

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 7-25)

Date (month, day, year)

08 / 25 / 2026

Property address (number and street, city, state, and ZIP code)

300 W Mayfair Drive, Terre Haute, IN

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>J. Hedge</i>	Date (mm / dd / yyyy) 08/25/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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1. The following are in the conditions indicated:										
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer			X		Septic Field / Bed				X	
Clothes Washer				X	Septic & Holding Tank / Septic Mound			X		
Dishwasher			X		Hot Tub	X				
Disposal	X				Plumbing			X		
Freezer				X	Aerator System	X				
Gas Grill	X				Sump Pump	X				
Hood			X		Irrigation Systems	X				
Microwave Oven				X	Water Heater / Electric			X		
Oven			X		Water Heater / Gas	X				
Range			X		Water Heater / Solar	X				
Refrigerator			X		Water Purifier				X	
Room Air Conditioner(s)	X				Water Softener			X		
Trash Compactor	X				Well			X		
TV Antenna / Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)					
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	X				
Security Systems(s)	X							Yes	No	Unknown
Ceiling Fan(s)			X		Are the structures connected to a public water system?				X	
Garage Door Opener / Controls			X		Are the structures connected to a public sewer system?		X			
Inside Telephone Wiring and Blocks / Jacks			X		Are there any additions that may require improvements to the sewage disposal system?			X		
Light Fixtures			X		If yes, have the improvements been completed on the sewage disposal system?					
Sauna	X				Are the structure(s) connected to a private / community water system?			X		
Smoke / Fire Alarms				X	Are the structure(s) connected to a private / community sewer system?			X		
Carbon Monoxide Detectors				X						
Switches and Outlets			X							
Vent Fan(s)				X						
☐ 60 ☐ 100 ☒ 200 Amp Service			X							
Generator	X									

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D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator				X
Central Air Conditioning			X	
Electric Heat Pump	X			
Furnace Heat / Gas				
Furnace Heat / Electric			X	
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: _____ Years.			X

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.			X

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years.			X

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .			X
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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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: 300 W Mayfair Drive, Terre Haute, IN

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.)**

CERTIFICATION OF ACCURACY

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

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

300 W Mayfair Drive, Terre Haute, IN

(Property Address)

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

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

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BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

SELLING BROKER* _____ DATE _____

J. Hedge

08/25/2026

SELLER'S SIGNATURE _____ DATE _____

J. Hedge

PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____

Johnny Swalls

8-31-26

LISTING BROKER _____ DATE _____

Johnny Swalls Auction, Inc.

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



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300 W Mayfair Drive, Terre Haute, IN

(Property Address)
Page 2 of 2 (Lead-Based Paint – Sales)
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Overview



Legend

-  Corporate Limits
-  Political Townships
-  Sections
-  Blocks
-  Parcels
-  Road Centerlines
- 2026 Sales

Parcel ID 84-09-09-176-006.000-004

Sec/Twp/Rng 09

Property Address 300 W MAYFAIR DR
TERRE HAUTE

Neighborhood 102509 - HONEY CREEK

District 004 HONEY CREEK

Brief Tax Description PRT MID PRT SE NW D-445/4497 & 200213006
D-428/683 & D-444/1257 & DC 512/00 9-11-9.390 AC
(Note: Not to be used on legal documents)

Alternate ID 84-09-09-176-006.000-004

Class Res 1 fam unplatted 0-9.99 ac

Acreage 0.39

Owner Address Hedge Jodi L
HC 33 Box 78
Compton, AR 72624

Date created: 8/28/2026

Last Data Uploaded: 8/28/2026 5:10:23 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Vigo County, IN / City of Terre Haute

Summary - Assessor's Office

Parcel ID 84-09-09-176-006.000-004
Tax ID 84-09-09-176-006.000-004
Section Plat 09
Routing Number
Neighborhood 102509 - HONEY CREEK
Property 300 W Mayfair Dr
Address Terre Haute, IN 47802
Legal Description PRT MID PRT SE NW D-445/4497 & 200213006 D-428/683 & D-444/1257 & DC 512/00 9-11-9.390 AC
(Note: Not to be used on legal documents)
Acreage 0.39
Class 511 - Res 1 fam unplatted 0-9.99 ac
Tax District/Area 004 - HONEY CREEK

[View Map](#)



Owner - Auditor's Office

Deeded Owner
 Hedge Jodi L
 Hc 33 Box 78
 Compton, AR 72624

Site Description - Assessor's Office

Topography Level
Public Utilities Elect
Street or Road Paved
Neigh. Life Cycle Static
Legal Acres 0.39
Legal Sq Ft 0

Taxing Rate

2.4338

Land - Assessor's Office

Land Type	Soil ID	Actual Front	Acreage	Effect. Front	Effect. Depth	Prod Factor	Depth Factor	Meas Sq Ft	Base Rate	Adj Rate	Extended Value	Influ. Factor	Value
HOMESITE			0.390			1.00	1.67		16,965.00	28,332.00	11,050.00		11,050.00

Land Detail Value Sum 11,050.00

Residential Dwellings - Assessor's Office

Card 01		
Residential Dwelling 1		
Occupancy		
Story Height	1.0	
Roofing	Material: Asphalt shingles	
Attic	None	
Basement Type	Full	
Basement Rec Room	None	
Finished Rooms	5	
Bedrooms	3	
Family Rooms	0	
Dining Rooms	0	
Full Baths	1; 3-Fixt.	
Half Baths	0; 0-Fixt.	
4 Fixture Baths	0; 0-Fixt.	
5 Fixture Baths	0; 0-Fixt.	
Kitchen Sinks	1; 1-Fixt.	
Water Heaters	1; 1-Fixt.	
Central Air	Yes	
Primary Heat	Central Warm Air	
Extra Fixtures	0	
Total Fixtures	5	
Fireplace	No	
Features	None	
Porches and Decks	CONCP 250	
	Conventional Canopy 250	
	CONCP 65	
	Roof Extension Canopy 65	
Yd Item/Spc Fture/Outbldg	WOOD FRAME 325 SF	
	WOOD FRAME UTILITY SHED 120 SF	
	WOOD FRAME UTILITY SHED 64 SF	
Last Updated	9/26/2002	
Construction	Floor	Base Area (sf)
Wood frame	1.0	1140
Concrete block	B	1140
	Total	2280

Improvements - Assessor's Office

Card 01

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Features	Adj Rate	Size/ Area	Cost Value	Phys Depr	Obsol Depr	Mrkt Adj	% Comp	Value
D	DWELL	1		C-1	1955	1955	AV	0.00		0	1140	160000	42	0	131	100	121600
G01	ATTGAR		WOOD FRAME		0	0	AV	48.50		48.5	13 x 25	15760	0	0	100	100	0
01	UTLSHED		WOOD FRAME	C	1994	1994	AV	0.00		0	12 x 10	0	0	0	131	100	300
02	UTLSHED		WOOD FRAME	C	2002	2002	AV	0.00		0	8 x 8	0	0	0	131	100	300

Transfer History - Assessor's Office

Date	Grantor	Grantee	Document #	Deed-Transaction Type	Transfer Type	Amount	Adjusted Sale Price
5/20/2002	HEDGE ROBERTA L	HEDGE ROBERTA L LE FEE: JODI L	200213006		S	\$0	\$0
6/30/2000	LONG MELVIN E & ROBERTA L HEDGE &					\$0	\$0
5/3/2000	LONG ETHEL MARIE LE FEE: MELVIN E LO					\$0	\$0
4/8/1999	LONG ROBERT M & ETHEL LE FEE: MELVIN					\$0	\$0

Transfer Recording - Auditor's Office

Date	From	To	Instrument	Doc #
8/6/2026	Hedge Roberta L Le Fee: Jodi L Hedge	Hedge Jodi L	Survivorship Affidavit	2026009942

Valuation - Assessor's Office

Assessment Year		01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
Reason for Change		ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ	ANN ADJ
VALUATION	Land	\$11,100	\$11,100	\$11,100	\$11,100	\$10,800
(Assessed Value)	Improvements	\$122,200	\$92,100	\$87,100	\$76,100	\$69,500
	Total	\$133,300	\$103,200	\$98,200	\$87,200	\$80,300
VALUATION	Land	\$11,100	\$11,100	\$11,100	\$11,100	\$10,800
(True Tax Value)	Improvements	\$122,200	\$92,100	\$87,100	\$76,100	\$69,500
	Total	\$133,300	\$103,200	\$98,200	\$87,200	\$80,300

Deductions - Auditor's Office

Type	Description	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Over 65	Age - Over 65		\$14,000.00	\$14,000.00	\$14,000.00	\$14,000.00
Homestead	Homestead Credit	\$48,000.00	\$48,000.00	\$48,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HSC	\$34,120.00	\$20,700.00	\$19,840.00	\$14,560.00	\$12,145.00

Charges (2022-2026) - Auditor's Office

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$82.72	\$81.10	\$79.50	\$77.94	\$76.42
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$82.72	\$81.10	\$79.50	\$77.94	\$76.42
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$63.98	\$53.66	\$49.98	\$43.16	\$40.48
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$826.80	\$355.46	\$273.83	\$185.97	\$85.83
Over 65 Credit	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00
Blind/Dis Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supp HMST Credit	\$103.39	\$0.00	\$0.00	\$0.00	\$0.00
County Opt CB Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$229.42	\$215.86	\$208.98	\$199.04	\$193.32
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$229.42)	(\$215.86)	(\$208.98)	(\$199.04)	(\$193.32)
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

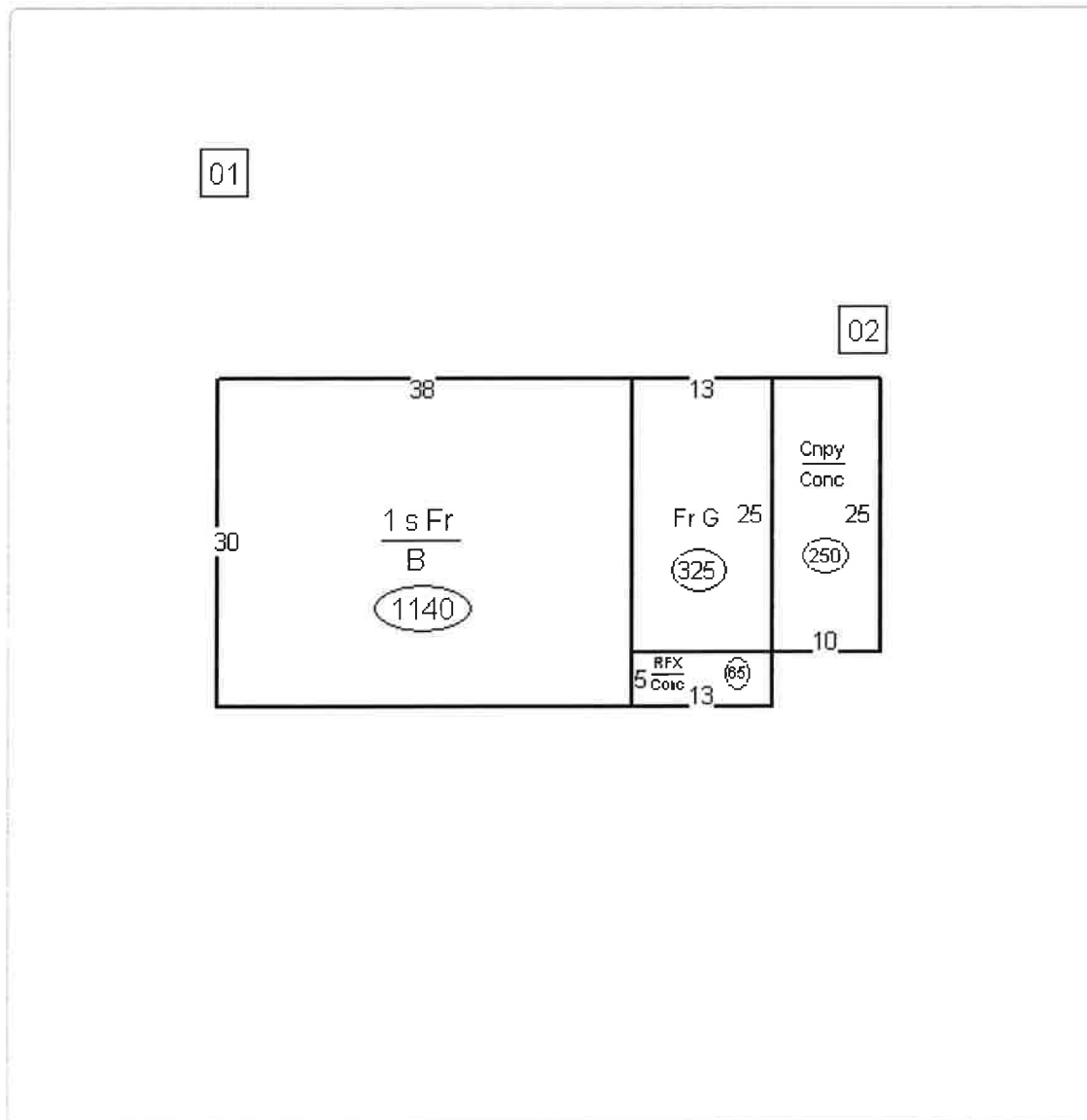
Payments (2022-2026) - Treasurer's Office

Year	Receipt #	Transaction Date	Amount
2025 Pay 2026	2626266	4/24/2026	\$229.42
2024 Pay 2025	2521721	4/25/2025	\$215.86
2023 Pay 2024	2410174	4/18/2024	\$208.98
2022 Pay 2023	2305580	4/20/2023	\$199.04
2021 Pay 2022	2254122	5/10/2022	\$193.32
2021 Pay 2022	2218162	4/29/2022	\$193.32
2021 Pay 2022	2218326	4/29/2022	(\$193.32)

Photos - Assessor's Office



Sketches - Assessor's Office



Property Record Card

[Property Record Card \(PDF\)](#)

Form 11[Form 11 \(PDF\)](#)**Map**

No data available for the following modules: Farm Land Computations - Assessor's Office, Homestead Allocations - Assessor's Office, Property History, Exemptions - Auditor's Office.

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