



BID PACKET

# HALLMARK HEIGHTS BRICK RANCH ONLINE AUCTION

**1019 LONGFIELD DRIVE  
CLARKSVILLE, IN 47129**

ONLINE BIDDING ENDS

**WEDNESDAY, SEPTEMBER 20 @ 2PM**

**HARRITT  
GROUP** INC.  
**HARRITGROUP.COM**

4704 CORYDON PIKE, NEW ALBANY, IN - 812-944-0217 - 502-592-4000 - INFO@HARRITGROUP.COM



## REAL ESTATE ONLINE AUCTION TERMS AND CONDITIONS

1019 LONGFIELD DRIVE, CLARKSVILLE, IN 47129

Bidding Ends Wednesday, September 20, 2023

**This property is offered under specific terms and conditions per the printed auction bid packet and is included and adapted in a legally binding purchase agreement. If you have not read and reviewed the auction bid packet or do not completely accept the terms and conditions - do not bid.**

### **BIDDING ONLINE**

Proper and complete registration is required. All bidders must provide name, address, phone number, email address, and credit card information to register. A credit card will be validated before bidding access is granted, but is not a recognized form of payment of the deposit or purchase price. By registering, all bidders acknowledge having read and agree to be bound by the Auction Terms and Conditions.

While online bidding is very popular, not everyone is entirely comfortable with the process. The Harritt Group staff is always available to assist any bidder who has questions. If you need assistance placing a bid online or prefer to submit a bid in person, please call our office for assistance @ 812-944-0217.

### **BUYER'S PREMIUM**

A 10% buyer's premium will be added to the final bid. The buyer's premium, together with the final bid amount, will constitute the total purchase price of the Real Estate. *(Example: Hammer Bid Price \$100,000 plus 10% Buyer's Premium equals Contract Purchase Price of \$110,000)*

### **MANNER OF PAYMENT**

A 10% non-refundable down payment of the Contract Purchase Price in the form of cash, check, or wired funds in USD are due within 24 hours following the auction with the signing of a legally binding purchase agreement. *(Example: Hammer Bid Price \$100,000 + 10% Buyer's Premium \$10,000 = Contract Purchase Price \$110,000 with a 10% Down Payment of \$11,000)*. Arrangements will be made to meet with the successful bidder to execute the documents or the documents can be emailed to the successful bidder and returned by email, DocuSign or fax to the Harritt Group within 24 hours of the auction.

### **CLOSING**

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Monday, October 30, 2023**. If the buyer chooses to obtain financing for the balance of the purchase price, completion of this transaction is *not* based upon the condition of successfully obtaining financing nor is it subject to a satisfactory appraisal, survey, or inspections of any kind. All closing costs and wiring fees are the buyer's expenses.

**INSPECTION**

Property is being sold "As Is" with no contingencies and no warranties expressed or implied. All inspections are welcomed *prior to auction* at the buyer's expense. The buyer relies upon the condition of the property based upon their own examination and has not relied upon any statement or representation by the auctioneer or staff as to the nature or condition of the property. *Square footage measurements are estimated. Buyers can make their own precise measurements, if needed.*

**FLOOD DESIGNATION**

Buyer may not terminate the agreement if the property requires flood insurance or that is subject to building or use limitations by reason of the location, which materially interferes with the buyer's intended use of the property. The buyer shall pay for and be responsible for flood certification if needed. *FEMA records indicate that the property is not in a flood zone.*

**EVIDENCE OF TITLE**

Seller will provide a merchantable title via a deed. The cost of title evidence, as desired by the buyer, to be a buyer's expense. Owner's title insurance is always strongly recommended, and that without said insurance, the buyer may have no future objections to the title, or potential losses. Buyer is accepting title subject to (1) Any recorded or unrecorded building restrictions, restrictive covenants, conditions, or other use restrictions applicable to the property and (2) Any recorded, unrecorded, or visible easements for public or private use including road, utilities or others, upon which existing improvements do not encroach of which there are no violations.

**SURVEY**

Property is being sold *without* a survey. All land measurements are per courthouse records.

**REAL ESTATE TAXES AND ASSESSMENTS**

All taxes that have accrued for any prior calendar year that remain unpaid shall be paid by the seller either to the County Treasurer and/or the buyer in the form of a credit at closing. All taxes that have accrued for the current calendar year shall be prorated on a calendar-year basis as of the closing date. *The buyer also acknowledges the seller's tax exemptions and/or credits may not be reflected on future tax bills.* The buyer may apply for current-year exemptions/credits at or after closing if applicable.

**POSSESSION**

Seller will give possession at closing.

**FEDERAL LEAD-BASED PAINT DISCLOSURE**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. All inspections and assessments for the presence of lead-based paint and/or lead-based paint hazards must be made prior to the auction. The buyer waives the 10-day opportunity to conduct such an assessment and acknowledge receipt of the lead-based paint disclosure form.

**AUCTION END TIME**

Harritt Group Online Auctions are timed events and all bidding will close at a specified time. Harritt Group Online Auctions also have an auto-extend feature. Any bid placed in the final minutes of an auction will cause the auction ending to be automatically extended from the time the bid was placed. Example: If an auction scheduled to close at 6 PM receives a bid at 5:59 PM, and the extended bidding time for that auction is 10 minutes, the close time will automatically extend to 6:09 PM. The auto-extend feature remains active until no further bids are received within the specified time frame.

**MAXIMUM BID**

Internet bidders who desire to make certain their bids are acknowledged should use the maximum bidding feature and place their maximum bid in ample time before the close of the auction. However, in the event two identical maximum bids for the same amount are placed, it is the first one received which will be given preference and will indicate the bidder is "Winning". The online bidder, therefore, is responsible for monitoring their bid to the close of the auction. Harritt Group will bear no liability/responsibility in case of a bidder error. Bidding platform records of Auction Mobility and the Harritt Group will be deemed conclusive in all respects and will be final.

**MALFUNCTION AND LOSS OF SERVICE**

The results of the auction may be rendered void if a malfunction or temporary loss of service occurs. In such an event, Harritt Group reserves the right to remedy the situation in whichever way best represents the seller, including the cancellation of existing bids. Harritt Group shall not be held liable in any way for any malfunctions or loss of service. The bidder acknowledges and understands that this service may or may not function correctly at the close of the auction. Under no circumstances shall Bidder have any kind of claim against Harritt Group or anyone else if the internet service fails to work correctly during the close of the auction. Harritt Group will not be responsible for any missed bids from any source.

**SOLD WITH SELLER'S RESERVE**

Final bid price is subject to the seller's confirmation. When the bidding has met the reserve, a notification will be posted and the auction will become absolute and sell to the highest bidder.

**BROKER PARTICIPATION**

A commission will be paid to any properly licensed Broker who registers prior to the auction a successful buyer according to the appropriate Broker Participation Agreement and requirements.

**PRE-AUCTION SALES**

No pre-auction offers. All bidding to be submitted online during the period of *Wednesday, September 13 through Wednesday, September 20, 2023.*

**AGENCY**

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

**SELLER**

Dolores Noyes Estate



## Client Detail

**1019 Longfield Drive, Clarksville, IN 47129**

Listing #: **2023010152** Total Finished Sqft: **2,271** Above Grade Finished SqFt: **1,506** **\$0**  
Active (08/30/23)



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Clark</b>	Township:	<b>Jeffersonville</b>
Subdivision:	<b>Yes</b>	School Dst:	<b>Clarksville Comm.</b>
Subdiv Nm:	<b>Hallmark Heights</b>	Parcel#:	<b>14000410070</b>
Beds:	<b>3</b>	Lot Sz:	<b>0.1928 / 8,398</b>
Baths:	<b>2 (2 0)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>1,506</b>	Lot Dim:	<b>70 x 119.97</b>
Tot Fin SF:	<b>2,271</b>	Year Built:	<b>1968</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,878</b>
Est Completion:		Tax Year:	<b>2022/2023</b>
Home Warranty:	<b>No</b>	DOM:	<b>0</b>
Land Assess:	<b>34,000</b>	HOA \$:	<b>/</b>
Improvements:	<b>150,700</b>		
Total Assess:	<b>184,700</b>		
Directions:	<b>Lewis &amp; Clark Parkway to Eastern Boulevard. South 1/2 mile to left on Kensington Drive. 3/10 mile to right on Longfield Drive to home on right.</b>		
Legal:	<b>HALLMARK HGTS LOT 91</b>		
Tot Deductions:	<b>\$107,790</b>	<u>Deduction Type</u>	<u>Comment</u>
		Over 65	14,000
		Homestead Standard	45,000

### Remarks

**HALLMARK HEIGHTS BRICK RANCH ONLINE AUCTION - BIDDING ENDS: WEDNESDAY, SEPTEMBER 20 @ 2PM.** Selling online a spacious 1506 SF 3 bedroom-2 bath brick ranch with sunroom, split bedrooms with private main bedroom suite, partially finished basement with family room, game room, office, equipped laundry room with LG washer & dryer, and workshop with workbench. Home features high efficiency natural gas furnace and central air. 10' x 12' shed, extra wide concrete driveway for additional parking. Agent estimates square footage in the basement to be less than the courthouse card. No HVAC ductwork in the sunroom. Just minutes to shopping, expressway and schools with easy access to the Tri-City area. **BUYERS PREMIUM 10%** Buyer's Premium added to the hammer bid price to determine the final purchase price. **REAL ESTATE TERMS** A non-refundable down payment (10% of the purchase price) in the form of cash, check, or wired funds in USD are due within 24 hours following the auction, balance due in 40 days. Buyer to receive clear title. Taxes prorated to the day of closing. Selling as is without contingencies, all inspections welcomed prior to auction. If you choose to obtain financing, not subject to approval or appraisal. All closing costs are the buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

### Amenities

Type:	<b>1 Story</b>	Foundation:	<b>Poured Concrete</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Basement Type:	<b>Partial, Partially Finished</b>
Outbuildings:	<b>Shed</b>	Laundry:	<b>Yes</b>
# Fireplaces:	Fireplace:	Laundry Location:	<b>Basement</b>
Roof Type:	<b>Shingle</b>	Laundry Type:	<b>Laundry Room</b>
Appliances:	<b>Clothes Dryer, Clothes Washer, Garage Door Opener, Range / Oven, Refrigerator</b>		
Exterior Type:	<b>Brick Over Frame</b>		
Exterior Feat:	<b>Covered Porch, Fenced Yard, Landscaped, Patio, Public Sidewalk, Solid Surface Drive, Sunroom</b>		
Interior Feat:	<b>1st Floor Master, Bath Master, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Family Room, Formal Dining Rm, Natural Wood Trim, Split Bedrooms</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,506.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>765.0</b>	TFLS:	<b>2,271</b>
Below Grade Unfinish:	<b>495.0</b>		

### Room Sizes & Levels

Total Rooms: **10** Garage: **Y** Garage Size: **25 x 11** Garage Type: **Attached, Front** Garage Spaces: **1**  
Entry

Type	Dimension	Level	Flooring	Description
Living Room	19.7 x 11.2	1st Floor	Carpet	
Dining Room	11.9 x 13.8	1st Floor	Carpet	
Kitchen	15 x 9.3	1st Floor	Tile	
Main Bedroom	12.10 x 15.2	1st Floor	Carpet	
Bathroom Full	4 x 7	1st Floor	Tile	
Bedroom	13.4 x 9.2	1st Floor	Carpet	
Bedroom	13.8 x 9.11	1st Floor	Carpet	

Bathroom Full	10.3 x 7	1st Floor	Tile	
Other	10.7 x 11.5	1st Floor	Tile	Sunroom - No HVAC ductwork
Family Room	15.2 x 10	LL/Basement	Carpet	
Other	13 x 23	LL/Basement	Carpet	Gameroom
Office	11 x 10.6	LL/Basement	Carpet	

**Utilities**

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Water Heater:	<b>Natural Gas</b>	Heat Type:	<b>Forced Air</b>
Water Type:	<b>Public Available</b>	Cooling Type:	<b>Central Air, Window A/C Unit(s)</b>
Natural Water:		Fuel Type:	<b>Nat Gas</b>
Sewer Type:	<b>Sewer</b>		

**General Information**

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Possession:	<b>At Closing</b>	Covenants & Restr:	<b>Yes</b>
Flood:	<b>No</b>	Sign:	<b>Yes</b>
Seller Will Lease:	<b>No</b>	Terms:	<b>No</b>

All information deemed reliable but not guaranteed.





KENSINGTON DR

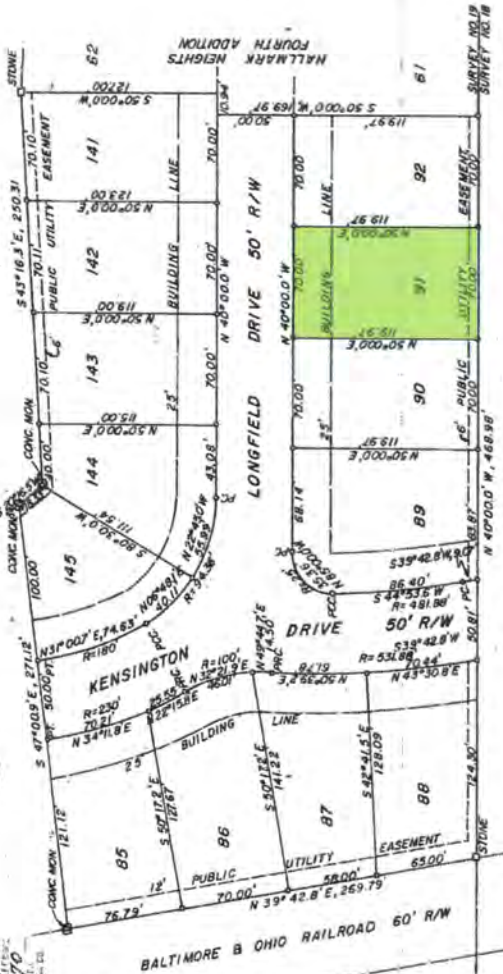
LONGFIELD DR

KESWICK DR



# HALLMARK HEIGHTS FIFTH ADDITION

HALLMARK HEIGHTS LAND CORP.  
D.R. 202, P. 339



JOE D. SICER, D.R. 115, P. 321

### DEED OF DEDICATION

we, the undersigned Louis A. Arnu and Anthony M. Kern, president and secretary respectively of Hallmark Heights Land Corporation, being the owners of the real estate described herein, do hereby lay off, plat and subdivide, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known as Hallmark Heights, Fifth Addition. All streets and easements shown and not heretofore dedicated to the public in this plat are hereby established as shown on this plat between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

In view of the fact that the lots shown on this plat are in wide strips of ground six (6) feet and twelve (12) feet in width, it is hereby provided that the minimum building setback for the use of public utilities and drainage and for the installation of water and sewer mains, surface water drainage, poles, ducts, lines or wires, subject at all times to the proper authorities to the easement reserved herein. No permanent buildings or other structures shall be erected on any lot in this subdivision which strips of land, but the owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and such person or persons as may be responsible for proper surface-water drainage, shall be used except for residential purposes. No building shall be erected, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed 2 stories in height and a private garage for not more than 2 cars. No one story dwelling shall be less than 1100 square feet in area. No building shall be less than 780 square feet as measured at the outer line of the foundation.

No building shall be located on any lot nearer to the front lot line or nearer to the side line than the minimum building setback lines shown on the recorded plat. No building shall be located on any lot nearer to the rear lot line than the minimum building setback yard shall be required for a garage or other permitted accessory building located 35 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 6 feet to the rear lot line. For the purposes of this covenant, an open porch or screen porch shall not be considered as a part of a building and no building shall be erected or placed or permitted to remain on a lot to encroach upon another lot.

No building shall be placed on any lot having an area of less than 7200 square feet nor on any lot having a width of less than 50 feet at the building setback line.

The exterior covering of walls of any residence constructed on a lot shall be finished with a minimum of 75% of the total exterior wall area of concrete masonry for a minimum of 15% of the total exterior wall area of stone masonry for a lot, nor shall anything be done hereon which may be or may become an annoyance or nuisance to the neighborhood.

No structure or temporary structure, shed, garage, cellar, basement, tent, shack, or any other structure, shall be erected or placed on any lot at any time as a residence either temporarily or permanently.

No fences shall be erected on any lot of a greater height than 4 feet and these shall not be of a solid character; and no fence or wall shall be erected on any lot which is permitted between the building setback line and the right-of-way line.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1990, at which time said covenants and restrictions shall be automatically terminated for a period of ten (10) years, and shall thereafter be subject to the terms and conditions of the building sites covered by these covenants and restrictions, in whole or in part. Invalidation of any one of the foregoing covenants and restrictions, by judgment or court order shall in no way affect the validity of the other covenants and restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns in whole and in part. Invalidation of any one of the foregoing covenants and restrictions, by judgment or court order shall in no way affect the validity of the other covenants and restrictions, which shall remain in full force and effect.

Witness our hands and seals this 27th day of February, 1968.

Attest:  
Anthony M. Kern, Secretary

By: *Anthony M. Kern*  
Anthony M. Kern, Secretary

Subdivider: HALLMARK HEIGHTS LAND CORPORATION  
220 E. Columbus  
Jeffersonville, Indiana

### CLARKSVILLE TOWN PLAN COMMISSION CERTIFICATE

Under authority provided by Chapter 174, acts of 1947 enacted by the General Assembly of the State of Indiana, and the amendments thereto, and an Ordinance adopted by the Town Board of Trustees of the Town of Clarksville, Indiana, this plat was given approval, at a meeting of the Town Plan Commission held on the 21st day of February, 1968.

CLARKSVILLE TOWN PLAN COMMISSION  
By: *Joseph V. Jacobs, Jr.*  
President

ACCEPT: *Joseph V. Jacobs, Jr.*  
Secretary

### LAND SURVEYOR'S CERTIFICATE

I, Joseph V. Jacobs, Jr., hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed by me on May 26, 1964; that all the monuments shown thereon are as actually set; and that the location, size, type and material used are accurately shown, witness my hand and seal this 2nd day of February, 1968.

*Joseph V. Jacobs, Jr.*  
Land Surveyor #10060

### DESCRIPTION OF HALLMARK HEIGHTS, FIFTH ADDITION

A part of Survey No. 19 of the Illinois Grant in the Town of Clarksville of Clark County, Indiana, being a certain tract conveyed to Hallmark Heights Land Corp. at Deed Record 202, Page 339 and bounded as follows:

Beginning at an iron pipe in the line dividing Surveys No. 18 and 19 of the Illinois Grant and the west corner of Lot No. 81 of Hallmark Heights, Fourth Addition, thence the following courses of the boundary:

North 40 deg. 00 min. West, 466.95 feet with said dividing line to a stone monument; thence easterly right-of-way line of the Baltimore and Ohio Railroad;

North 35 deg. 42.8 min. East, 258.79 feet with said right-of-way line to a concrete monument;

South 11 deg. 00.9 min. East, 271.12 feet leaving said right-of-way line to a concrete monument;

South 20 deg. 16.3 min. East, 19.13 feet to a concrete monument;

South 43 deg. 16.3 min. East, 250.31 feet to a stone monument; corner of Lot No. 62, Hallmark Heights, Fourth Addition;

South 30 deg. 00.0 min. West, 127.00 feet with the northerly line of Lot No. 62, Hallmark Heights, Fourth Addition, to the Longfield Drive;

North 40 deg. 00.0 min. West, 10.94 feet with the westerly line of Longfield Drive;

South 30 deg. 00.0 min. West, 169.97 feet crossing Longfield Drive and running with the northerly line of said Lot No. 81 to the place of beginning and containing 3.276 acres of land.

Course data for the bearings used in the above description is obtained from deeds which recite the bearings of the line dividing surveys 18 and 19, Illinois Grant to be North 40 deg. West,

State of Indiana } as  
County of Clark }

Before me the undersigned Notary Public, in and for the above named County and State, personally appeared Louis A. Arnu and Anthony M. Kern, president and secretary respectively of Hallmark Heights Land Corporation, and acting as such officers for and on behalf of said corporation, and each separately and jointly, and acknowledged to me that they executed the aforesaid instrument as his or her voluntary act and deed for the purposes expressed and that they were duly qualified to do so.

Witness my hand and notarial seal this 27th day of February, 1968.

My Commission expires:  
*February 28, 1970*

*Joseph V. Jacobs, Jr.*  
Notary Public



**10-14-01-900-305.000-012**  
**General Information**  
**Parcel Number**  
 10-14-01-900-305.000-012  
**Local Parcel Number**  
 14-00041-007-0  
**Tax ID:**

**Routing Number**  
 002.000

**Property Class 510**  
 1 Family Dwell - Platted Lot

**Year: 2022**

**Location Information**

**County**  
 Clark  
**Township**  
 JEFFERSONVILLE TOWNSHIP  
**District 012 (Local 014)**  
 CLARKSVILLE TOWN-IFW  
**School Corp 1000**  
 CLARKSVILLE COMMUNITY  
**Neighborhood 10045144**  
 12 RES AREA 3  
**Section/Plat**

**Location Address (1)**  
 1019 LONGFIELD DRIVE  
 CLARKSVILLE, IN 47129

**Zoning**  
 9 A  
**Subdivision**

**Lot**

**Market Model**  
 N/A

**Characteristics**

**Topography** Flood Hazard   
 Level   
**Public Utilities** ERA   
 All   
**Streets or Roads** TIF   
 Paved   
**Neighborhood Life Cycle Stage**  
 Static   
 Printed

**NOYES CHARLES A JR & DOLO**  
**Ownership**  
 NOYES CHARLES A JR & DOLORES  
 1019 LONGFIELD DR  
 CLARKSVILLE, IN 47129

**Legal**  
 HALLMARK HGTS LOT 91

**1019 LONGFIELD DRIVE**  
**Transfer of Ownership**  
**Date** 01/01/1900  
**Owner** NOYES CHARLES A J  
**Doc ID Code Book/Page Adj Sale Price V/I**  
 WD / \$0 1

**510, 1 Family Dwell - Platted Lot**

**12 RES AREA 3/10045144**

**Notes**  
 8/21/2020 GENERAL : REASSESSMENT --ADDED  
 CONCIP -- LG/MS  
 9/29/2014 GENERAL : REASSESSMENT SV SHED  
 AT 300. BL. KH  
 8/26/2011 GENERAL : REASSESSMENT --NO  
 CHANGES MADE (KS-LG)



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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	2022	2021	2020	2019	2018
2022	WIP	03/10/2022	Indiana Cost Mod	1.0000		\$34,000	\$34,000	\$25,900	\$25,900	\$25,900
						\$34,000	\$34,000	\$25,900	\$25,900	\$25,900
						\$0	\$0	\$0	\$0	\$0
						\$0	\$0	\$0	\$0	\$0
						\$150,700	\$129,900	\$120,100	\$110,100	\$112,600
						\$150,400	\$129,600	\$119,800	\$109,800	\$112,300
						\$0	\$0	\$0	\$0	\$0
						\$300	\$300	\$300	\$300	\$300
						\$184,700	\$163,900	\$146,000	\$136,000	\$138,500
						\$184,400	\$163,600	\$145,700	\$135,700	\$138,200
						\$0	\$0	\$0	\$0	\$0
						\$300	\$300	\$300	\$300	\$300

**Land Pricing Soil Act**

Land Type	Pricing Method ID	Soil Front.	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Res Market	Infl. %	Elig %	Factor	Value
9	A	0	0	0.193	2.20	\$80,000	\$176,000	\$33,968	0%	100%	1.0000	1.0000	\$33,970

**Land Data (Standard Depth: Res 120', Cl 100' Base Lot: Res 70' X 120', Cl 0' X 0')**

Calculated Acreage	Actual Frontage	Developer Discount	Parcel Acreage	81 Legal Drain NV	82 Public Roads NV	83 UT Towers NV	9 Homesite	91/92 Acres	Total Acres Farmland	Farmland Value	Measured Acreage	Avg Farmland Value/Acre	Value of Farmland	Classified Total	Farm / Classified Value	Homesite(s) Value	91/92 Value	Supp. Page Land Value	CAP 1 Value	CAP 2 Value	CAP 3 Value	Total Value
0.19	0	<input type="checkbox"/>	0.00	0.00	0.00	0.00	0.19	0.00	-0.19	\$0	0.00	0.0	\$0	\$0	\$34,000	\$0	\$34,000	\$0	\$0	\$0	\$0	\$34,000







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

**For use only by members of the Indiana Association of REALTORS®**

**PROPERTY ADDRESS:** 1019 Longfield Drive, Clarksville, IN 47129

**LEAD WARNING STATEMENT**

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

**SELLER'S DISCLOSURE**

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

- (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_
- (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

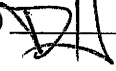
(b.) Records and reports available to the seller: **(check (i) or (ii) below)**

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

**BUYER'S ACKNOWLEDGEMENT (initial)**

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

**BROKER'S ACKNOWLEDGMENT (initial)**

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

1019 Longfield Drive, Clarksville, IN 47129

(Property Address)

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

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47 **CERTIFICATION OF ACCURACY**

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

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

56  
57  
58 \_\_\_\_\_  
59 BUYER'S SIGNATURE DATE

60  
61 \_\_\_\_\_  
62 PRINTED

63  
64 \_\_\_\_\_  
65 BUYER'S SIGNATURE DATE

66  
67 \_\_\_\_\_  
68 PRINTED

69  
70 \_\_\_\_\_  
SELLING BROKER DATE

DocuSigned by:  
Lesia Koppin 8/28/2023  
SELLER'S SIGNATURE DATE

Lesia Koppin Personal Representative Delores Noyes Estate  
PRINTED

SELLER'S SIGNATURE DATE

PRINTED

[Signature] 8-28-2023  
LISTING BROKER DATE



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