



BID PACKET

MEYER MANOR RANCH HOME ONLINE AUCTION

**7836 JOSEPH DRIVE
SELLERSBURG, IN 47172**

ONLINE BIDDING ENDS

TUESDAY, MARCH 11 @ 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

7836 Joseph Drive, Sellersburg, IN 47172

Bidding Ends Tuesday, March 11, 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 Monday, April 21, 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 *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.

HOMEOWNERS ASSOCIATION (HOA) FEE

The new owner will become a member of the Meyer Manor Homeowners Association and pay HOA fees due annually payable May 1st. Fees will be prorated to the day of closing based on the current assessment of \$80.00.

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 *Tuesday, February 18, 2025 through Tuesday, March 11, 2025.*

AGENCY

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

SELLER

Susan McCampbell Estate

Client Detail

7836 Joseph Drive, Sellersburg, IN 47172

Listing #: **202505945**

Total Finished Sqft: **1,304**

Above Grade Finished SqFt: **1,304**

\$0
Active (02/24/25)



Prop Type:	Residential/Farm	SubType:	Residential
County:	Clark	Township:	Silver Creek
Subdivision:	Yes	School Dst:	Silver Creek
Subdiv Nm:	Meyer Manor	Parcel#:	26000340160
Beds:	3	Lot Sz:	0.1377 / 5,998
Baths:	2 (2 0)	Lot Size Src:	Assessor
Abv Grd SF:	1,304	Lot Dim:	50 x 120
Tot Fin SF:	1,304	Year Built:	2008
New Const:	No	Annual Tax:	2,035
Est Completion:		Tax Year:	2023/2024
Home Warranty:		DOM:	1
Land Assess:	52,500	HOA \$:	80.00 / Yearly
Improvements:	147,600		
Total Assess:	200,100		
Directions:	I-265 to Charlestown Road Exit #4. North 2.7 miles to right on Westmont Drive to right on Joseph Drive. Property on right.		
Legal:	MEYER MANOR SUBD. LOT 16 .14 AC		
Tot Deductions:	\$108,840	Deduction Type	Comment
		Supplemental Homestd	60840

Remarks

MEYER MANOR RANCH HOME ONLINE AUCTION - BIDDING ENDS: TUESDAY, MARCH 11 @ 2PM. Selling online at auction a 3-bedroom 2-bath ranch home with full unfinished basement and attached two-car garage in the established Meyer Manor neighborhood off Charlestown Road in Clark County. A prime location just south of Hamburg with easy access to expressways and just minutes to shopping and dining corridors. First floor laundry, main bedroom suite, full unfinished basement, private fenced back yard. Heating & cooling system was replaced in December 2011. Agent estimates square footage in basement to be different than assessor. Buyer can make their own precise measurements, if needed. **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:	1 Story	Foundation:	Poured Concrete
Zoning:	Residential	Basement:	Yes
Construction:	Existing	Basement Type:	Full, Unfinished
Outbuildings:		Laundry:	Yes
# Fireplaces:	Fireplace:	Laundry Type:	Laundry Closet
Roof Type:	Shingle	Road Frontage:	50'
Appliances:	Clothes Dryer, Clothes Washer, Dishwasher, Disposal, Garage Door Opener, Microwave, Oven Self Clean, Range / Oven, Refrigerator		
Exterior Type:	Brick Over Frame, Vinyl Siding		
Exterior Feat:	Fenced Yard, Patio, Public Sidewalk, Solid Surface Drive, Thermopane windows		
Interior Feat:	1st Floor Master, Bath Master, Sump Pump		
Road Type:	Paved		

Measurements

Above Grade Finished:	1,304.0	Nonconform Finished:	0.0
Above Grade Unfinish:	0.0	Nonconform Unfinish:	0.0
Below Grade Finished:	0.0	TFLS:	1,304
Below Grade Unfinish:	1,304.0		

Room Sizes & Levels

Total Rooms: **6** Garage: **Y** Garage Size: **21 x 18** Garage Type: **Attached, Front Entry** Garage Spaces: **2**

Type	Dimension	Level	Flooring	Description
Living Room	17 x 16	1st Floor	Carpet	
Dining Area	13 x 16	1st Floor	Carpet	
Kitchen	14 x 12.7	1st Floor		
Bedroom	10.7 x 9	1st Floor		
Bedroom	10.4 x 12	1st Floor	Carpet	
Main Bedroom	13.10 x 12.8	1st Floor	Carpet	
Bathroom Full	8 x 5	1st Floor		Main Bedroom Suite
Bathroom Full	8.8 x 5	1st Floor		

Utilities

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

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

General Information

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

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

All information deemed reliable but not guaranteed.

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

Parcel Number	10-26-08-800-205.000-040	Date	10/23/2015	Owner	McC Campbell Susan	Doc ID	201519344	Code	WR	Book/Page	/ /	Adj Sale Price	\$144,900	7/21/2021 GENERAL : REASSESSMENT-NO CHANGES. LTRKS
Local Parcel Number	26-00034-016-0		10/16/2009		QUEAR IMMANUEL &				WD		/			12/13/2017 GENERAL : REASSESSMENT ADDED REX OVER MSTP. BLKXH
Tax ID:		Legal	11/08/2007		LYNN HOMES INC				WD		2007/2163			11/5/2015 GENERAL : SOLD FOR 144,900 ON 10-23-15 VALID SALE (L.G)
Routing Number			02/09/2006		L T L DEVELOPERS L				WD		/			9/28/2010 GENERAL : REASSESSMENT INCREASED DWELLING TO 2/6 MASONRY, ADDED CONC
Property Class	510													5/26/2009 : 09-10 ADDED DWELLING & LAND TO FULL VALUE. OK
Year:	2024													3/27/2006 : 06-07 TT VACATED FROM 26-5-27

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



Res

Location Information	2024	2024	2024	2023	2022	2021	2020
District 040 (Local 026)	\$52,500	\$52,500	\$52,500	\$52,500	\$45,000	\$45,000	\$30,500
CLARKSVILLE TOWN-SCT-TFPD	\$52,500	\$52,500	\$52,500	\$52,500	\$45,000	\$45,000	\$30,500
School Corp 0945	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SILVER CREEK SCHOOLS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Neighborhood 10085045	\$147,100	\$147,100	\$147,600	\$147,600	\$139,700	\$126,900	\$122,200
MEYER MANOR - 040	\$147,100	\$147,100	\$147,600	\$147,600	\$139,700	\$126,900	\$122,200
Section/Plat	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$199,600	\$199,600	\$200,100	\$200,100	\$184,700	\$171,900	\$152,700
7836 JOSEPH DR	\$199,600	\$199,600	\$200,100	\$200,100	\$184,700	\$171,900	\$152,700
SELLERSBURG, IN 47172	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Zoning	Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	SI			50	50X120	1.00	\$52,500	\$52,500	0%	1.0000	100.00	0.00	0.00	\$52,500

Land Computations

Calculated Acreage 0.14

Actual Frontage 50

Developer Discount

Parcel Acreage 0.00

81 Legal Drain NV 0.00

82 Public Roads NV 0.00

83 UT Towers NV 0.00

9 Homesite 0.00

91/92 Acres 0.00

Total Acres Farmland 0.00

Farmland Value \$0

Measured Acreage 0.00

Avg Farmland Value/Acre 0.0

Value of Farmland \$0

Classified Total \$0

Farm / Classified Value \$0

Homeste(s) Value \$0

91/92 Value \$0

Supp. Page Land Value \$0

CAP 1 Value \$52,500

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$52,500

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Saturday, April 20, 2024

Data Source N/A

Collector

Appraiser

General Information **Plumbing** **Accommodations** **Heat Type** **Roofing** **Exterior Features** **Summary of Improvements**

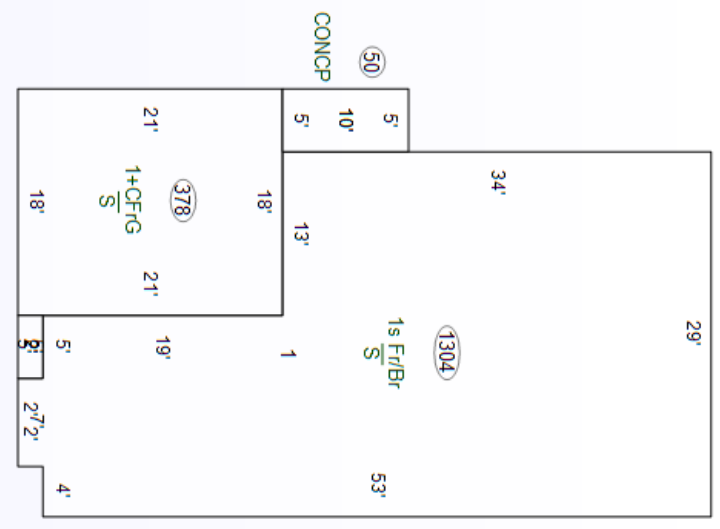
Occupancy	Single-Family	Full Bath	2	TF
Description	Single-Family	Half Bath	0	6
Story Height	1	Kitchen Sinks	1	1
Style	N/A	Water Heaters	1	1
Finished Area	1304 sqft	Add Fixtures	0	0
Make		Total	4	8

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	3
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	

Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing		Exterior Features	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Description	Area	Value
Patio, Concrete	50	\$300
Stoop, Masonry	10	\$1,500
Canopy, Roof Extension	10	\$600



Description	Count	Value
Specialty Plumbing		

Floor Constr	Base	Finish	Value	Totals
1	92	1304	1304	\$97,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1682	0	\$0	

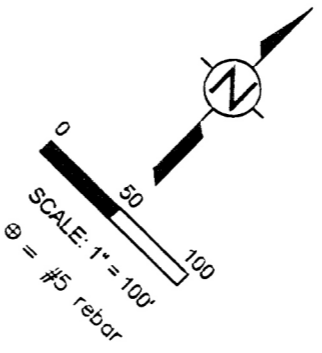
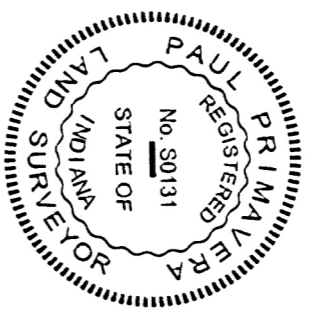
Adjustments	1 Row Type Adj. x 1.00	Total Base	\$97,700
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1304		\$3,300
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$103,400
Sub-Total, 1 Units			\$103,400
Exterior Features (+)	\$2,400		\$105,800
Garages (+) 378 sqft	\$13,400		\$119,200
Quality and Design Factor (Grade)	1.00		1.00
Location Multiplier	0.88		0.88
Replacement Cost			\$104,896

Description	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mrt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	0.88		1,304 sqft	\$104,896	15%	\$89,160	0%	100%	1,6500	1,000	100,00	0,00	\$147,100

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, PAUL PRIMAVERA, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN FULL ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE SURVEY RECORDED IN THE CLARK COUNTY RECORDS OFFICE.

PAUL PRIMAVERA
INDIANA REGISTRATION NUMBER 50131
301 E. CHESTNUT STREET
CARMEL, IN 47112



CERTIFICATE OF NOTARY PUBLIC STATE OF INDIANA COUNTY OF CLARK

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE OF INDIANA, PERSONALLY APPEARED ROBERT LYNN SCOTT, FREDERICK, AND DAVID LYNN SCOTT, VOLUNTARILY AND WITHOUT COERCION, AND THEY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER OWN ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 15th DAY OF February, 2006

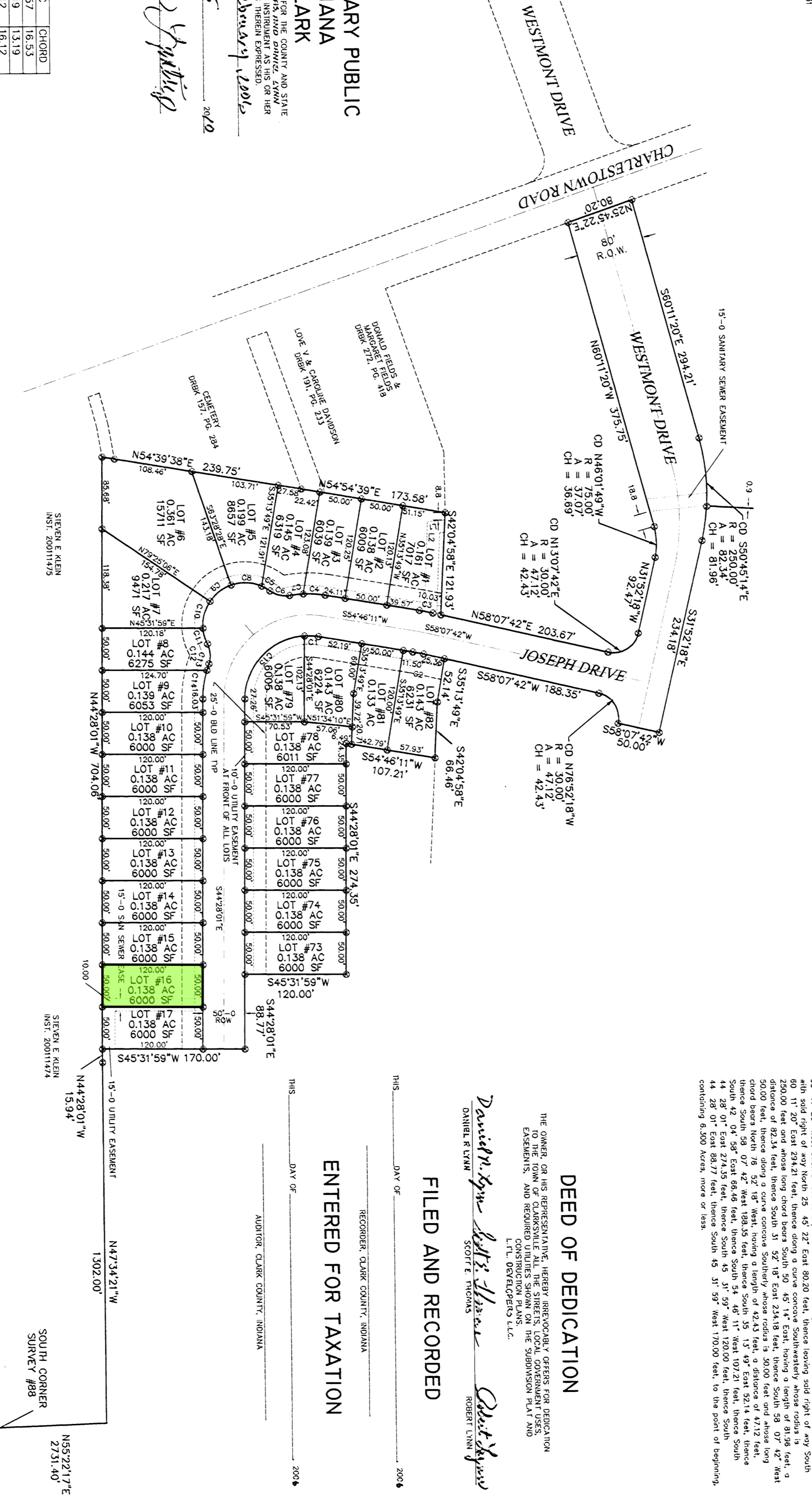
MY COMMISSION EXPIRES 1-15-2010

SIGNATURE OF NOTARY *Melissa Spalding*

NUMBER	CHORD DIR.	RADIUS	ARC	CHORD
C1	N48°26'30"E	75.00	16.57	16.53
C2	N56°26'57"E	225.00	13.19	13.19
C3	S56°26'57"W	275.00	16.12	16.12
C4	N48°47'38"E	125.00	28.07	28.03
C5	N75°29'15"E	50.00	11.51	11.29
C6	N58°38'38"E	30.00	24.43	23.76
C7	N39°04'06"E	125.00	16.36	16.35
C8	S47°45'56"W	50.00	37.07	36.23
C9	S07°58'19"W	50.00	32.38	31.82
C10	S29°56'27"E	50.00	33.79	33.15
C11	S60°28'59"E	50.00	19.52	19.39
C12	S48°20'28"E	30.00	24.43	23.76
C13	S26°51'26"E	125.00	8.03	8.03
C14	N26°34'57"W	125.00	34.40	34.29
C15	S01°10'35"E	75.00	113.33	102.85

NUMBER	DIRECTION	DISTANCE
L1	N39°52'03"E	21.41'
L2	S42°27'42"E	106.35'

MEYER MANOR
SUBDIVISION



THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY FEMA COMMUNITY PANEL MAP # 180426 01258 DATED SEPTEMBER 30, 1980

THE PROTECTIVE COVENANTS FOR THIS PLAN ARE RECORDED AS INSTRUMENT NUMBER 200602912

FE:3 0 9 2006

LAND DESCRIPTION

Part of Survey #88 of the Illinois Grant, Silver Creek Township, Clark County, Indiana, more particularly described as follows:
Commencing at the South East corner of said Survey #88, thence along the Southeast line of said Survey #88 East 27°31'40" South 149.20 feet, thence along said Southeast line North 39°47'21" West 190.20 feet, thence North 44°28'01" West 159.94 feet, this being the point of beginning, thence North 54°54'39" East 173.58 feet, thence North 54°39'38" East 229.75 feet, thence North 58°07'42" East 203.67 feet, thence along a curve concave Westward whose radius is 30.00 feet and whose long chord bears North 13°07'42" East, having a length of 42.43 feet, a distance of 47.12 feet, thence North 31°52'18" West 32.43 feet, thence along a curve concave Southwardly whose radius is 75.00 feet and whose long chord bears North 07°42' West 188.35 feet, thence South 51°52'18" East 107.21 feet, thence along a curve concave Southwardly whose radius is 30.00 feet, a distance of 47.12 feet, thence South 58°07'42" West 188.35 feet, thence South 51°52'18" East 107.21 feet, thence South 45°31'59" West 170.00 feet, thence South 44°28'01" East 88.77 feet, thence South 45°31'59" West 170.00 feet, to the point of beginning, containing 6.300 Acres, more or less.

DEED OF DEDICATION

THE OWNER, OR HIS REPRESENTATIVE, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE TOWN OF CLARKSVILLE ALL THE STREETS, LOCAL GOVERNMENT USES, EASEMENTS, AND REQUIRED UTILITIES SHOWN ON THE SUBDIVISION PLAT AND THIS PLAT TO THE TOWN OF CLARKSVILLE, INDIANA.

DAVID LYNN SCOTT, FREDERICK, AND DAVID LYNN SCOTT

FILED AND RECORDED

RECORDER, CLARK COUNTY, INDIANA

ENTERED FOR TAXATION

AUDITOR, CLARK COUNTY, INDIANA

PLAN COMMISSION
CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 144-AC15 OF 1917 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND THE LOCAL GOVERNMENT OF THE TOWN OF CLARKSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CLARKSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF CLARKSVILLE, INDIANA.

THIS 5th DAY OF May, 2006

Shirley Noid
CLARK COUNTY RECORDER

Filed for Record as Presented
I 200602912
C2 Date 02/09/2006 Time 13:30:14

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

OTHER AREAS OF FLOOD HAZARD

	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

OTHER AREAS

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

GENERAL STRUCTURES

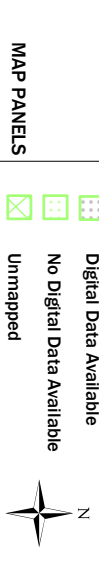
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

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.
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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 **1/17/2025 at 3:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet
1:6,000
Basemap Imagery Source: USGS National Map 2023
85°46'32"W 38°22'38"N
85°45'41"W 38°22'10"N