



BID PACKET

GLENWOOD PARK BRICK COTTAGE

ONLINE AUCTION

**2523 GLENWOOD COURT
NEW ALBANY, IN 47150**

— ONLINE BIDDING ENDS —

WEDNESDAY, SEPTEMBER 30 @ 6PM

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

**HARRITT
GROUP INC.**
AUCTIONS SINCE 1985





REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

2523 GLENWOOD COURT, NEW ALBANY, IN 47150

Bidding Ends Wednesday, September 30, 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, November 9, 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 clear 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 no sooner than October 30, 2026.

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, September 9, 2026 through Wednesday, September 30, 2026*.

AGENCY

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

SELLER

Danielle A. Seng

Client Detail

2523 Glenwood Court, New Albany, IN 47150**\$0**Listing #: **2026011560**Total Finished Sqft: **1,737**Above Grade Finished SqFt: **1,737****Active (09/07/26)**

Prop Type:	Residential/Farm	SubType:	Residential
County:	Floyd	Township:	New Albany
Subdivision:	No	School Dst:	New Albany-Floyd Cty
Subdiv Nm:		Parcel#:	220502901281000008
Beds:	3	Lot Sz:	0.14 / 6,098
Baths:	2 (1 1)	Lot Size Src:	Assessor
Abv Grd SF:	1,737	Lot Dim:	50' x 120'
Tot Fin SF:	1,737	Year Built:	1936
New Const:	No	Annual Tax:	1,335
Est Completion:		Tax Year:	2025/2026
Home Warranty:		DOM:	2
Land Assess:	20,800	HOA \$:	/
Improvements:	121,200		
Total Assess:	142,000		
Directions:	From East Spring Street take Spring Avenue to right on Beharrell Avenue to left onto Glenwood Court to Auction on the left.		

Legal:	Plat 588 Lot 23 Glenwood Court	
Tot Deductions:	\$85,600	<u>Deduction Type</u> <u>Comment</u>
		Supplemental Homestd 37,600

Remarks

GLENWOOD PARK BRICK COTTAGE | ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, SEPTEMBER 30 @ 6PM. Charming 1936 brick cottage rich in character with classic architectural detail located on a quiet cul-de-sac street in historic Glenwood Park. Approximately 1,737 square feet of living space on two levels, an unfinished basement, detached brick garage, patio, and a beautifully shaded 50' x 120' lot. Features include oak hardwood floors, crown molding, replacement windows, living room with fireplace, glass pane french doors off formal dining room, updated kitchen with stainless appliances, spacious family room filled with windows overlooking patio, full bath, two bedrooms on the main level and an expansive 32' x 14' bedroom on the upper level with walk-in closet equipped with mini split unit. The unfinished basement has a laundry area and Pittsburgh-style open bath area featuring a toilet, sink, and shower. **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 no sooner than October 30, 2026. Taxes prorated to closing. See Bid Packet for complete terms.

Amenities

Type:	1.5 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Frame On-Site	Laundry:	Yes
Outbuildings:	Garage	Laundry Type:	Other
# Fireplaces:	1 Fireplace: Gas Burning	Road Frontage:	50'
Roof Type:	Shingle		
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Lot Description:	Cul-De-Sac		
Exterior Type:	Brick		
Exterior Feat:	Covered Porch, Landscaped, Patio, Thermopane windows		
Interior Feat:	1st Floor Main, Ceiling Fan(s), Ceramic Bath, Family Room, Formal Dining Rm, Foyer, Walk-in Closet(s)		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,737.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,737
Below Grade Unfinish:	579.0		

Room Sizes & Levels

Total Rooms:	7	Garage:	Y	Garage Size:	20 x 12	Garage Type:	Detached, Front Entry	Garage Spaces:	1
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Type	Dimension	Level	Flooring	Description
Living Room	20.7 x 13.8	1st Floor	Wood	Gas Burning Fireplace
Dining Room	13.3 x 10.2	1st Floor	Wood	Glass Paned French Doors
Kitchen	10 x 9.9	1st Floor	Vinyl	Fully Equipped with Stainless Appliances
Bedroom	12.10 x 11.3	1st Floor	Wood	
Bedroom	12.9 x 11.3	1st Floor	Wood	
Bathroom Full	7.8 x 6.10	1st Floor	Tile	
Family Room	16.9 x 14.3	1st Floor	Carpet	Expansive Wraparound Windows

Bedroom 32.4 x 14.2 2nd Floor Carpet 7'3 x 6'6 Walk-In Closet

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:	Unknown
Flood:	No	Sign:	Yes

All information deemed reliable but not guaranteed.

22-05-02-901-281.000-008

General Information

Parcel Number
22-05-02-901-281.000-008

Local Parcel Number
0085860021

Tax ID:

Routing Number
05-02-9E2-082

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 5029023-008
Henry Beharrells & Glenwood

Section/Plat

Location Address (1)
2523 GLENWOOD CT
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5029023-008 - Residential

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026
Review Group 2030

Seng-Little, Danielle A.

Ownership

Seng-Little, Danielle A.
2523 Glenwood Ct
NEW ALBANY, IN 47150

Legal

P 588 L 23



2523 GLENWOOD CT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/18/2013	Seng-Little, Danielle A.	201311547	WD	/	\$145,000	V
08/05/2010	Riddle, Seth A	201008201	QC	/		I
02/11/2009	RIDDLE, SETH A. & A	200901345	WD	/	\$126,990	V
11/16/1995	PROPST, W. ROBER	0	WD	22/11887	\$83,000	I
01/01/1900	WALTS, MICHAEL D.		WD	/		I

510, 1 Family Dwell - Platted Lot

Henry Beharrells & Glenwo 1/2

Notes

6/15/2021 22Q4: BF FIELD REVIEW & DATA COLLECTION.
7/17/2017 18Q4: NO CHANGE.

Res

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	☐	☐	☐	☐	☒
\$20,800	Land	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
\$20,800	Land Res (1)	\$20,800	\$20,800	\$20,800	\$20,800	\$20,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$131,200	Improvement	\$131,200	\$121,200	\$102,600	\$104,900	\$106,100
\$131,200	Imp Res (1)	\$131,200	\$121,200	\$102,600	\$104,900	\$106,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$152,000	Total	\$152,000	\$142,000	\$123,400	\$125,700	\$126,900
\$152,000	Total Res (1)	\$152,000	\$142,000	\$123,400	\$125,700	\$126,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 120', CI 50' 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		50	50x120	1.00	\$415	\$415	\$20,750	0%	1.0000	100.00	0.00	0.00	\$20,750

Land Computations

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.00
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	0.00
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	\$20,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,800

Data Source External Only

Collector 07/12/2021 BF

Appraiser 07/08/2025 TYLER

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1

Style

20 1/2 Story or Finishe

Finished Area

2316 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

2

Living Rooms

0

Dining Rooms

1

Family Rooms

2

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

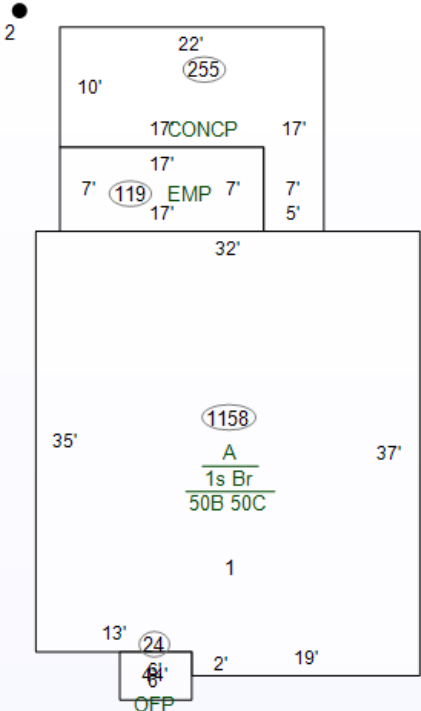
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	24	\$2,600
Porch, Enclosed Masonry	119	\$14,200
Patio, Concrete	255	\$2,000



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1158	1158	\$154,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic		1158	1158	\$40,000
Bsmt		579	0	\$40,700
Crawl		579	0	\$5,500
Slab				
Total Base				\$240,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1158 A:1158
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$253,500
Sub-Total, 1 Units				
Exterior Features (+)				\$18,800
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.15
Location Multiplier				0.90
Replacement Cost				\$281,831

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	1	Brick	B-1	1936	1936	90 A		0.90		2,895 sqft	\$281,831	40%	\$169,100	0%	100%	1.0000	0.740	100.00	0.00	0.00	\$125,100
2: Detached Garage R 01	1	Wood Fr	C	1936	1936	90 F	\$76.71	0.90	\$69.04	12'x20'	\$16,569	50%	\$8,280	0%	100%	1.0000	0.740	100.00	0.00	0.00	\$6,100

Being a replat of Lot No.3 of Henry Beharrell's Division of his land and lots 1, 2, 3, 4, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28 of Plot No. 345, Floyd County Records.

SPRING AVE. 60



A. E. Graybrook Co. Eng.
Drawn by S. M. Dyer

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

State Form 46234 (R8 / 7-25)

Date (month, day, year)

____ / ____ / ____

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

2523 Glenwood Court, 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:

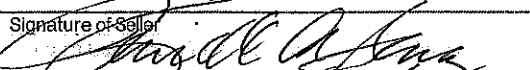
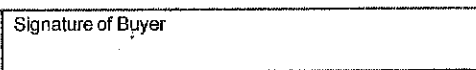
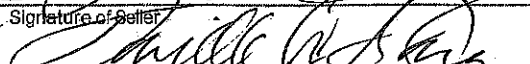
1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
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.

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) 9/2/26	Signature of Buyer 	Date (mm / dd / yyyy) 9/3/2026
Signature of Seller 	Date (mm / dd / yyyy) 9/2/26	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)

2523 Glenwood Court, New Albany, IN 47150**1. The following are in the conditions indicated:**

A. APPLIANCES	Not Applicable / Rented	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 / Rented	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 / Rented	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?				✓	

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) 9/3/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller DBD0027DF753489	Date (mm / dd / yyyy)	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)
2523 Glenwood Court, New Albany, IN 47150

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: <u>2.8</u> 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	Yes	No	Unknown
Age, if known: <u>5</u> Years.	✓		

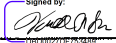
4. FURNACE	Yes	No	Unknown
Age, if known: <u>8</u> Years.	✓		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
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:

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.

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Signature of Seller	Date (mm / dd / yyyy)	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)
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Property address (number and street, city, state, and ZIP code)
2523 Glenwood Court, New Albany, IN 47150

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?	error	✓	
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:

(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) 9/3/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	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:** 2523 Glenwood Court, New Albany, IN 47150

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.) AT 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 2523 Glenwood Court, New Albany, IN 47150

(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 _____

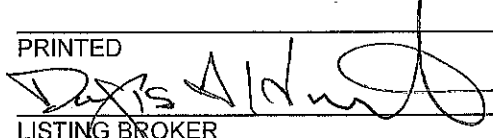
SELLING BROKER* _____ DATE _____

 8/10/24
SELLER'S SIGNATURE _____ DATE _____

Danielle A. Seng
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

 8-10-2026
LISTING BROKER _____ DATE _____
Douglas Harritt, Harritt Group, Inc.

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



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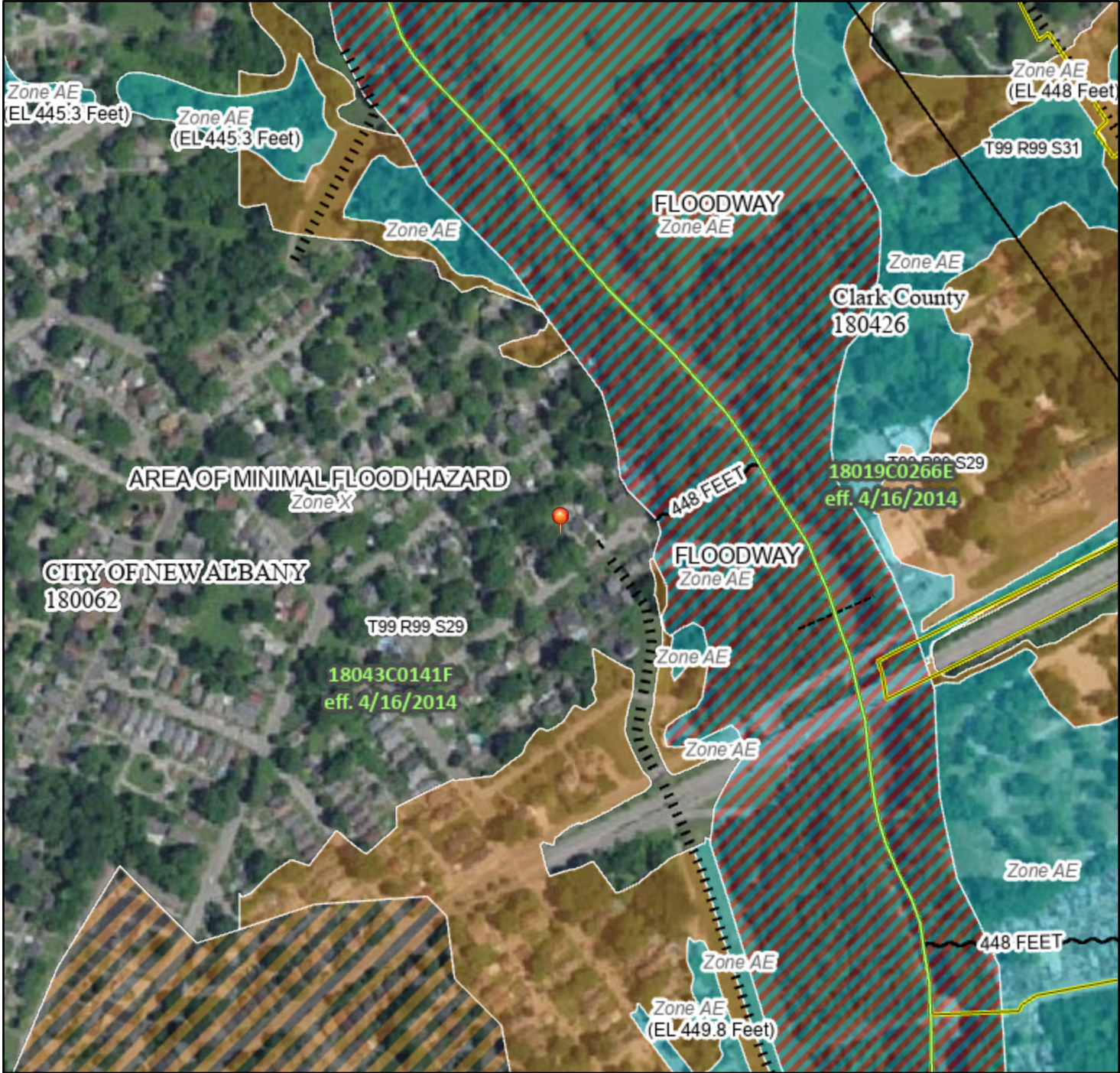
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(Property Address)
Page 2 of 2 (Lead-Based Paint – Sales)
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National Flood Hazard Layer FIRMette



85°47'59"W 38°18'20"N



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 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect 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 9/3/2026 at 10:35 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.

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

1:6,000

85°47'21"W 38°17'52"N

Basemap Imagery Source: USGS National Map 2023