



BID PACKET

# FLOYD COUNTY 1.7 ACRE HOME & GARAGE ONLINE AUCTION

8245 CORYDON RIDGE ROAD  
LANESVILLE, IN 47136

ONLINE BIDDING ENDS

**THURSDAY, MARCH 6 @ 6PM**

**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

8245 CORYDON RIDGE ROAD, LANESVILLE, IN 47136

Bidding Ends Thursday, March 6, 2025

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

### **BIDDING ONLINE**

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

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

### **BUYER'S PREMIUM**

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

### **MANNER OF PAYMENT**

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

### **CLOSING**

All auctions are a cash sale and the balance of the purchase price will be due in 40 calendar days, **on or before Tuesday, April 15, 2025**. 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 *with* a survey by William P. McCarty L.S. dated 11/6/24.

## **SHARED INGRESS/EGRESS EASEMENT & MAINTENANCE AGREEMENT**

Property is subject to a 50' foot ingress/egress easement and utility easement being 50' of even width off the entire West side of property. Also subject to a 10' foot ingress/egress easement with a shared Road Maintenance Agreement.

## **REAL ESTATE TAXES AND ASSESSMENTS (Based on a larger parcel of land with pole barn)**

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 *Thursday, February 13 through Thursday, March 6, 2025*.

**AGENCY**

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

**SELLER**

Norman J. Goss Sr. Estate

## Client Detail

**8245 Corydon Ridge Road, Lanesville, IN 47136**

Listing #: **202505832**

Total Finished Sqft: **1,619**

Above Grade Finished SqFt: **1,619**

**\$0**  
**Active (02/13/25)**



Prop Type:	<b>Residential/Farm</b>	SubType:	<b>Residential</b>
County:	<b>Floyd</b>	Township:	<b>Georgetown</b>
Subdivision:	<b>No</b>	School Dst:	<b>New Albany-Floyd Cty</b>
Subdiv Nm:		Parcel#:	<b>0020650014</b>
Beds:	<b>4</b>	Lot Sz:	<b>1.725 / 75,141</b>
Baths:	<b>2 (2 0)</b>	Lot Size Src:	<b>Survey</b>
Abv Grd SF:	<b>1,619</b>	Lot Dim:	<b>215 X 342 X 215 X 356</b>
Tot Fin SF:	<b>1,619</b>	Year Built:	<b>1973</b>
New Const:	<b>No</b>	Annual Tax:	<b>2,374</b>
Est Completion:		Tax Year:	<b>2023/2024</b>
Home Warranty:		DOM:	<b>0</b>
Land Assess:	<b>63,000</b>	HOA \$:	<b>/</b>
Improvements:	<b>206,700</b>		
Total Assess:	<b>269,700</b>		
Directions:	<b>I-64 to Edwardsville Georgetown Exit #118. Follow IN-62W 1/2 mile to right on Corydon Ridge Road. Continue 3 miles to the property on left.</b>		

Legal: **Part of NE 1/4, Section 9, Township 3, Range 5, 1.725 acres per survey.**

Tot Deductions:	<b>\$120,600</b>	<u>Deduction Type</u>	<u>Comment</u>	
		Supplemental Homestd	72600	E F

### Remarks

**FLOYD COUNTY 1.7 ACRE HOME & GARAGE ONLINE AUCTION - BIDDING ENDS: THURSDAY, MARCH 6 @ 6PM. One owner 4 bedroom - 2 bath brick cape cod with walkout basement and two-car detached garage on 1.725 acres in Floyd County. Unfinished walkout basement with daylight windows, Pittsburgh toilet, wood stove flue, and a 10' x 20' concrete storm shelter - converted from a cistern under the porch. 10 x 20 utility shed. Additional drive in front for parking. Agent estimated square footage on second floor to be less than the assessor's records. Buyers can make their own precise measurements, if needed. Shared drive with roadway maintenance agreement. Current survey by William P. McCarty L.S. Located 3 miles off IN-62 just minutes from I-64 Edwardsville Exit. 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>1.5 Story</b>	Foundation:	<b>Poured Concrete</b>
Zoning:	<b>Residential</b>	Basement:	<b>Yes</b>
Construction:	<b>Existing</b>	Laundry:	<b>Yes</b>
Outbuildings:	<b>Garage, Shed</b>	Laundry Type:	<b>Other</b>
# Fireplaces:	Fireplace:	Road Frontage:	<b>215</b>
Roof Type:	<b>Shingle</b>		
Appliances:	<b>Clothes Dryer, Clothes Washer, Dishwasher, Range / Oven, Water Softener</b>		
Exterior Type:	<b>Brick Over Frame</b>		
Exterior Feat:	<b>Covered Porch, Deck, Landscaped, Patio, Thermopane windows</b>		
Interior Feat:	<b>1st Floor Master, Ceiling Fan(s), Eat-in Kitchen, Natural Wood Trim</b>		
Road Type:	<b>Paved</b>		

### Measurements

Above Grade Finished:	<b>1,619.0</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>1,619</b>
Below Grade Unfinish:	<b>1,026.0</b>		

### Room Sizes & Levels

Total Rooms: **7**    Garage: **Y**    Garage Size: **32 x 24**    Garage Type: **Detached, Front Entry**    Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	17.10 x 11.10	1st Floor		
Dining Area	13.5 x 10	1st Floor		
Kitchen	9.3 x 13.4	1st Floor		
Bedroom	11 x 13.4	1st Floor		
Bedroom	14.2 x 11.9	1st Floor		
Bathroom Full	9.10 x 5	1st Floor		
Bedroom	12.10 x 17	2nd Floor		
Bedroom	17 x 14	2nd Floor		
Bathroom Full	9 x 5	2nd Floor		

## Utilities

Water Heater: **Electric**  
Water Type: **Public Onsite**  
Natural Water:  
Sewer Type: **Septic Onsite**

Heat Type: **Forced Air**  
Cooling Type: **Heat Pump**  
Fuel Type: **Electric**

## General Information

Possession: **At Closing**  
Flood: **No**

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

All information deemed reliable but not guaranteed.

**General Information** **Ownership** **Transfer of Ownership** **Notes**

**Parcel Number** 22-02-00-900-013.000-002  
**Local Parcel Number** 0020650014  
**Tax ID:**  
**Routing Number** 02-00-900-042  
**Property Class 511**  
 1 Family Dwell - Unplatted (0 to 9.9  
**Year: 2024**

**Goss, Norman J. & Mary Rita**  
 8245 Old Corydon Rd  
 Lanesville, IN 47136

**Date** 08/17/2001  
**Owner** Goss, Norman J. & Ma  
**Doc ID** 200112756  
**Code** WD  
**Book/Page** /  
**Adj Sale Price** /  
**WI** /

10/21/1993 EASEMENT 20'  
 03/22/1983 1.642 A. TO GOSS, LI  
 0 WD / /

**Legal**  
 N/4 9.3-5 9.42Ac

3/17/2022 26Q1: BF FIELD REVIEW & DATA COLLECTION.  
 7/2/2018 22Q1: 2018 BF FIELD REVIEW AND DATA COLLECTION.  
 8/30/2012 05NC: UPDATE FOR 3/1/2005 BARN 100% COMP DB 3/50/05  
 1/1/1900 12UP: 2012 UPDATE 80 SF UTILITY SHED DOES NOT SIT ON THIS PROPERTY. THERE IS A CREEK RUNNING THRU THIS PROPERTY. P88 4/18/13.  
 1/1/1900 18Q1: 1ST 1/4 OF 2018 RE. 15PAY16

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



**Res**

Location Information	2024	2024	2023	2022	2021	2020
<b>County</b> Floyd	WIP	Reason For Change	AA	AA	AA	AA
<b>Valuation Method</b> Indiana Cost Mod	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
<b>Equalization Factor</b> 1.0000	<b>Valuation Method</b> Indiana Cost Mod	1.0000	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Notice Required</b> <input type="checkbox"/>	<b>Equalization Factor</b> 1.0000	<input type="checkbox"/>	1.0000	1.0000	1.0000	1.0000

Assessment Year	2024	2023	2022	2021	2020
<b>Land</b>	<b>\$63,000</b>	<b>\$63,000</b>	<b>\$63,000</b>	<b>\$63,000</b>	<b>\$63,000</b>
Land Res (1)	\$32,800	\$32,800	\$32,800	\$32,800	\$32,800
Land Non Res (2)	\$30,200	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$30,200	\$30,200	\$30,200	\$30,200
<b>Improvement</b>	<b>\$212,700</b>	<b>\$206,700</b>	<b>\$178,700</b>	<b>\$157,200</b>	<b>\$144,400</b>
Imp Res (1)	\$212,700	\$196,700	\$170,000	\$150,700	\$138,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$10,000	\$8,700	\$6,500	\$6,400
<b>Total</b>	<b>\$275,700</b>	<b>\$269,700</b>	<b>\$241,700</b>	<b>\$220,200</b>	<b>\$207,400</b>
Total Res (1)	\$245,500	\$229,500	\$202,800	\$183,500	\$170,800
Total Non Res (2)	\$30,200	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$40,200	\$38,900	\$36,700	\$36,600

**Location Address (1)** 8245 OLD CORYDON RD  
**LANESVILLE, IN 47136**

**Section/Plat** 9

**Land Computations**  
 Calculated Acreage 9.42  
 Actual Frontage 0  
 Developer Discount

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Infli. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9 A	A		0	1.0000	\$46,800	\$46,800	\$46,800	-30%	1.0000	100.00	0.00	0.00	\$32,780
91 A	A		0	4.0000	\$7,020	\$7,020	\$28,080	-20%	1.0000	0.00	100.00	0.00	\$22,460
92 OA	OA		0	4.4200	\$1,760	\$1,760	\$7,779	0%	1.0000	0.00	100.00	0.00	\$7,780

**Market Model** 2000100-002 - Residential

**Characteristics**

**Topography** Low, Rolling

**Flood Hazard**

**Public Utilities** ERA

**Water, Electricity**

**Streets or Roads** TIF

**Paved**

**Neighborhood Life Cycle Stage** Static

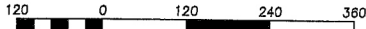
**Data Source** External Only **Collector** 03/28/2022 **BF** **Appraiser** 03/28/2022 **BF**

**Total Value** **\$63,000**





CLIENT: FRANK GOSS & ERIC SHOEMAKER - NORMAN AND RITA GOSS PROPERTY  
 SITUATED IN THE N.E. 1/4 SEC. #9, T3S, R5E, GEORGETOWN TWP., FLOYD CO., IN.  
 PROPERTY ADDRESS: 8245 OLD CORYDON ROAD, LANESVILLE, IN. 47136



Scale 1" = 120'

DEED SOURCE:  
 NORMAN & RITA GOSS  
 DD 10, INST. #1655  
 ALSO SEE GOSS  
 INST. #200112755

LEGEND

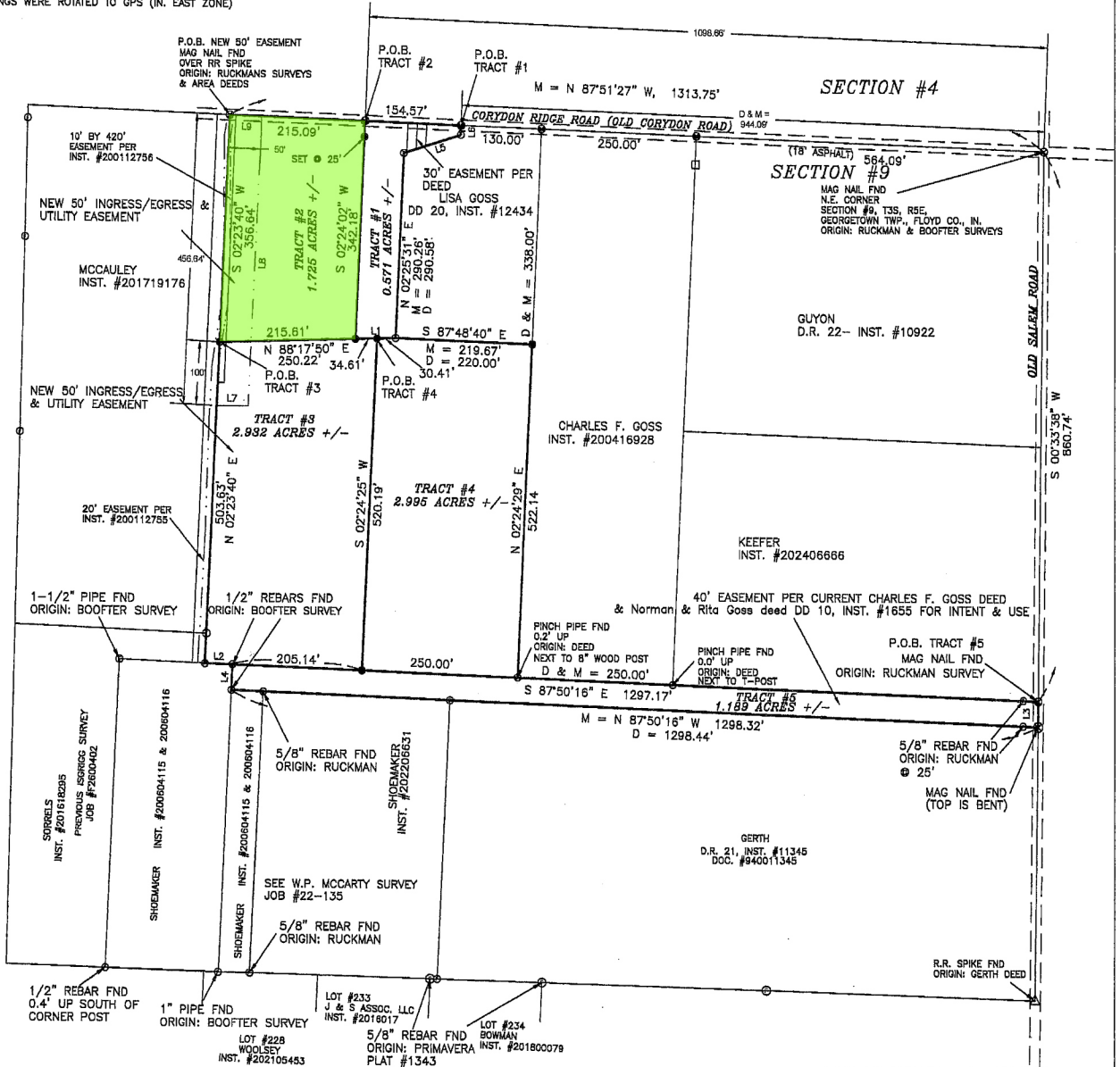
- = CALC. POINT
  - ⊙ = MAG NAIL FOUND OR SET
  - ⊕ = 5/8" OR 1/2" REBAR OR 1/2" PIPE FOUND OR AS LABELED
  - ⦿ = 5/8" REBAR W/ CAP SET (#2000231)
  - ⊠ = CORNER POST FND
  - ⊞ = METAL SOUND FOUND AT DEED DISTANCE
- D = DEED AND/OR MEASURED DISTANCES  
 UNLESS LABELED OTHERWISE  
 FIELD WORK DONE ON 11/1/24

NOT ALL UTILITIES OR IMPROVEMENTS SHOWN.  
 NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.  
 DEED BEARINGS WERE ROTATED TO GPS (IN. EAST ZONE)

NOTE: TRACTS #1, 4, & 5 ARE BEING DEEDED TO ADJOINING PROPERTY OWNERS.

SEE DAVID RUCKMAN SURVEYS  
 INST. #200112756 PAGE #4,  
 INST. #200804115 PAGE #3, &  
 INST. #200112755 PAGE #4

LINE	BEARING	DISTANCE
L1	N 88°17'50" E	85.00'
L2	N 88°14'18" W	44.13' D = 44.45'
L3	S 09°33'38" W	40.00'
L4	N 02°12'17" E	40.00'
L5	N 72°13'28" E	95.81'
L6	N 09°58'20" E	15.00'
L7	N 80°00'00" E	51.18'
L8	N 02°23'49" E	484.50'
L9	N 87°51'27" W	1313.75'



LEGACY SPRINGS SUBDIVISION SECTION #1  
 PLAT # 1343 INST. #2016017812

NOTES:

- 1) The scale of bearing was taken from Ops observation (Indiana East grid to ground conversion was completed).
- 2) Monuments set or found are within 0.5' of the surface unless otherwise stated.
- 3) This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for assessments of record, Encroachments, restrictive covenants, ownership title evidence, unrecorded assessments, appurtenant assessments, or other facts on occurrence and current title search may disclose.
- 4) This survey is not certified to any future transactions or change in title.
- 5) No utilities were located on this survey, unless noted.
- 6) This survey is considered "Pro Forma", unless it is signed under the certification.
- 7) Building lines or setbacks are not shown and structures may exist within this area.
- 8) The origin of monuments is unknown, unless stated on this plat.
- 9) No Improvements or easements shown. Title search needs completed.

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law (William P. McCarty).  
 CERTIFICATION OF SURVEY

I hereby certify that the plat shown hereon represents a survey completed under my direct supervision on November 5, 2024.



**WILLIAM P. MCCARTY L.S.**  
 6200 PIONEER TRAIL  
 GEORGETOWN, INDIANA  
 EMAIL: MCCARTY.WP@GMAIL.COM  
 Cell (812) 525-1931

SCALE: 1" = 120'	DRAWN BY: BM	CHECKED BY:
DATE: 11/8/24	JOB NO: 24-174	
FOR: CHARLES F. GOSS & ERIC SHOEMAKER		
ORIGINAL SURVEYS IN SEC. #9, T3S, R5E, GEORGETOWN TWP., FLOYD CO., IN.	DRAWING NO: 1 of 2	

OFFICE COPY ONLY  
 CERTIFIED BY DATE

# National Flood Hazard Layer FIRMette



## Legend

SEE THIS 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

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

### OTHER AREAS OF FLOOD HAZARD

Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMIRs

### OTHER AREAS

Area of Undetermined Flood Hazard Zone D

### GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance

17.5 Water Surface Elevation

8 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

### OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped



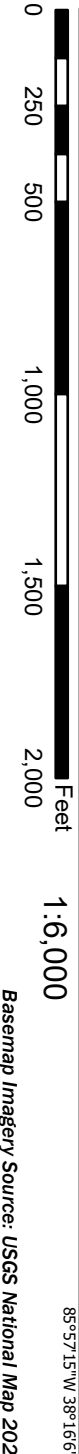
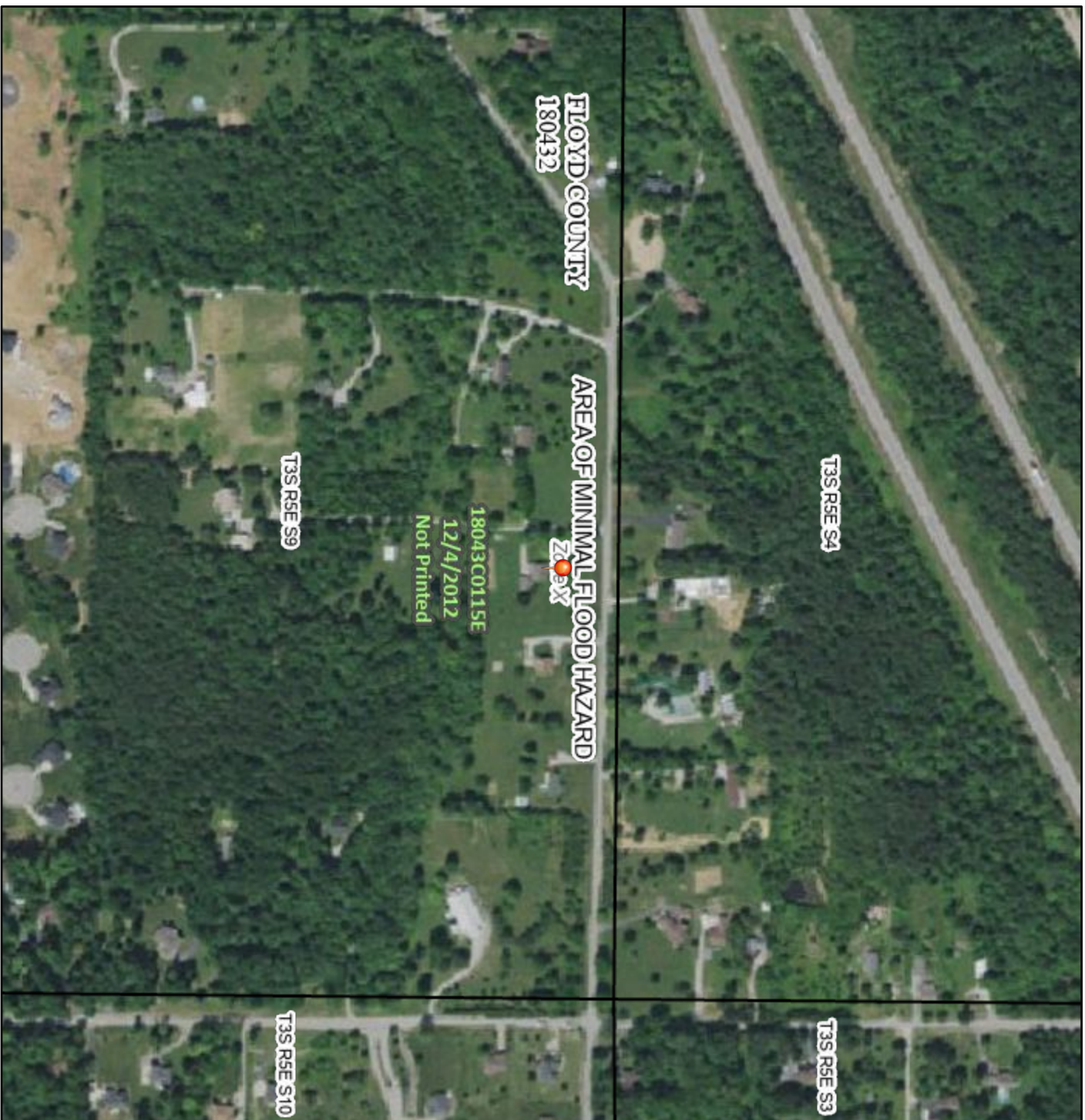
### MAP PANELS

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 2/20/2025 at 2:30 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.





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

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

1 **PROPERTY ADDRESS: 8245 Corydon Ridge Rd , Lanesville , IN 47136**

2  
3 **LEAD WARNING STATEMENT**

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

13  
14 **SELLER'S DISCLOSURE**

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

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

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

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

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

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

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

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

**8245 Corydon Ridge Rd , Lanesville , IN 47136**

(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

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

61  
62  
63 \_\_\_\_\_  
BUYER'S SIGNATURE DATE

64  
65  
66 \_\_\_\_\_  
PRINTED

67  
68  
69 \_\_\_\_\_  
SELLING BROKER\* DATE

Signed by: \_\_\_\_\_ 2/10/2025  
*Charles Francis Goss*  
SELLER'S SIGNATURE DATE

**Charles Francis Goss Co- Personal Representative**  
PRINTED

Signed by: \_\_\_\_\_ 2/10/2025  
*Rebecca Shoemaker*  
SELLER'S SIGNATURE DATE

**Rebecca Shoemaker Co-Personal Representative**  
PRINTED

Signed by: \_\_\_\_\_ 2/11/2025  
*Douglas L. Harritt*  
LISTING BROKER DATE

**Douglas Harritt, Harritt Group, Inc.**

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



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