



BID PACKET

# HISTORIC MAIN STREET HOME ONLINE AUCTION

**716 E. MAIN STREET  
NEW ALBANY, IN 47150**

ONLINE BIDDING ENDS

**WEDNESDAY, MARCH 27 @ 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

716 E. MAIN STREET, NEW ALBANY, IN 47150

Bidding Ends Wednesday, March 27 @ 2PM

**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, May 6, 2024**. 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.*

## **HISTORIC MANSION ROW DISTRICT**

The New Albany Historic Preservation Commission (NAHPC) is a city-appointed body that administers design review in New Albany's local historic districts, including Mansion Row. The NAHPC works in cooperation with the City of New Albany and others to preserve the character and fabric of historically significant areas and structures for all present and future citizens of New Albany. Therefore, any exterior alterations must be reviewed and approved by the New Albany Historic Preservation Commission through the issuance of a Certificate of Appropriateness (COA). For more information contact the City of New Albany at 812-948-5333 or Indiana Landmarks at 812-284-4534.

## **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 located in Zone X - Area of Minimal Flood Hazard & Area With Reduced Flood Risk Due To Levee.*

## **EVIDENCE OF TITLE**

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

## **SURVEY**

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

## **REAL ESTATE TAXES AND ASSESSMENTS**

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

## **POSSESSION**

Seller will give possession of Real Estate at closing.

## **FEDERAL LEAD-BASED PAINT DISCLOSURE**

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

## **AUCTION END TIME**

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

## **MAXIMUM BID**

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

## **MALFUNCTION AND LOSS OF SERVICE**

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

## **SOLD WITH SELLER'S RESERVE**

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

## **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, March 13 through Wednesday, March 27, 2024*.

**AGENCY**

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

**SELLER**

William G. Vessels Jr. Estate

**PERSONAL REPRESENTATIVE**

Teresa M. Vessels

**ESTATE ATTORNEY**

Stephen T. Naville  
Lorch Naville Ward LLC



## Client Detail

**716 E Main Street, New Albany, IN 47150**

Listing #: **202406315**

Total Finished Sqft: **2,734**

Above Grade Finished SqFt: **2,734**

**\$0**  
**Active (03/07/24)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>New Albany</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>0087910010</b>
Beds:	<b>4</b>	Lot Sz:	<b>0.321 / 13,983</b>
Baths:	<b>2 (1 1)</b>	Lot Size Src:	<b>Assessor</b>
Abv Grd SF:	<b>2,734</b>	Lot Dim:	<b>50 x 280</b>
Tot Fin SF:	<b>2,734</b>	Year Built:	<b>1906</b>
New Const:	<b>No</b>	Annual Tax:	<b>1,578</b>
Est Completion:		Tax Year:	<b>2022/2023</b>
Home Warranty:	<b>No</b>	DOM:	<b>6</b>
Land Assess:	<b>23,800</b>	HOA \$:	<b>/</b>
Improvements:	<b>125,100</b>		
Total Assess:	<b>148,900</b>		
Directions:	<b>From State Street downtown, travel East on Main Street 7 blocks to home on right.</b>		
Legal:	<b>P. 93 E 20' X 280' L. 2 W 30' X 280' L. 3</b>		
Tot Deductions:	<b>\$81,365</b>	<u>Deduction Type</u>	<u>Comment</u>
		Supplemental Homestd	36,365

### Remarks

**HISTORIC MAIN STREET HOME ONLINE AUCTION - BIDDING ENDS WEDNESDAY, MARCH 27 @ 2PM.** Selling online the enchanting Conner-Hegewald residence located in the historic Main Street Mansion Row District - a stroll away to Riverfront Park and the Ohio River Greenway, and down the street from downtown dining and shopping. A turn of the century 2734 sq.ft. two-story Queen-Anne style estate filled with charm and character thoughtfully preserved with updates including copper roof and four season sunroom overlooking spacious backyard. Large covered front porch, leaded glass oversized front door, wood staircase with stained glass landing, tall ceilings, glass french doors, wood pocket door, wood floors, true Butler's pantry, private back staircase, 2 HVAC systems, 2 period decorative fireplaces - working condition unknown, wrought iron decorative fencing plus unfinished third floor. **BUYERS PREMIUM 10%** Buyer's Premium added to hammer bid price to determine 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 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 buyer's expense. Possession at closing. See full details in the Auction Bid Packet.

### Amenities

Type:	<b>2 Story</b>	Foundation:	<b>Brick (Solid)</b>
Zoning:	<b>Historic District</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Laundry:	<b>Yes</b>
Outbuildings:		Laundry Type:	<b>Other</b>
# Fireplaces:	<b>2</b>	Road Frontage:	<b>50'</b>
Roof Type:	<b>Other</b>		
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Microwave, Range / Oven, Refrigerator</b>		
Exterior Type:	<b>Wood</b>		
Exterior Feat:	<b>Covered Porch, Deck, Paved Driveway, Public Sidewalk, Sunroom</b>		
Interior Feat:	<b>Cath/Vaul/Tray Ceil, Ceiling Fan(s), Den/Office, Eat-in Kitchen, Formal Dining Rm, Pantry, Skylights, Attic</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>2,734.0</b>	Nonconform Finished:	<b>0.0</b>
Above Grade Unfinish:	<b>0.0</b>	Nonconform Unfinish:	<b>0.0</b>
Below Grade Finished:	<b>0.0</b>	TFLS:	<b>2,734</b>
Below Grade Unfinish:	<b>1,348.0</b>		

### Room Sizes & Levels

Total Rooms: **10**    Garage: **Y**    Garage Size: **19 x 18**    Garage Type: **Basement, Rear**    Garage Spaces: **1 Entry**

<u>Type</u>	<u>Dimension</u>	<u>Level</u>	<u>Flooring</u>	<u>Description</u>
Living Room	14.8 x 14.10	1st Floor	Wood	Wood Paneled Pocket Door
Dining Room	15.1 x 17.9	1st Floor	Wood	2 Sets of Glass French Doors
Other	24.2 x 15.1	1st Floor	Wood	Library / Den
Kitchen	15.7 x 14.8	1st Floor	Wood	
Other	5.6 x 7	1st Floor	Wood	Butler's Pantry
Bathroom Half	5.7 x 6.7	1st Floor	Tile	
Other	18.9 x 17.11	1st Floor	Vinyl	Sunroom w/Vaulted Ceiling
Bedroom	14.8 x 15.2	2nd Floor	Wood	
Bedroom	15.1 x 13.6	2nd Floor	Wood	Fireplace
Bedroom	15 x 15	2nd Floor	Wood	
Bedroom	8 x 11	2nd Floor	Wood	

Bathroom Full 9.7 x 6.7 2nd Floor Other

## Utilities

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Water Heater: **Natural Gas**  
Water Type: **Public Onsite**  
Natural Water:  
Sewer Type: **Sewer**

Heat Type: **Forced Air**  
Cooling Type: **Central Air**  
Fuel Type: **Nat Gas**

## General Information

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Possession: **At Closing**  
Flood: **No**  
Seller Will Lease: **No**

Covenants & Restr: **Yes**  
Sign: **Yes**  
Terms: **No**

All information deemed reliable but not guaranteed.

**22-05-00-200-720.000-008**  
**General Information**  
 Parcel Number  
 22-05-00-200-720.000-008  
 Local Parcel Number  
 0087910010

**Tax ID:**  
**Routing Number**  
 05-00-2SB-050

**Property Class 510**  
 1 Family Dwell - Platted Lot  
 Year: 2024

**Location Information**  
 County  
 Floyd  
 Township  
 NEW ALBANY TOWNSHIP  
 District 008 (Local 008)  
 NEW ALBANY CITY  
 School Corp 2400  
 NEW ALBANY-FLOYD COUNTY C  
 Neighborhood 5002001-008  
 New Albany City  
 Section/Plat

**Location Address (1)**  
 716 E MAIN St  
 NEW ALBANY, IN 47150

**Zoning**  
 F F

**Subdivision**  
 Lot

**Market Model**  
 5002001-008 - Residential

**Characteristics**  
 Topography  Flood Hazard  
 Rolling   
 Public Utilities ERA   
 All   
 Streets or Roads TIF   
 Paved, Sidewalk   
 Neighborhood Life Cycle Stage

**Vessels, Wm G. Jr & Mary R.**  
**Ownership**  
 Vessels, Wm G. Jr & Mary R.  
 716 E Main St  
 New Albany, IN 47150

**Legal**  
 P. 93 E 20' X 280' L. 2 W 30' X 280' L. 3

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

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	06/25/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$23,800	\$23,800	\$23,800	\$23,800	\$23,800
Land Res (1)	\$23,800	\$23,800	\$23,800	\$23,800	\$23,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$130,300	\$125,100	\$114,100	\$114,100	\$114,100
Imp Res (1)	\$130,300	\$125,100	\$114,100	\$114,100	\$114,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$154,100	\$148,900	\$137,900	\$137,900	\$137,900
Total Res (1)	\$154,100	\$148,900	\$137,900	\$137,900	\$137,900
Total Non Res (2)	\$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 45' X 125', CI 45' X 125')**

Land Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
F F	50	50x280	1.25	\$400	\$500	\$25,000	-5%	100%	1.0000	\$23,750

**716 E MAIN St**  
**510, 1 Family Dwell - Platted Lot**  
**Transfer of Ownership**  
 Date  
 01/01/1900  
 01/01/1900  
 Owner  
 Vessels, Wm G. Jr & M  
 1981: FROM BOLIN, R

**Doc ID Code**  
 0 WD  
**Book/Page**  
 /  
**Adj Sale Price**  
 /

**Res**

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	06/25/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$23,800	\$23,800	\$23,800	\$23,800	\$23,800
Land Res (1)	\$23,800	\$23,800	\$23,800	\$23,800	\$23,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$130,300	\$125,100	\$114,100	\$114,100	\$114,100
Imp Res (1)	\$130,300	\$125,100	\$114,100	\$114,100	\$114,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$154,100	\$148,900	\$137,900	\$137,900	\$137,900
Total Res (1)	\$154,100	\$148,900	\$137,900	\$137,900	\$137,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
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**Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 45' X 125', CI 45' X 125')**

Land Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Market Elig %	Factor	Value
F F	50	50x280	1.25	\$400	\$500	\$25,000	-5%	100%	1.0000	\$23,750

**New Albany City/5002001-0**  
**Notes**  
 8/19/2022 2601: BF FIELD REVIEW & DATA COLLECTION.  
 2/22/2018 2201: 2018 BF FIELD REVIEW & DATA ENTRY.

4/20/2017 16UP: TAXPAYER FILED FORM 130 BASED ON FORM 11. ADJUST AV BASED ON COMPARABLES.  
 7/23/2015 1801: 1ST 1/4 OF 2018 RE: 15PAY16 BF

**Land Computations**

Calculated Acreage	0.32
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.32
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	\$23,800
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$23,800</b>

**Data Source** External Only  
**Collector** 08/31/2022 BF  
**Appraiser** 08/31/2022 BF  
**Review Group** 2023  
 Tuesday, February 27, 2024  
 Printed



**General Information**  
 Occupancy Single-Family  
 Description Single-Family R 01  
 Story Height 2  
 Style 30.2 Story or Higher  
 Finished Area 2734 sqft  
 Make

**Floor Finish**  
 Earth  
 Slab  
 Sub & Joist  
 Wood  
 Parquet  
 Tile  
 Carpet  
 Unfinished  
 Other

**Wall Finish**  
 Plaster/Drywall  
 Paneling  
 Fiberboard  
 Unfinished  
 Other

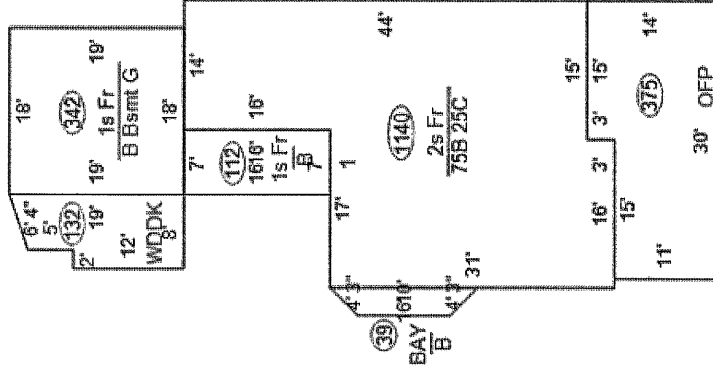
**Roofing**  
 Built-Up  
 Metal  
 Wood Shingle  
 Asphalt  
 Slate  
 Tile  
 Other

**Exterior Features**  
 Description Area Value  
 Porch, Open Frame 375 \$12,300  
 Bay 39 \$3,500  
 Wood Deck 132 \$2,500

**Plumbing**  
 # TF  
 Full Bath 1 3  
 Half Bath 1 2  
 Kitchen Sinks 1 1  
 Water Heaters 1 1  
 Add Fixtures 0 0  
 Total 4 7

**Accommodations**  
 Bedrooms 4  
 Living Rooms 0  
 Dining Rooms 1  
 Family Rooms 1  
 Total Rooms 9

**Heat Type**  
 Central Warm Air



Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1594	1594	\$106,100	
2	1Fr	1140	1140	\$43,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1348	0	\$32,200	
Crawl		285	0	\$3,400	
Slab					

**Cost Ladder**  
 Total Base \$185,100  
 1 Row Type Adj. x 1.00 \$185,100  
 Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) MS:1 MO:2 \$8,000  
 No Heating (-) \$0  
 A/C (+) 1:1594 2:1140 \$5,600  
 No Elec (-) \$0  
 Plumbing (+/-) 7 - 5 = 2 x \$800 \$1,600  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$200,300  
**Sub-Total, 1 Units** \$18,300  
 Exterior Features (+) \$218,600  
 Garages (+) 342 sqft \$3,400  
 Quality and Design Factor (Grade) 0.95  
 Location Multiplier 0.88  
**Replacement Cost** \$185,592

**Summary of Improvements**  
 Norm Dep 45%  
 Remain. Value \$102,080  
 Abn Obs 21%  
 RCN \$185,592  
 Size 4,082 sqft  
 Adj Rate 0.88  
 Base Rate 95 A  
 Eff Year 1929  
 Grade C-1  
 Construction Wood Frame  
 Story Height 2

**Specialty Plumbing**  
 Description Count Value  
 Elevator (+) 1 \$0  
 Plumbing (+/-) 7 - 5 = 2 x \$800 \$1,600  
 Spec Plumb (+) 1 \$0  
 Unfin Int (-) 1 \$0  
 Ex Liv Units (+) 1 \$0  
 Rec Room (+) 1 \$0  
 Loft (+) 1 \$0  
 Fireplace (+) 1 \$8,000  
 No Heating (-) 1 \$0  
 A/C (+) 1 \$5,600  
 No Elec (-) 1 \$0  
 Plumbing (+/-) 1 \$1,600  
 Elevator (+) 1 \$0  
**Sub-Total, One Unit** \$200,300  
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 Exterior Features (+) \$218,600  
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 Quality and Design Factor (Grade) 0.95  
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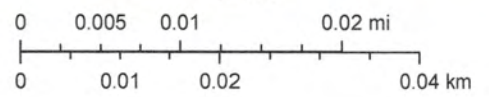
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1:750







**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: 716 E Main Street , New Albany, IN 47150

**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.)

716 E Main Street , New Albany, IN 47150

(Property Address)

46 **CERTIFICATION OF ACCURACY**

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

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

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

*William G. Vessels - Personal Rep 01/03/24*  
SELLER'S SIGNATURE DATE

58 \_\_\_\_\_  
59 PRINTED

**William G. Vessels Estate**  
PRINTED

60 \_\_\_\_\_  
61 BUYER'S SIGNATURE DATE

SELLER'S SIGNATURE DATE

62 \_\_\_\_\_  
63 PRINTED

PRINTED

64 \_\_\_\_\_  
65 SELLING BROKER DATE

*Douglas A Harritt*

LISTING BROKER DATE

66 \_\_\_\_\_  
67 SELLING BROKER DATE

LISTING BROKER DATE

**Douglas A Harritt**



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**Form #37. Copyright IAR 2024**



**716 E Main Street , New Albany, IN 47150**  
(Property Address)

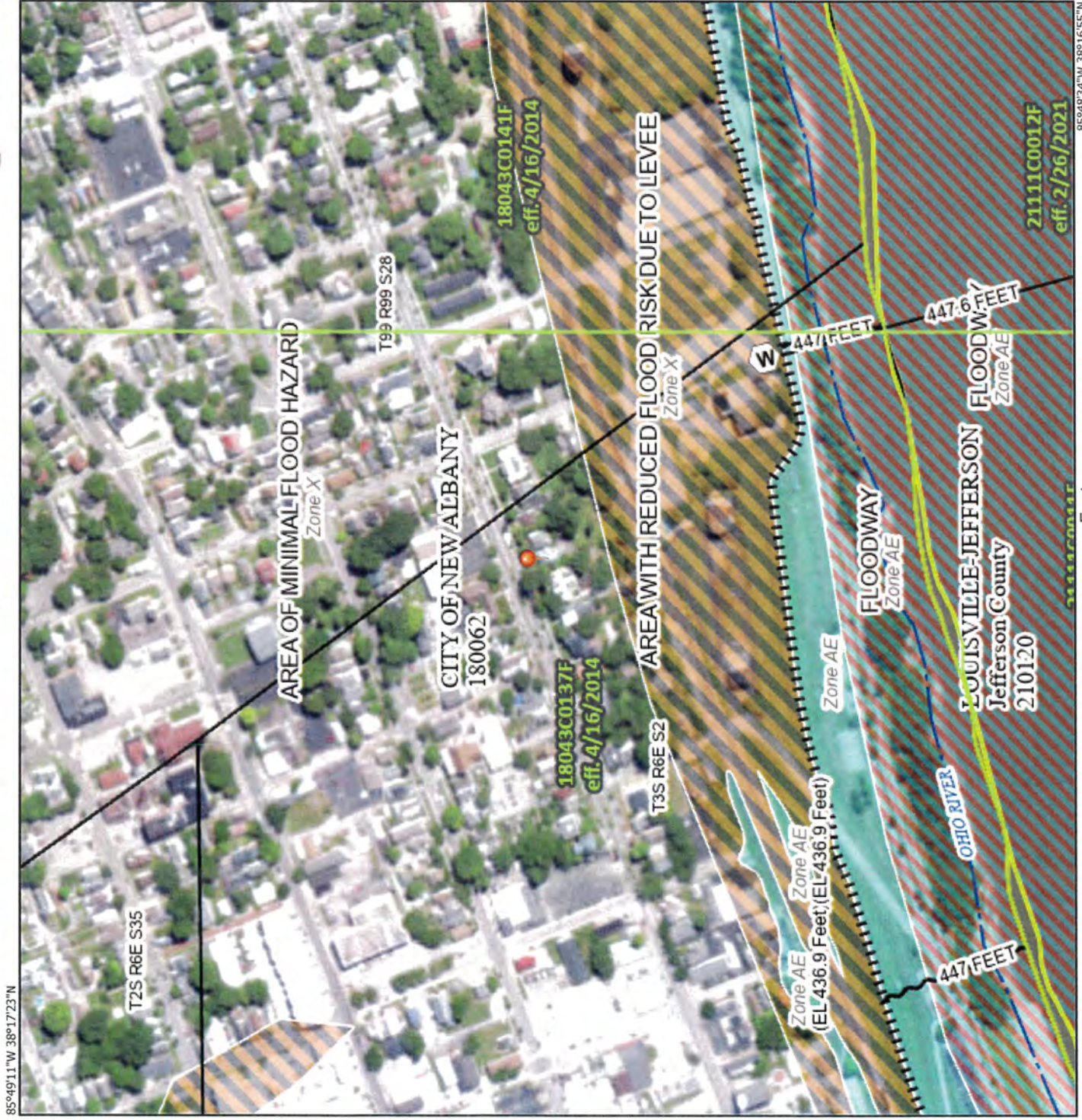
**Page 2 of 2 (Lead-Based Paint - Sales)**



# National Flood Hazard Layer FIRMette



85°49'11"W 38°17'23"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

85°48'34"W 38°16'55"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, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone I)
  - 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 I)
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall

- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature

- 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 1/18/2024 at 12:19 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.











**DNR Floodplain**


<all other values>

**FLD\_ZONE, SOURCE\_DNR, ZONE\_SUBTY**


-  FEMA Zone AE Floodway; FEMA Administrative Floodway
-  DNR Detailed Floodway
-  DNR Approximate Floodway
-  FEMA Zone A
-  FEMA Zone AE

 DNR Detailed Fringe

 DNR Approximate Fringe

 Additional Floodplain Area; DNR 2 Percent Flood Hazard

 FEMA Protected by Levee

 FEMA Floodplain - Ponding (Depth)

 FEMA Floodplain - Sheet Flow (Depth)

Not Mapped

1:1,000

