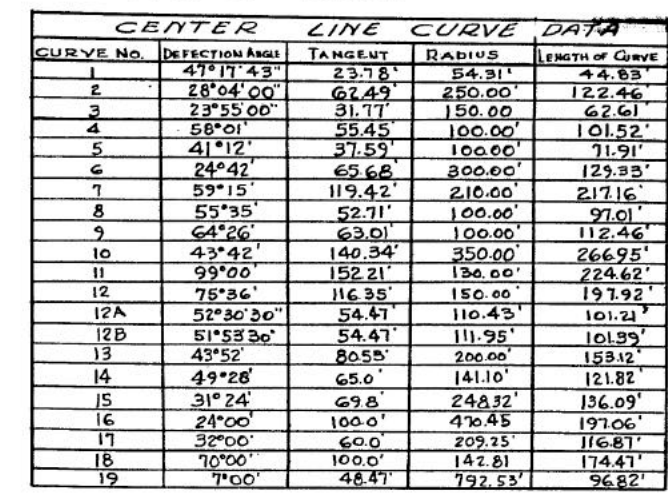
General Information

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

All information deemed reliable but not guaranteed.

PLAT No. 774

774



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

Charles G. Hunter
CHARLE G. HUNTER
PROFESSIONAL LAND SURVEYOR #10825

We the owner's of the within plot, hereby make and declare this subdivision to be a subdivision of the real estate described herein; The streets shown is hereby dedicated to the public for highway purposes.

WOODLAND HEIGHTS INC.

Calvin Well
CALVIN WILL
PRESIDENT

Charles McClure
CHARLES MCCLURE
SECRETARY

STATE OF INDIANA J.S.
COUNTY OF FLOYD

Before me, a Notary Public in and for said State and County,
personally appeared before me, on this 4 day of MARCH 1964
and acknowledged the execution of the foregoing affidavit.

My Commission expires October 23, 1965 *James C. Rogers*
NOTARY PUBLIC

Being a part of the east half of Section 33, Township 2 South, Range 6 East, Floyd County, Indiana, and being also a part of a 68.0 acre tract conveyed to Woodland Heights Inc. and described in deed Record Book 162 at page 506 of the Floyd County, Indiana records, and being more fully described as follows: to-wit:

The center or dividing line dividing the east & west halves of Section 33-2-6 which is South 71°15' east 235.25 feet from the northeast corner of the Capt. Frank Road said southern line being 93 feet from the center line of said road, said pipe being the northwest corner of the above mentioned Woodland Heights Inc. 68.0 acre tract. Thence running North 75°20' east along the northern edge of said 6.0 acre tract for 705.41 feet to and iron pipe on the western line Grace Herffleins tract, said pipe being also the southeast corner of Robert A. Herffleins tract. Thence running South 71°15' east along the line dividing Harlens & Woodland Heights Inc. for 574.64 feet to a stone. Thence running North 89°05' east for 592.30 feet to an iron pipe on the eastern line of said road. Thence running South 88°45' west along the center line of said Kijwline for 299.63 feet to an iron pipe; Thence South 71°51'30' west along said center line for 697.36 feet to an iron pipe; Thence continuing along said center line South 22°1' east for 250.6 feet to an iron pipe; Thence running North 68°51' west for 253.30 feet to an iron pipe; Thence running along an arc of curve which has a tangent of 6717 feet, a radius of 234.25, a central angle of 32°00' and whose chord bears south 127°10' west 10.49 feet to an iron pipe; Thence running North 48°15' west for 330.00 feet to an iron pipe; Thence South 22°17' west 105.82 feet to an iron pipe; Thence running South 55°15' west for 250.00 feet to an iron pipe; Thence South 55°15' west along said center line to the north west corner of Harmer Umbrells 4.83 acre tract; Thence South 55°09'17' west along said 4.83 acre tract for 508.10 feet to point in the center of the Old Vincennes Road; Thence running South 89°19'17' west along the center of said Old Vincennes Road for 226.86 feet; Thence North 71°34'33' west along the center of said Road 241.75 feet; Thence North 71°01'33' west 1007.56 feet to an iron pipe; Thence South 88°45' west 200.00 feet to an iron pipe in the center of Section 33-2-6; Thence North 1°15' east along the half section line dividing the east and west halves of said Section 33 for 1189.45 feet to an iron pipe at the place of beginning.

Containing 42,725 Acres.

Also a 40 foot roadway described as follows: Beginning on an iron pipe on the line dividing the east & west halves of Section 33-2-6 which is South 71°15' east 335.25 feet from the southern line of the Capt. Frank Road (250 feet from center line) Thence North 75°20' east along the north line of the above mentioned 6.0 acre tract for 235.25 feet to a stone. Thence running North 89°05' east for 592.30 feet to an iron pipe on the North 1°13' west 228.16 feet to the southern line of Capt. Frank Road, (being 25.0 feet from the center line). Thence North 81°36' east along the south line of said Road for 40.37 feet. Thence South 71°15' east 279.12 feet to iron pipe on North line of the above described tract; Thence South 75°20' west 410.4 feet to iron pipe the place of beginning; Containing 226 acres, more or less.

Containing in all 42,955 Acres.

This 13 day of May, 1964

CITY CONTROLLER: CHESTER W. CRUMBO

CITY ATTORNEY: Robert A. Kelso
ROBERT A. KELSO

John S. Brinkworth
CITY ENGINEER: JOHN BRINKWORTH
BOARD OF PUBLIC WORKS & SAFETY

BOARD OF PUBLIC WORKS & SALES
NEW ALBANY, INDIANA

ENTERED FOR TAXATION
This 1 day of May, 1964

AUDITOR: Ralph Bates
RALPH BATES
FLOY COUNTY, INDIANA

This 12 day of May, 1964

PRESIDENT: Robert L. Ritz
ROBERT L. RITZ

ATTEST: Claude B. Rosenbarger
CLAUDE B. ROSENBARGER

PLANNING & ZONING COMM.

PLANNING & ZONING COMM.
NEW ALBANY, IND.

FILED AND RECORDED
This 14 day of May, 1964

JOSEPH FREIBERGER
RECORDED: FLOYD COUNTY, INDIANA

INDIANAPOLIS, 2012-2013, INDIANA

We the owner's of the within plot, hereby make and declare this subdivision to be a subdivision of the real estate described herein; The streets shown is hereby dedicated to the public for highway purposes.

WOODLAND HEIGHTS INC.

Calvin Well
CALVIN WILL
PRESIDENT

Charles McClure
CHARLES MCCLURE
SECRETARY

STATE OF INDIANA J.S.
COUNTY OF FLOYD

Before me, a Notary Public in and for said State and County,
personally appeared before me, on this 4 day of MARCH 1964
and acknowledged the execution of the foregoing affidavit.

My Commission expires October 23, 1965 *James C. Rogers*
NOTARY PUBLIC

F-7

22-05-03-300-166.000-008

General Information

Parcel Number
22-05-03-300-166.000-008

Local Parcel Number
0084050012

Tax ID:

Routing Number
05-03-310-072

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Floyd

Township
NEW ALBANY TOWNSHIP

District 008 (Local 008)
NEW ALBANY CITY

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5033101-008
Woodlawn Hill S/D

Section/Plat

Location Address (1)
1002 WOODMOUNT DR
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5033101-008 - Residential

Characteristics

Topography Flood Hazard
High, Rolling ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2030

The Dale Ettel Irrevocable Trust,

Ownership

The Dale Ettel Irrevocable Trust, Meliss
1002 Woodmount Dr
NEW ALBANY, IN 47150

Legal

P 774 L 12



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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/15/2026	As Of Date	04/21/2026	04/07/2025	01/01/2024	01/01/2023	01/01/2022
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	☐	☐	☐	☐	☒
\$30,700	Land	\$30,700	\$30,700	\$30,700	\$30,700	\$30,700
\$30,700	Land Res (1)	\$30,700	\$30,700	\$30,700	\$30,700	\$30,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$241,200	Improvement	\$241,200	\$221,900	\$171,400	\$175,200	\$177,600
\$241,200	Imp Res (1)	\$241,200	\$221,900	\$171,400	\$174,000	\$176,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,200	\$1,300
\$271,900	Total	\$271,900	\$252,600	\$202,100	\$205,900	\$208,300
\$271,900	Total Res (1)	\$271,900	\$252,600	\$202,100	\$204,700	\$207,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,200	\$1,300

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 120' X 230', CI 120' X 230')

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		167	144x225	1.03	\$225	\$232	\$33,408	-8%	1.0000	100.00	0.00	0.00	\$30,740

1002 WOODMOUNT DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/11/2024	The Dale Ettel Irrevoca	202403911	QC	/		
03/30/2015	Ettel Revocable Living	201503449	QC	/		
03/24/1993	Ettel, Dale E. & Claudi	0	WD	/		
01/01/1900	GRAY, JAMES H. & LI		WD	/		

510, 1 Family Dwell - Platted Lot

Woodlawn Hill S/D / 1/2

Notes

8/26/2025 REASSESSMENT: BF FIELD REVIEW & DATA COLLECTION. REMOVED CANPOY FREE REMOVED PATIO

7/28/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION.

7/19/2017 18Q4: NO CHANGE.

4/13/2015 03NC: UPDATE FOR 3/1/2003 RM ADDITION & DETGAR 100% COMP, DB 5/7/03

Res

Land Computations

Calculated Acreage	0.74
Actual Frontage	167
Developer Discount	☐
Parcel Acreage	0.74
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.74
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$30,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$30,700

Data Source External Only

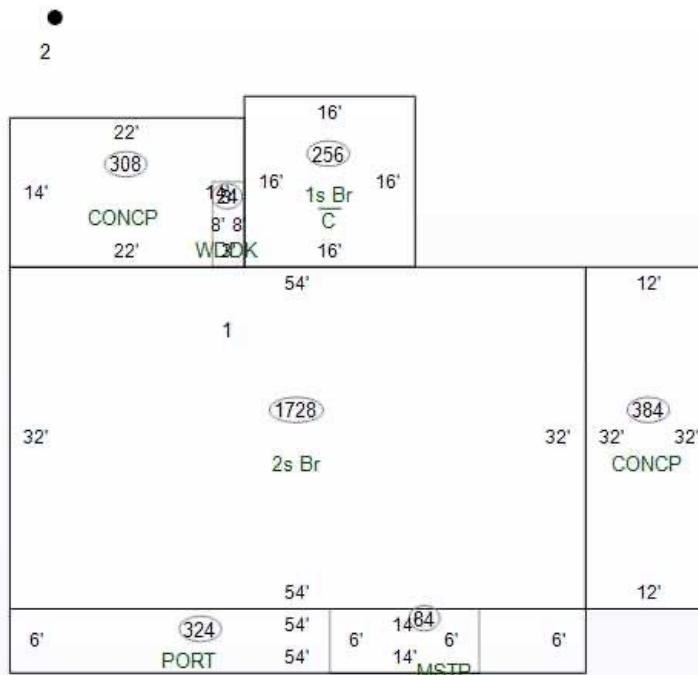
Collector 08/26/2025 BF

Appraiser 08/08/2025 TYLER

2/2

Exterior Features		
Description	Area	Value
Stoop, Masonry	84	\$2,500
Wood Deck	24	\$1,000
Portico	324	\$13,500
Patio, Concrete	308	\$2,500
Patio, Concrete	384	\$3,100

Heat Type
Central Warm Air



Specialty Plumbing		
Description	Count	Value

	Total Base	\$368,800
Adjustments	1 Row Type Adj. x 1.00	\$368,800
Unfin Int (-)	1:450	(\$25,200)
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$12,800
No Heating (-)		\$0
A/C (+)	1:1534 2:1728	\$9,500
No Elec (-)		\$0
Plumbing (+ / -)	11 – 5 = 6 x \$1,400	\$8,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$374,300
	Sub-Total, 1 Units	
Exterior Features (+)	\$22,600	\$396,900
Garages (+) 0 sqft	\$0	\$396,900
Quality and Design Factor (Grade)		1.20
	Location Multiplier	0.90
	Replacement Cost	\$428,652

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	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	2	Brick	B	1967	1969	57	A		0.90		3,712 sqft	\$428,652	35%	\$278,620	0%	100%	1.0000	0.800	100.00	0.00	0.00	\$222,900
2: Detached Garage R 01	1	Wood Fr	C	2002	2002	24	A	\$54.19	0.90	\$48.77	20'x24'	\$23,410	22%	\$18,260	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$18,300

\$241,200



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: 1002 Woodmount Drive, New Albany , IN 47150**

2 **LEAD WARNING STATEMENT**

3
4 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that*
5 *such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead*
6 *poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,*
7 *reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to*
8 *pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information*
9 *on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any*
10 *known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended*
11 *prior to purchase.*

12 **SELLER'S DISCLOSURE**

13
14
15 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

- 16
17 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
18 _____
19
20 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

21
22
23 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

- 24 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
26 attach documents below): _____
27 _____
28
29 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

- 31
32 (c.) _____ Buyer has received copies of all information listed above.
33 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
34 (e.) _____ Buyer has **(check (i) or (ii) below)**:
35 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36 the presence of lead-based paint and/or lead-based paint hazards;
37 **OR**
38 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
39 lead-based paint hazards.

40 **BROKER'S ACKNOWLEDGMENT (initial)**

- 41 (f.) Dak Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word**
43 **"Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**
44
45

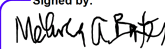
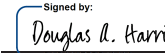
1002 Woodmount Drive, New Albany , IN 47150

(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 arebinding on the parties. The original
54 document shall be promptly delivered, if requested.

55		Signed by: 	11/16/2025	
56				
57	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
58				
59			Melissa Baxter, Trustee for The Dale Ettel Irrev. Trust	
60	PRINTED		PRINTED	
61				
62				
63	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
64				
65				
66	PRINTED		PRINTED	
67			Signed by: 	11/15/2025
68				
69	SELLING BROKER*	DATE	LISTING BROKER	DATE
			Douglas Harritt, Harritt Group, Inc.	

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



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