

BID PACKET

62.79 WOODED ACRES
2 TRACTS FLOYD COUNTY

MULTIPAR ONLINE AUCTION

200 BLOCK OF BROEKER LANE
NEW ALBANY, IN 47150

ONLINE BIDDING ENDS

THURSDAY, NOVEMBER 5 @ 2PM

BID ONLINE AT HARRITTGROUP.COM

HARRITT GROUP INC.
AUCTIONS SINCE 1985

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

REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS
62.79 ACRES - 200 BLOCK OF BROEKER LANE, NEW ALBANY, IN 47150
BIDDING ENDS: Thursday, November 5, 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.

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).

MULTIPAR AUCTION METHOD
The multipar auction method is used to sell multiple parcels of real property at auction. Throughout the auction, the buyer maintains maximum choice and control to bid on the specific parcel or combination of parcels they are interested in. Buyers can bid on individual parcels, a combination of parcels, or the entire property. The final sales price is determined by the combination which realizes the highest bid. For a new bid on a single lot or combination, the overall total must increase by a minimum of $1,000.

COMBINATION BIDDING
Combination bidding begins on

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, please call our office for assistance @ 812-944-0217.

NO MAX BID FEATURE
There is no maximum bid feature in a multipar auction. Any posted bid will increase to the bid amount entered.

EXTENDED BIDDING
Bidders who desire to make certain their bids are acknowledged, should place their bid in ample time before the close of the auction. If a bid is placed on any parcel in the last 10 minutes, the entire auction will remain open for an additional 10 minutes. If any further bidding occurs, the extension timer will reset to 10 minutes. If no further bidding occurs, the lots close when the timer runs out. Any posted bid will increase to the bid amount entered. The online bidder 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.

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 cash sales, with the balance of the purchase price due within 40 calendar days of the auction, **on or before Tuesday, December 15, 2026.** Buyers may obtain financing; however, the sale is not contingent upon financing approval, satisfactory appraisal, survey, or inspections of any kind. Buyers are solely responsible for verifying lender requirements, and securing financing or sufficient cash funds prior to bidding. The property is sold as-is. All closing costs and wire transfer fees are the buyer's responsibility.

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.*

GAS & OIL LEASES

Subject to (if) any and all non-productive gas and oil leases.

DEED PLAT DRAWING
The property is being sold per deed. A deed plat drawing (not a titled survey) prepared by MJ Gibson Land Surveying dated 10/2/26 indicates *approximately* 62.79 acres. The property is being offered at auction as *approximately* 62.79 acres, based on the deed plat drawing.

ZONING
The property is located within the 2-mile fringe of the City of New Albany. The majority of the property is zoned Open Space (OS) Steep Slope (SS); with portions zoned Low Density Residential (LDR). Development within the Steep Slope zoning district requires a special exception and is subject to applicable zoning regulation requirements.

Buyers are responsible for conducting their own due diligence regarding permitted uses, building eligibility, required approvals, utility availability and connection costs, access, and all applicable zoning restrictions before bidding.

Buyers are encouraged to review the City of New Albany Zoning Ordinance:
https://cityofnewalbany.com/wp-content/uploads/2023/07/FINAL-New-Albany-Zoning-Ordinance-2019-02-14.pdf
Questions call: Scott Wood, Planning & Zoning Director 812-948-5327

PROTECTIVE COVENANTS & RESTRICTIONS
Deed Restrictions are part of Parcel 22-05-00-400-020.000-007.

REAL ESTATE TAXES AND ASSESSMENTS
The real estate taxes and all assessments shall be prorated to the day of closing. Seller shall pay real estate taxes and assessments that are payable during the year in which closing occurs, and taxes payable during the succeeding year as computed and prorated to the date of closing. Buyer shall assume and pay all subsequent taxes and assessments. *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
The seller will give possession at closing.

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.

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, October 15 through Thursday, November 5, 2026.

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

SELLER
Gary & Linda Schmidt

Client Detail

200 Block Broeker Lane, New Albany, IN 47150 — $0

Listing #: **2026012642** — **Active (10/20/26)**



Prop Type:	**Vacant Land**	Lot Sz:	**2,735,132.40**
County:	**Floyd**	Lot Sz Src:	**Deed**
Subdiv:	**No**	DOM:	**6**
Township:	**New Albany**	Lot Dim:	
Acres:	**62.7900**	Irreg. Dim:	**Yes**
Zoning:	**Residential**	Annual Tax:	**445**
Outbuildings:		Tax Year:	**2025/2026**
Mobile/Modular:		Land Assess:	**$22,300**
Wooded YN:	**Yes**	Improvements:	**$0**
Exempt:		Total Assess:	**$22,300**
Road Type:	**Paved**	Timber Acreage:	
Road Frontage:	**740**	Pasture Acreage:	
HOA:		Possible Financing:	**Cash, Other**
Financing Comment:	**See Auction Terms**		

Parcel#: 220500400025000007
Adl Parc#: **220500400362000008**
Lot Description: **Panoramic View, Park-like View, Secluded Lot, Wooded Lot**
Legal: **Part of SW 1/4 4-3-6 & Part of SW 1/4 SW 1/4 4-3-6 - 62.79 Acres per Deed Drawing.**
Directions: **From State Street travel west on Main Street 1 mile, continue straight through the light onto IN-111. Continue south 0.6 mile to right on Budd Road for 0.3 mile to right on Broeker Lane. Land is 1/2 mile on left.**

Remarks

62.79 WOODED ACRES | 2 TRACTS | FLOYD COUNTY MULTIPAR ONLINE AUCTION - BIDDING ENDS: THURSDAY, NOVEMBER 5 @ 2PM. TRACT 1 & TRACT 2: Owned by the Schmidt Family for over 60 years, this predominantly wooded land is being offered at online multipar auction in two tracts, with the opportunity to purchase either tract individually or combine both to acquire the entire 62.79 acre property. TRACT 1 - 60.036 ACRES with 240 feet of road frontage. TRACT 2 - 2.755 ACRES with 500 feet of road frontage. Public water, sewer, electric and internet available at street. Zoned Open Space (OS) Steep Slope (SS) & Low Density Residential (LDR). Located just west of downtown New Albany, this wooded acreage offers convenience, a natural setting for recreational use or potential homesite opportunities, subject to zoning and applicable approvals. Additional Parcel 22-05-00-400-020.000-007 & Parcel 22-05-00-400-229.000-008 for Tract 1. Additional Parcel 22-05-00-400-363.000-008, Parcel 22-05-00-400-247.000-008, Parcel 22-05-00-400-364.000-008 & Parcel 22-05-00-400-245.000-008 for Tract 2. TERMS: A 10% buyer's premium will be added to the hammer bid to determine the purchase price. A 10% non-refundable down payment is due within 24 hours, with the 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. Buyer pays all closing costs. Possession at closing. Taxes prorated to closing.

Utilities

Natural Gas:	**No**	Natural Water:	
Water Type:	**None, Public Available**	Electricity:	**No**
Sewer Type:	**None, Sewer Available**		

General Information

Possession:	**At Closing**	Seller Will Lease:	
Restrictions:		Sign:	**Yes**
Flood:	**No**	Terms:	

All information deemed reliable but not guaranteed.

Search Criteria

Status is 'Active'
List Office MUI is 3799939
Co List Office MUI is 3799939
Selected 1 of 12 results.

Client Detail

200A Block Broeker Lane, New Albany, IN 47150 — $0

Listing #: **2026012721** — **Active (10/25/26)**



Prop Type:	**Vacant Land**	Lot Sz:	**120,007.80**
County:	**Floyd**	Lot Sz Src:	**Deed**
Subdiv:	**No**	DOM:	**1**
Township:	**New Albany**	Lot Dim:	
Acres:	**2.7550**	Irreg. Dim:	**Yes**
Zoning:	**Agri/ Residential**	Annual Tax:	**236**
Outbuildings:		Tax Year:	**2025/2026**
Mobile/Modular:		Land Assess:	**$10,200**
Wooded YN:	**Yes**	Improvements:	**$0**
Exempt:		Total Assess:	**$10,200**
Road Type:	**Paved**	Timber Acreage:	
Road Frontage:	**500**	Pasture Acreage:	
HOA:		Possible Financing:	**Cash, Other**
Financing Comment:	**See Auction Terms**		

Parcel#:	2205400363000008
Adl Parc#:	**220500400247000008**
Lot Description:	**Additional Land Av, Divisible Lot, Wooded Lot**
Legal:	**SEC. 4-3-6-0.92 AC, SW 1/4 4-3-6-0.63 Acre,4-3-6- 0.46 Acre & SW 1/44-3-6-0.41 Acre**
Directions:	**From State Street travel west on Main Street 1 mile, continue straight through light onto IN-111.Continue south 0.06 mile to right on Budd Road for 0.30 miles to right on Broeker Lane. Land is 1/2 mile on left.**

Remarks

2.755 VACANT ACRES | FLOYD COUNTY MULTIPAR ONLINE AUCTION - BIDDING ENDS: THURSDAY, NOVEMBER 5 @ 2PM. Owned by the Schmidt Family for over 60 years, this predominantly wooded land is being offered at online multipar auction in two tracts, with the opportunity to purchase either tract individually or combine both to acquire the entire 62.79 ACRE property. TRACT 2 - 2.755 ACRES with 500 feet of road frontage. Public water, sewer, electric and internet available at street. Zoned Open Space (OS) Steep Slope (SS) & Low Density Residential (LDR). Located just west of downtown New Albany, this wooded acreage offers convenience, a natural setting for recreational use or potential homesite opportunities, subject to zoning and applicable approvals. TERMS: A 10% buyer's premium will be added to the hammer bid to determine the purchase price. A 10% non-refundable down payment is due within 24 hours, with the 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. Buyer pays all closing costs. Possession at closing. Taxes prorated to closing. Additional Parcel 22-05-00-400-364.000-008 & Parcel 22-05-00-400-245.000-008. See MLS 2026012642 for 62.79 Acre Tract.

Utilities

Natural Gas:	**No**	Natural Water:	
Water Type:	**Public Available**	Electricity:	**No**
Sewer Type:	**Sewer Available**		

General Information

Possession:	**At Closing**	Seller Will Lease:	**No**
Restrictions:	**Yes**	Sign:	**Yes**
Flood:	**No**	Terms:	**No**

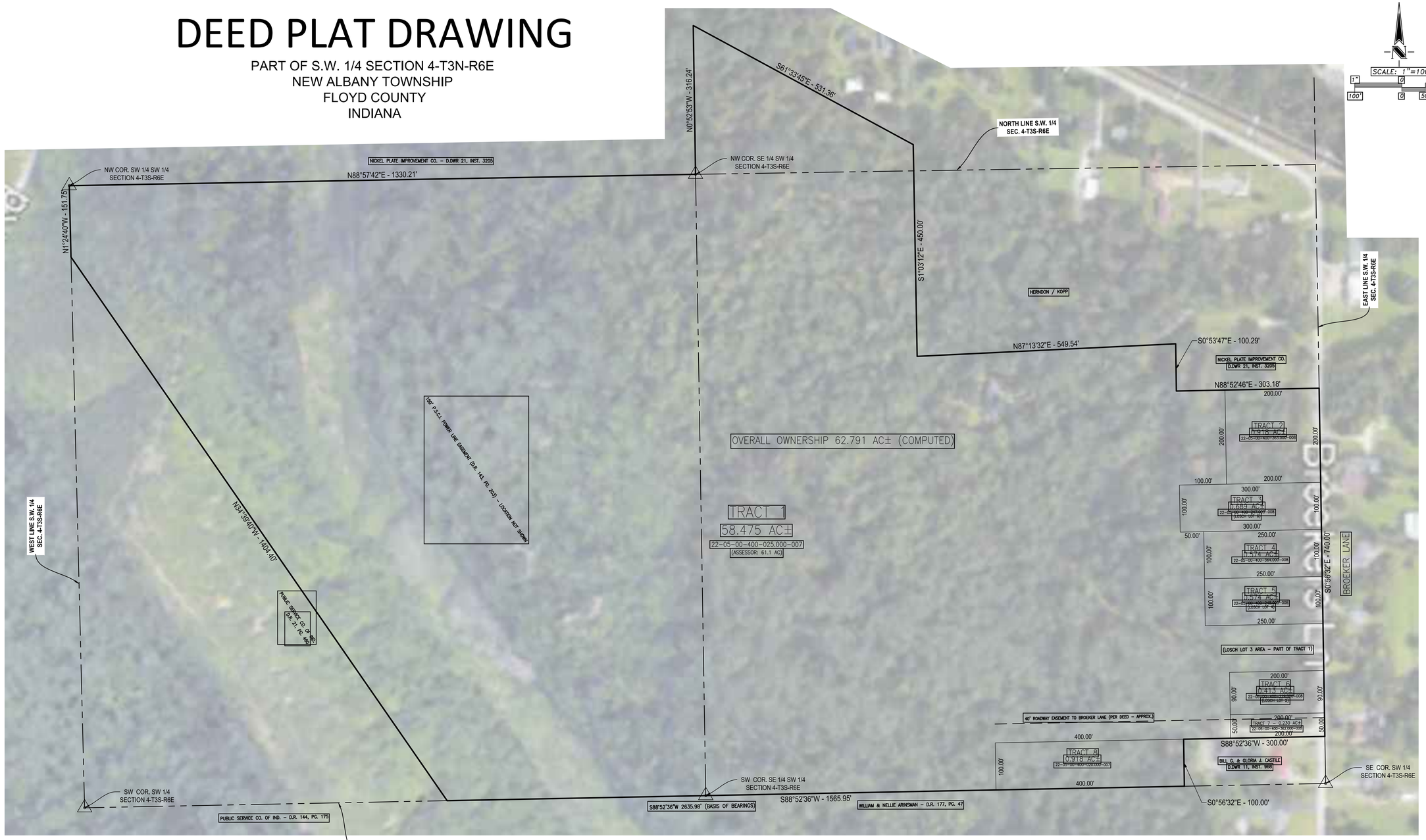
All information deemed reliable but not guaranteed.

Search Criteria

Status is 'Active'
List Office MUI is 3799939
Co List Office MUI is 3799939
Selected 1 of 12 results.

DEED PLAT DRAWING

PART OF S.W. 1/4 SECTION 4-T3N-R6E
NEW ALBANY TOWNSHIP
FLOYD COUNTY
INDIANA



GENERAL NOTES:

1. THIS IS NOT A SURVEY. This drawing is a compilation of record documents only, prepared to illustrate the approximate configuration, dimensions and acreage of the tax parcels for marketing purposes. No field work was performed, no monuments were found or set, and no title search was performed. Lines shown may differ from actual lines of possession.
2. The overall perimeter is plotted from the recorded Plat of Survey by Paul Primavera & Assoc. (Job 05–10412, Instr. 200717121), 62.102 Ac., plus Tract 3 (Lot 6, Instr. 202017713, formerly the Heavrin exception). The plotted perimeter closes within 0.01'.
3. Bearing basis: South line of the SW 1/4 of Sec. 4 = S88°52'36"W per said survey. Losch lot deeds call N88°33'W and N0°15'W; per the deed language, lot lines are plotted parallel with the south line and the east line of the quarter section, measured from the SE corner of the SW 1/4. Lot side lines bear N00°56'32"W.
4. Computed acreages are from record dimensions. Assessor acreages (Floyd Co.) are shown for comparison only. Tract 1 is the computed remainder of the 2007 survey tract after the tracts lying within it.
5. Tracts 2, 4 and 7 (parcels 363, 364 and 362) have no separate deed description in the documents provided; they are residual portions of D.Dwr 23 Instr. 15412 / D.Dwr 13 Instr. 9093. Their limits are plotted from the county GIS parcel layout and the Losch lot pattern and are APPROXIMATE.
6. Tract 8 (0.82 Ac. deed tract) is described as beginning 200' west of the SE corner; the 2007 survey and county GIS hold the Castile tract at 300' west, so Tract 8 is plotted 300'–700' west. See Court Order Cause No. 22C01–0611–PL–711 and Primavera survey Instr. 201600710 (0.213 Ac.).
7. Subject to a 150' power line easement to Public Service Co. of Indiana (D.R. 143, Pg. 203) and a 40' roadway easement along the north side of the 0.82 Ac. tract (per deed); locations are approximate or not shown.
8. Documents reviewed: D.Dwr 23 Instr. 15412 (1996); D.Dwr 13 Instr. 9093 (1986); D.R. 179 Pg. 535 (1965); Instr. 202017713 (2020); Instr. 200717121 & 201600710 (Primavera surveys); Floyd Co. assessor records and GIS maps.
9. Aerial imagery shown is from Esri World Imagery (Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community), accessed October 2026, and is for general reference only. Imagery was scaled and positioned to approximate county GIS parcel lines and is not to scale or survey accuracy. No boundary lines, corners or dimensions shown hereon were derived from the imagery or the county GIS.

TRACT / PARCEL TABLE

TRACT	STATE PARCEL NO.	COMPUTED AC	ASSESSOR AC	SOURCE OF TITLE / RECORD
1	22-05-00-400-025.000-007	58.475	61.1	SW1/4 SW1/4 & PART E1/2 SW1/4 – D.DWR 23, INSTR. 15412; D.DWR 13, INSTR. 9093
2	22-05-00-400-363.000-008	0.918	0.92	RESIDUAL OF D.DWR 13, INSTR. 9093 (NO SEPARATE DESCRIPTION)
3	22-05-00-400-247.000-008	0.689	0.63	LOT 6, FRANK H. LOSCH UNRECORDED SUB. – INSTR. 202017713 (2020)
4	22-05-00-400-364.000-008	0.574	0.46	RESIDUAL OF D.DWR 23, INSTR. 15412 (NO SEPARATE DESCRIPTION)
5	22-05-00-400-245.000-008	0.574	0.41	LOT 4, FRANK H. LOSCH UNRECORDED SUB. – D.R. 179, PG. 535 (1965)
6	22-05-00-400-229.000-008	0.413	0.4	LOT 2, FRANK H. LOSCH UNRECORDED SUB. – D.DWR 13, INSTR. 9093
7	22-05-00-400-362.000-008	0.230	0.14	RESIDUAL OF D.DWR 13, INSTR. 9093 (NO SEPARATE DESCRIPTION)
8	22-05-00-400-020.000-007	0.918	0.82	0.82 AC TRACT – D.DWR 23, INSTR. 15412 & D.DWR 13, INSTR. 9093
	TOTAL OVERALL OWNERSHIP	62.791		

REVISION NO:
DATE:

1990 N Meridian Road
Suite A
GREENFIELD, IN 46140
OFFICE: 317-462-4055
MCGINLEY LAND SURVEYING

Prepared For:
HARRITT GROUP, INC
4704 CORYDON PIKE
NEW ALBANY, IN
812-944-0217

Project Name:
HARRITT GROUP, INC - SCHMIDT, GARY

Sheet Title
DEED PLAT DRAWING

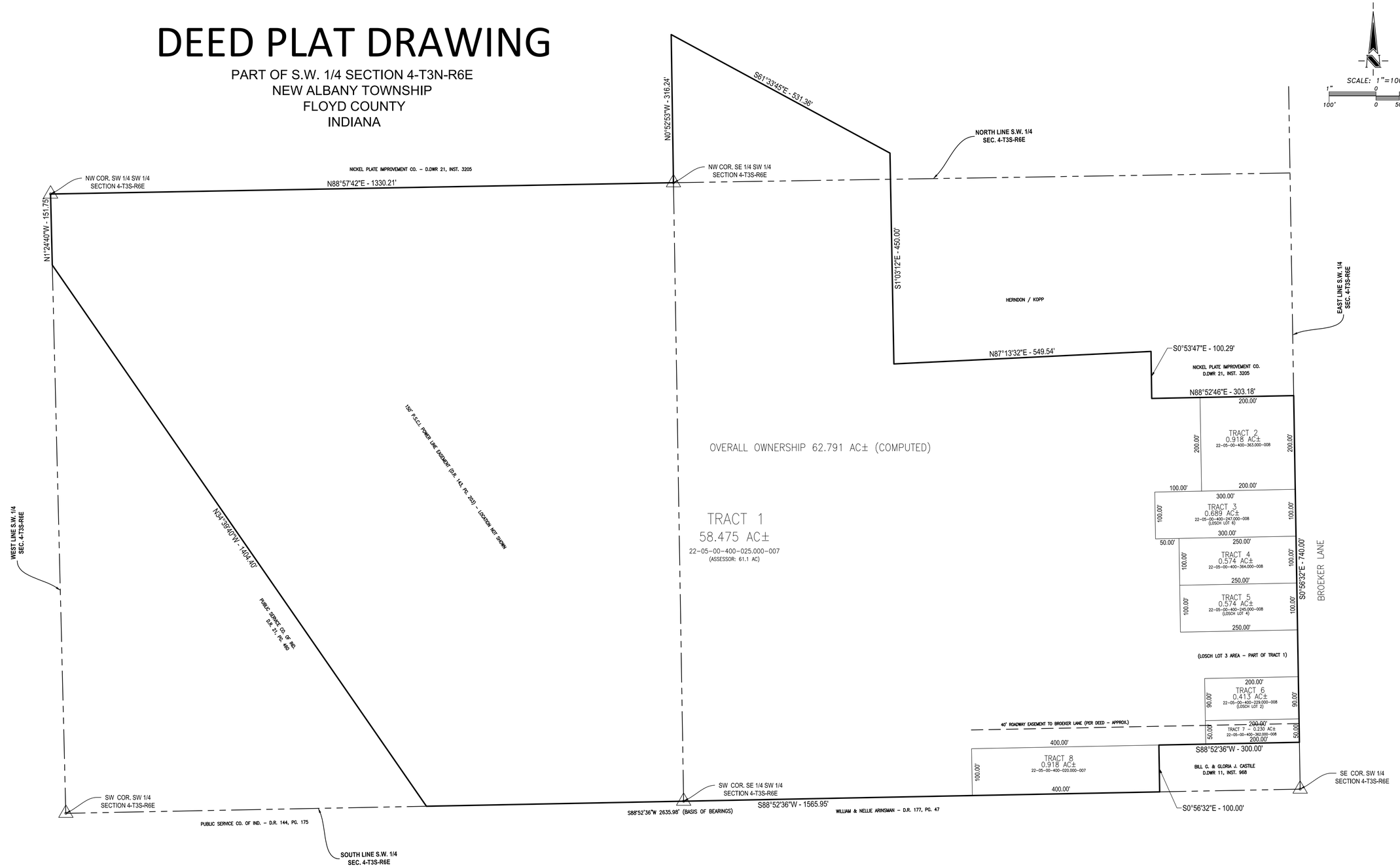
DATE:	10/2/2026
DRAWN BY:	CG
CHECKED BY:	KG
SCALE:	1"=100'
PROJECT NO:	26-433

SHEET NO: 1

Plotted: Oct 07, 2026 - 8:53pm - carso
Drawing Name: G:\Shortcut-targets-by-id\1-8gNVBbmlXuk5sBEX1_qbJYe6QTxmCCMJ_Gibson\HGS Projects\2026\26-433 Harritt Group, Inc. - Schmidt, Gary\26-433 Harritt Group, Inc - Schmidt, Gary.dwg
Layout: Deed Plat Drawing

DEED PLAT DRAWING

PART OF S.W. 1/4 SECTION 4-T3N-R6E
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Project Name:
HARRITT GROUP, INC - SCHMIDT, GARY

Sheet Title
DEED PLAT DRAWING

DATE:	10/2/2026
DRAWN BY:	CG
CHECKED BY:	KG
SCALE:	1"=100'
PROJECT NO:	26-433

SHEET NO:
1

Plotted: Oct 02, 2026 - 4:38pm - carso
Drawing Name: G:\Shortcut-targets-by-id\1-8gNVBbmlXuk5sBEX1_gbJYe6QTxmCCMJ_Gibson\HGS Projects\2026\26-433 Harritt Group, Inc - Schmidt, Gary\26-433 Harritt Group, Inc - Schmidt, Gary.dwg
Layout: Deed Plat Drawing

62.79 Wooded Acres | 2 Tracts | Floyd County Multipar

Indiana, AC +/-



Tract 1 Tract 2

Ben Harritt

P: 812-944-0217 harrittgroup.com 4704 Corydon Pike

The information contained herein was obtained from sources deemed to be reliable.
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

62.79 Wooded Acres | 2 Tracts | Floyd County Multipar

Indiana, AC +/-



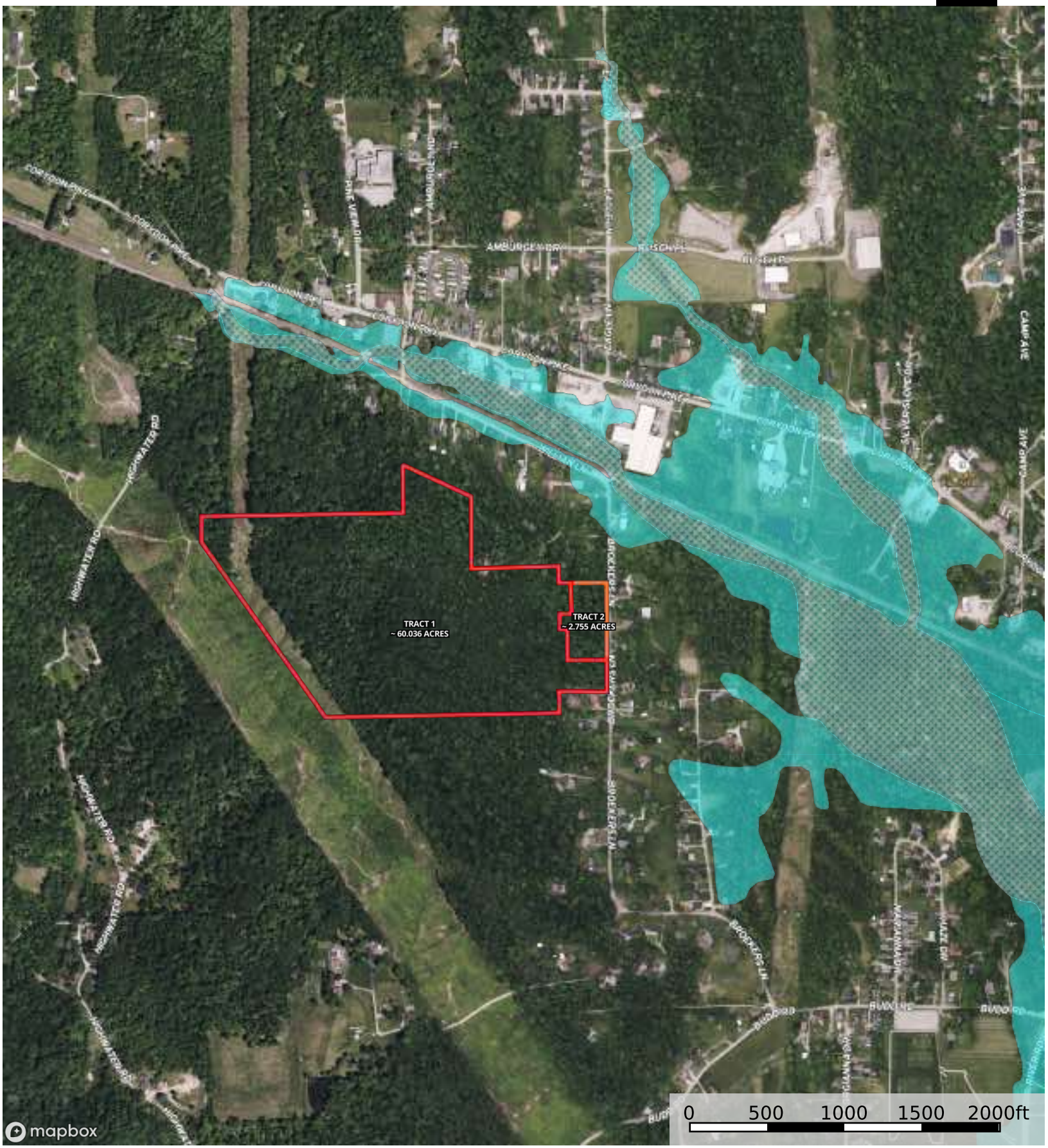
Tract 1 Tract 2

Ben Harritt
P: 812-944-0217 harrittgroup.com 4704 Corydon Pike

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62.79 Wooded Acres | 2 Tracts | Floyd County Multipar

Indiana, AC +/-



Tract 1 | Tract 2 | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

Ben Harritt

P: 812-944-0217 harrittgroup.com 4704 Corydon Pike

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62.79 Wooded Acres | 2 Tracts | Floyd County Multipar

Indiana, AC +/-



Tract 1 Tract 2

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P: 812-944-0217 harrittgroup.com 4704 Corydon Pike

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All Polygons 61.37 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GmaG	Gnawbone-Kurtz silt loams, 20 to 60 percent slopes	55.85	91.02	0	12	7e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	5.39	8.78	0	44	6e
SfyB	Shircliff silt loam, 2 to 6 percent slopes	0.13	0.21	0	88	3e
TOTALS		61.37(*)	100%	-	14.97	6.9

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 1 58.46 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GmaG	Gnawbone-Kurtz silt loams, 20 to 60 percent slopes	53.27	91.14	0	12	7e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	5.06	8.66	0	44	6e
SfyB	Shircliff silt loam, 2 to 6 percent slopes	0.13	0.22	0	88	3e
TOTALS		58.46(*)	100%	-	14.94	6.9

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Tract 2 2.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
GmaG	Gnawbone-Kurtz silt loams, 20 to 60 percent slopes	2.58	88.97	0	12	7e
GgfE2	Gilwood-Wrays silt loams, 12 to 25 percent slopes, eroded	0.33	11.38	0	44	6e
TOTALS		2.91(*)	100%	-	15.68	6.89

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing **Cultivation**

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water

General Information

Parcel Number
22-05-00-400-020.000-007

Local Parcel Number
0052730021

Tax ID:

Routing Number
05-00-430-012

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2026

Location Information

County
Floyd

Township
NEW ALBANY TOWNSHIP

District 007 (Local 007)
NEW ALBANY TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-007
New Albany City Homesites

Section/Plat
4

Location Address (1)
BROEKER LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-007 - Residential

Characteristics

Topography
High, Rolling

Flood Hazard ☐

Public Utilities
All

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary / Judith / Allan
1007 Captain Frank Rd
New Albany, IN 47150

Legal

PRT. SW 1/4 4-3-6 .82 AC.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/11/1996	Schmidt, Gary / Judith	0	WD	23/15412		I
10/02/1967	SCHMIDT, JULIUS &	0	WD	186/1		I
01/01/1900	LOSCH, FRANK & BE		WD	/		I

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION.

10/17/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

8/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

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	☐	☐	☐	☐	☑
$1,400	**Land**	**$1,400**	**$1,400**	**$1,400**	**$1,400**	**$1,400**
$0	Land Res (1)	$0	$0	$0	$0	$0
$1,400	Land Non Res (2)	$1,400	$1,400	$1,400	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$1,400	$1,400
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$1,400	**Total**	**$1,400**	**$1,400**	**$1,400**	**$1,400**	**$1,400**
$0	Total Res (1)	$0	$0	$0	$0	$0
$1,400	Total Non Res (2)	$1,400	$1,400	$1,400	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$1,400	$1,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
92	OA		0	0.8200	1.00	$1,760	$1,760	$1,443	0%	1.0000	0.00	100.00	0.00	$1,440

Data Source External Only **Collector** 04/17/2023 BF **Appraiser** 04/17/2023 BF

Land Computations

Calculated Acreage	0.82
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.82
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	0.82
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$1,400
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$1,400
CAP 3 Value	$0
Total Value	**$1,400**

General Information

Parcel Number
22-05-00-400-362.000-008

Local Parcel Number
0088410047

Tax ID:

Routing Number
05-00-430-016

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

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 5000200-008
New Albany City Homesites

Section/Plat
4

Location Address (1)
BROEKER LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-008 - Residential

Characteristics

Topography
High, Rolling

Flood Hazard ☐

Public Utilities
Water, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary J. & Judith L. & Allan L.
1007 Captain Frank Rd
New Albany, IN 47150

Legal

SW 1/4 4-3-6 .14 AC. BROECKERS LANE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Schmidt, Gary J. & Jud	0	WD	/		I
01/01/1900	TRAN 87: FROM SCH		WD	/		I

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION.

10/17/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

8/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

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	☐	☐	☐	☐	☑
$300	**Land**	**$300**	**$300**	**$300**	**$300**	**$300**
$0	Land Res (1)	$0	$0	$0	$0	$0
$300	Land Non Res (2)	$300	$300	$300	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$300	$300
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$300	**Total**	**$300**	**$300**	**$300**	**$300**	**$300**
$0	Total Res (1)	$0	$0	$0	$0	$0
$300	Total Non Res (2)	$300	$300	$300	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$300	$300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
92	OA		0	0.1400	1.00	$1,760	$1,760	$246	0%	1.0000	0.00	100.00	0.00	$250

Data Source External Only **Collector** 04/17/2023 BF **Appraiser** 04/17/2023 BF

Land Computations

Calculated Acreage	0.14
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.14
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	0.14
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$300
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$300
CAP 3 Value	$0
Total Value	**$300**

22-05-00-400-245.000-008 | **Schmidt, Gary** | **BROEKER LN** | **501, Vacant - Unplatted (0 to 9.99 Acres)** | **New Albany City Homesite**

General Information

Parcel Number
22-05-00-400-245.000-008

Local Parcel Number
0088410036

Tax ID:

Routing Number
05-00-430-018

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

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 5000200-008
New Albany City Homesites

Section/Plat
4

Location Address (1)
BROEKER LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-008 - Residential

Characteristics

Topography
High, Rolling

Flood Hazard ☐

Public Utilities
Water

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary
1007 Captain Frank Rd
New Albany, IN 47150

Legal

SW 1/4 SW 1/4 4-3-6 .41 AC.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Schmidt, Gary	0	WD	/		I
01/01/1900	DB 179-535		WD	/		I

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION.

10/17/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

8/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

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	☐	☐	☐	☐	☑
$700	**Land**	**$700**	**$700**	**$700**	**$700**	**$700**
$0	Land Res (1)	$0	$0	$0	$0	$0
$700	Land Non Res (2)	$700	$700	$700	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$700	$700
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$700	**Total**	**$700**	**$700**	**$700**	**$700**	**$700**
$0	Total Res (1)	$0	$0	$0	$0	$0
$700	Total Non Res (2)	$700	$700	$700	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$700	$700

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
92	OA		0	0.4100	1.00	$1,760	$1,760	$722	0%	1.0000	0.00	100.00	0.00	$720

Data Source External Only **Collector** 04/17/2023 BF **Appraiser** 04/17/2023 BF

Land Computations

Calculated Acreage	0.41
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.41
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	0.41
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$700
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$700
CAP 3 Value	$0
Total Value	**$700**

General Information

Parcel Number
22-05-00-400-364.000-008

Local Parcel Number
0088410039

Tax ID:

Routing Number
05-00-440-011.001

Property Class 400
Vacant Land

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 5000200-008
New Albany City Homesites

Section/Plat

Location Address (1)
BROKER LANE
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-008 - Residential

Characteristics

Topography
Level, High, Rolling

Flood Hazard ☐

Public Utilities
Water

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary J. & Judith L. & Allan L.
1007 Captain Frank Rd
New Albany, IN 47150

Legal

4-3-6 .46 AC. BROECKERS LANE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Schmidt, Gary J. & Jud	0	WD	/		I
01/01/1900	TRAN 87: FROM SCH		WD	/		I

Commercial

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	☐	☐	☐	☐	☑
$3,400	**Land**	**$3,400**	**$3,400**	**$3,400**	**$3,400**	**$3,400**
$0	Land Res (1)	$0	$0	$0	$0	$0
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$3,400	Land Non Res (3)	$3,400	$3,400	$3,400	$3,400	$3,400
$0	**Improvement**	**$0**	**$0**	**$0**	**$400**	**$400**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$400	$400
$3,400	**Total**	**$3,400**	**$3,400**	**$3,400**	**$3,800**	**$3,800**
$0	Total Res (1)	$0	$0	$0	$0	$0
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$3,400	Total Non Res (3)	$3,400	$3,400	$3,400	$3,800	$3,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	0.4600	1.55	$47,500	$73,625	$33,868	-90%	1.0000	0.00	0.00	100.00	$3,390

Data Source External Only **Collector** 04/18/2023 BF **Appraiser** 04/18/2023 BF

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION. this biulding and paving hsould be on parcel 22-05-00-400-292.000-008 not his parcel

3/11/2021 21UP: BUILDING AND PAVINIG SHOULD HAVE BEEN ASSESSED ON THIS PARCEL, MOVED FROM PARCEL 220500400292000008

10/17/2019 22Q2: 2019 BF FEILD REVIEW AND DATA COLLECTION.

8/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 MK

Land Computations

Calculated Acreage	0.46
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.46
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	0.46
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$0
CAP 3 Value	$3,400
Total Value	**$3,400**

22-05-00-400-247.000-008 | **Schmidt, Gary** | **BROEKER LN** | **501, Vacant - Unplatted (0 to 9.99 Acres)** | **New Albany City Homesite**

General Information

Parcel Number
22-05-00-400-247.000-008

Local Parcel Number
0088410035

Tax ID:

Routing Number
05-00-430-019

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

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 5000200-008
New Albany City Homesites

Section/Plat
4

Location Address (1)
BROEKER LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-008 - Residential

Characteristics

Topography
High, Rolling

Flood Hazard ☐

Public Utilities
Water, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary
1007 Captain Frank Rd
NEW ALBANY, IN 47150

Legal

SW 1/4 SW 1/4 4-3-6 .63 AC.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/05/2020	Schmidt, Gary	202017713	Wa	2020/17713	$20,000	I
12/04/2008	Riggs, Paul R. & Ryan	200833186	WD	/	$4,400	I
12/20/1994	HEAVRIN, TED	0	WD	/		I
01/01/1900	BATMAN, COEN M &	0	WD	/		I
01/01/1900	FROM ROSS, WM &		WD	/		I

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION.

10/17/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

8/14/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

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	☐	☐	☐	☐	☑
$4,500	**Land**	**$4,500**	**$4,500**	**$4,500**	**$4,500**	**$4,500**
$0	Land Res (1)	$0	$0	$0	$0	$0
$4,500	Land Non Res (2)	$4,500	$4,500	$4,500	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$4,500	$4,500
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$4,500	**Total**	**$4,500**	**$4,500**	**$4,500**	**$4,500**	**$4,500**
$0	Total Res (1)	$0	$0	$0	$0	$0
$4,500	Total Non Res (2)	$4,500	$4,500	$4,500	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$4,500	$4,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
91	A		0	0.6300	1.00	$7,100	$7,100	$4,473	0%	1.0000	0.00	100.00	0.00	$4,470

Data Source External Only **Collector** 04/17/2023 BF **Appraiser** 04/17/2023 BF

Land Computations

Calculated Acreage	0.63
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.63
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	0.63
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$4,500
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$4,500
CAP 3 Value	$0
Total Value	**$4,500**

General Information

Parcel Number
22-05-00-400-020.000-007

Local Parcel Number
0052730021

Tax ID:

Routing Number
05-00-430-012

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2026

Location Information

County
Floyd

Township
NEW ALBANY TOWNSHIP

District 007 (Local 007)
NEW ALBANY TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-007
New Albany City Homesites

Section/Plat
4

Location Address (1)
BROEKER LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-007 - Residential

Characteristics

Topography
High, Rolling

Flood Hazard ☐

Public Utilities
All

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary / Judith / Allan
1007 Captain Frank Rd
New Albany, IN 47150

Legal

PRT. SW 1/4 4-3-6 .82 AC.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/11/1996	Schmidt, Gary / Judith	0	WD	23/15412		I
10/02/1967	SCHMIDT, JULIUS &	0	WD	186/1		I
01/01/1900	LOSCH, FRANK & BE		WD	/		I

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION.

10/17/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

8/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

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	☐	☐	☐	☐	☑
$1,400	**Land**	**$1,400**	**$1,400**	**$1,400**	**$1,400**	**$1,400**
$0	Land Res (1)	$0	$0	$0	$0	$0
$1,400	Land Non Res (2)	$1,400	$1,400	$1,400	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$1,400	$1,400
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$1,400	**Total**	**$1,400**	**$1,400**	**$1,400**	**$1,400**	**$1,400**
$0	Total Res (1)	$0	$0	$0	$0	$0
$1,400	Total Non Res (2)	$1,400	$1,400	$1,400	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$1,400	$1,400

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
92	OA		0	0.8200	1.00	$1,760	$1,760	$1,443	0%	1.0000	0.00	100.00	0.00	$1,440

Data Source External Only **Collector** 04/17/2023 BF **Appraiser** 04/17/2023 BF

Land Computations

Calculated Acreage	0.82
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.82
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	0.82
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$1,400
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$1,400
CAP 3 Value	$0
Total Value	**$1,400**

General Information

Parcel Number
22-05-00-400-363.000-008

Local Parcel Number
0088410046

Tax ID:

Routing Number
05-00-430-020

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

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 5000200-008
New Albany City Homesites

Section/Plat
4

Location Address (1)
BROEKER LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-008 - Residential

Characteristics

Topography
High, Rolling

Flood Hazard ☐

Public Utilities
Water, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary J. & Judith L. & Allan L.
1007 Captain Frank Rd
New Albany, IN 47150

Legal

SEC. 4-3-6 .92 AC.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	Schmidt, Gary J. & Jud	0	WD	/		I
01/01/1900	TRAN 87: FROM SCH		WD	/		I

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	☐	☐	☐	☐	☑
$1,600	**Land**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**
$0	Land Res (1)	$0	$0	$0	$0	$0
$1,600	Land Non Res (2)	$1,600	$1,600	$1,600	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$1,600	$1,600
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$1,600	**Total**	**$1,600**	**$1,600**	**$1,600**	**$1,600**	**$1,600**
$0	Total Res (1)	$0	$0	$0	$0	$0
$1,600	Total Non Res (2)	$1,600	$1,600	$1,600	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$1,600	$1,600

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
92	OA		0	0.9200	1.00	$1,760	$1,760	$1,619	0%	1.0000	0.00	100.00	0.00	$1,620

Data Source External Only **Collector** 04/17/2023 BF **Appraiser** 04/17/2023 BF

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION.

10/17/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

8/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Land Computations

Calculated Acreage	0.92
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.92
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	0.92
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$1,600
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$1,600
CAP 3 Value	$0
Total Value	**$1,600**

General Information

Parcel Number
22-05-00-400-025.000-007

Local Parcel Number
0052730039

Tax ID:

Routing Number
05-00-430-013

Property Class 505
Vacant - Unplatted (40 or More Acre

Year: 2026

Location Information

County
Floyd

Township
NEW ALBANY TOWNSHIP

District 007 (Local 007)
NEW ALBANY TOWNSHIP

School Corp 2400
NEW ALBANY-FLOYD COUNTY C

Neighborhood 5000200-007
New Albany City Homesites

Section/Plat
4

Location Address (1)
BROEKER LN
NEW ALBANY, IN 47150

Zoning

Subdivision

Lot

Market Model
5000200-007 - Residential

Characteristics

Topography
High, Rolling

Flood Hazard ☐

Public Utilities
Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, August 14, 2026

Review Group 2028

Ownership

Schmidt, Gary / Judith / Allan
1007 Captain Frank Rd
New Albany, IN 47150

Legal

SW 1/4 4-3-6 61.1Ac PER SURVEY / .10Ac
0052730036.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/12/1996	Schmidt, Gary / Judith	0	WD	23/15412		I
07/21/1970	SCHMIDT, JULIUS &	0	WD	197/361		I
01/01/1900	LOSCH, BERTHA [A		WD	/		I

Res

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

2026		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	☐	☐	☐	☐	☑
$9,700	**Land**	**$9,700**	**$9,700**	**$9,700**	**$9,700**	**$9,700**
$0	Land Res (1)	$0	$0	$0	$0	$0
$9,700	Land Non Res (2)	$9,700	$9,700	$9,700	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$9,700	$9,700
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$9,700	**Total**	**$9,700**	**$9,700**	**$9,700**	**$9,700**	**$9,700**
$0	Total Res (1)	$0	$0	$0	$0	$0
$9,700	Total Non Res (2)	$9,700	$9,700	$9,700	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$9,700	$9,700

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
91	A		0	5.0000	1.00	$7,100	$7,100	$35,500	-95%	1.0000	0.00	100.00	0.00	$1,780
92	OA		0	56.1000	1.00	$1,760	$1,760	$98,736	-92%	1.0000	0.00	100.00	0.00	$7,900

Data Source External Only **Collector** 04/17/2023 BF **Appraiser** 04/17/2023 BF

Notes

4/13/2023 26Q2: BF FIELD REVIEW & DATA COLLETION.

10/17/2019 22Q2: 2019 BF FIELD REVIEW AND DATA COLLECTION.

8/24/2015 12UP: 2012 UPDATE
TAXPAYER IN OFFICE STATED THIS IS ALL HILLY AND ALL
WOODS. 12/28/2012 BF

8/24/2015 18Q1: 1ST 1/4 OF 2018 RE: 15PAY16 BF

Land Computations

Calculated Acreage	61.10
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	61.10
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	61.10
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$9,700
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$9,700
CAP 3 Value	$0
Total Value	**$9,700**

Floyd County, IN



- Parcels
- Townships
- Parks

New Albany Zone Map

- LDR - Low Density Residential
- MDR - Mixed Density Residential
- TR - Traditional Residential
- D - Downtown
- MU - Mixed Use
- MC - Mixed Use Corridor Commercial
- HC - Highway Oriented Commercial
- IND - Industrial
- IST - Institutional
- CEM - Cemetery
- FLD - Floodplain
- SS - Steep Slope

MEANS OF INGRESS AND EGRESS TO BROEKER LANE TO BE USED IN COMMON WITH THE SELLERS AND THEIR SUBSEQUENT GRANTEES.

SAID REAL ESTATE IS ALSO CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS AND PROTECTIVE COVENANTS WHICH ARE HEREBY DEEMED TO BE IN THE NATURE OF COVENANTS RUNNING WITH THE TITLE TO THE ABOVE DESCRIBED REAL ESTATE, TO-WIT:

1 THE ABOVE TRACT MAY BE DIVIDED INTO TWO RESIDENTIAL LOTS AND THE SAME MAY BE USED FOR RESIDENTIAL PURPOSES ONLY.
2 2 DWELLING HOUSES MAY BE ERECTED ON THE ABOVE DESCRIBED TRACT, ONE ON EACH HALF THEREOF.
3. ALL SEWAGE DISPOSAL SHALL BE RETAINED ON THE OWNERS PROPERTY AND SHALL MEET THE REQUIREMENTS OF THE INDIANA STATE BOARD OF HEALTH FOR SEPTIC TANKS AND SEWAGE DISPOSAL.
4 NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
5. EACH DWELLING UNIT ERECTED WITHIN THIS PLAT SHALL NOT CONTAIN LESS THAN 750 SQ. FT.

Tract 4- Deed 202017713

LOT #6 OF THE UNRECORDED SUBDIVISION OF FRANK LOSCH, A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 6 EAST IN FLOYD COUNTY, INDIANA (SW 1/4 SW 1/4 4-3-6). CONTAINING 0.63 ACRES, MORE OR LESS. BROEKEE LANE.

ABOVE REAL ESTATE BEING TRADITIONALLY DESCRIBED AS FOLLOWS:

LOT NO. 6 OF FRANK H. LOSCH'S UNRECORDED SUBDIVISION, A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH RANGE 6 EAST IN FLOYD COUNTY, INDIANA, BEGINNING IN BROEKER LANE 540 FEET NORTH 0 DEGREES 15 MINUTES WEST FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER THENCE NORTH 88 DEGREES 33