



Type notes here

Printed
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General
Payments
Bills
Deductions
Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
OwnerName	Gulley, Richard N
StateParcelNumber	42-08-21-105-053.000-012
ParcelNumber	42-08-21-105-053.000-012
MapNumber	420821105053000012
RoutingNumber	MAP 2 OF 22
LegalDescription	N 1/2 Lot 3 Wamplers 2nd Add
Acreage	0.0630
LocationAddress	Ohio St Bicknell, IN 47512-0000
OwnerAddress	305 Ohio St Bicknell, IN 47512
DeedBook	
DeedPage	

Document	2020R03277
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Payments History Information

Tax Year	As Of	#	Amount
2024 PAY 2025			
	04/11/2025	Spring	13.92
2023 PAY 2024			
	04/11/2024	Spring	7.8
2022 PAY 2023			
	04/14/2023	Spring	5
2021 PAY 2022			
	04/22/2022	Unk	15.96
2020 PAY 2021			
	04/29/2021	Spring	11.9
2019 PAY 2020			
	07/31/2020	Fall	6
2018 PAY 2019			
	04/17/2019	Spring	12
2017 PAY 2018			
	11/02/2018	Fall	6
	05/09/2018	Spring	6
2016 PAY 2017			
	10/30/2017	Fall	6
	05/08/2017	Spring	6

TaxBill History Information

Tax Year	Spring	Fall	Due
2024 PAY 2025			
	6.96	6.96	0
2023 PAY 2024			
	3.9	3.9	0
2021 PAY 2022			
	7.98	7.98	0

Deduction History Information

Tax Year	Type	Amount
2026 PAY 2027		
2% Circuit Breaker Deduction		0
Standard Homestead		1700
Supplemental Homestead		0
2025 PAY 2026		
2% Circuit Breaker Deduction		0
Standard Homestead		1700
Supplemental Homestead		0
2024 PAY 2025		
Standard Homestead		1020
Supplemental Homestead		255
2023 PAY 2024		
Standard Homestead		600

Supplemental Homestead	160
2022 PAY 2023	
Standard Homestead	240
Supplemental Homestead	56
2021 PAY 2022	
Standard Homestead	240
Supplemental Homestead	56
2020 PAY 2021	
Standard Homestead	240
Supplemental Homestead	56

Assessment History
Information

TaxYear	Land	Impr	Total
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General Information		Ownership		Transfer Of Ownership				Notes
Parcel Number	Parent Parcel Number	Owner	Date	Doc ID	Code	Book/Page	Sale Price	
42-08-21-105-053.000-012		Gulley, Richard N 305 Ohio St Bicknell, IN 47512	07/31/2020	2020R03277			\$00	
			02/19/2019	2019R00618			\$00	
			02/19/2019	2019R00618			\$00	
			09/10/2018	2018R03985			\$00	
			08/29/2005	05-5848			\$00	
			06/16/2005	05-3990			\$00	
		Legal						
		N 1/2 Lot 3 Wampers 2nd Add						

Property Class 509
Residential Parcel Classified as
Vacant but is Part of the Support

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)									
		Assessment Year		Reason For Change		As Of Date		Valuation Method	
		2026	2025	2026	2025	2026	2025	2026	2025
		AA	AA	AA	OTHER	AA	AA	AA	AA
		06/29/2026	04/17/2026	05/13/2025	04/19/2025	04/18/2024			
		Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
		Equalization Factor							
		Notice Required							
		Land	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
		Land Res(1)	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
		Land Non Res(2)	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Land Non Res(3)	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Improvement	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Imp Res(1)	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Total	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
		Total Res(1)	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
		Total Non Res(2)	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Total Non Res(3)	\$00	\$00	\$00	\$00	\$00	\$00	\$00
		Land Computations							
		Calculated Acreage							0.06
		Developer Discount							0.06
		Parcel Acreage							0.06

Land Type	Soil ID	Land Data			Ext Value	Value
		Act Front	Size	Adj Rate		
9		0	0.063	\$27,648	\$1,742	\$1,740

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Alley



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- General
- Payments
- Bills
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Images	Show Images(2)
Sketches	Show Sketches(1)
OwnerName	Gulley, Richard N
StateParcelNumber	42-08-21-105-052.000-012
ParcelNumber	42-08-21-105-052.000-012
MapNumber	420821105052000012
RoutingNumber	MAP 2 OF 22
LegalDescription	J D Wamplers 2nd Add Lot 2 ,126A
Acreage	0.1260
LocationAddress	305 S Ohio St Bicknell,IN 47512-0000
OwnerAddress	305 Ohio St Bicknell,IN 47512
DeedBook	

DeedPage	
Document	2020R03277

Payments History Information

Tax Year	As Of	#	Amount
2025 PAY 2026			
04/14/2026	Spring		20
2024 PAY 2025			
04/11/2025	Spring		232.04
2023 PAY 2024			
04/11/2024	Spring		217.7
2022 PAY 2023			
04/14/2023	Spring		227
2021 PAY 2022			
04/22/2022	Unk		228.96
2020 PAY 2021			
04/29/2021	Spring		219
2019 PAY 2020			
07/31/2020	Fall		1210.58
2017 PAY 2018			
11/02/2018	Fall		83.64
05/09/2018	Spring		83.64
2016 PAY 2017			
10/30/2017	Fall		84.66
05/08/2017	Spring		84.66

TaxBill History Information

Tax Year	Spring	Fall	Due
2025 PAY 2026			
	10	10	0
2024 PAY 2025			
	116.02	116.02	0
2023 PAY 2024			
	108.85	108.85	0
2022 PAY 2023			
	113.5	113.5	0
2021 PAY 2022			
	114.48	114.48	0
2020 PAY 2021			
	109.5	109.5	0

Deduction History Information

Tax Year	Type	Amount
2026 PAY 2027		
Standard Homestead		26300
Supplemental Homestead Credit		0
Supplemental Homestead		0
2025 PAY 2026		

Standard Homestead	27100
Supplemental Homestead Credit	0
Supplemental Homestead	0
2024 PAY 2025	
Standard Homestead	15540
Supplemental Homestead	3885
2023 PAY 2024	
Standard Homestead	12900
Supplemental Homestead	3440
2022 PAY 2023	
Standard Homestead	11460
Supplemental Homestead	2674
2021 PAY 2022	
Standard Homestead	11220
Supplemental Homestead	2618
2020 PAY 2021	
Standard Homestead	10500
Supplemental Homestead	2450
2018 PAY 2019	
Mortgage	3000
Standard Homestead	15300
Supplemental Homestead	3570
2017 PAY 2018	
Mortgage	3000
Standard Homestead	15060
Supplemental Homestead	3514
2016 PAY 2017	
Mortgage	3000
Standard Homestead	15960
Supplemental Homestead	3724

Assessment History Information

TaxYear	Land	Impr	Total
2025 PAY 2026	3100	24000	27100
2024 PAY 2025	3100	22800	25900
2023 PAY 2024	1700	20800	22500
2022 PAY 2023	700	19400	20100
2021 PAY 2022	700	18800	19500
2020 PAY 2021	700	17600	18300

305 S Ohio St 510, 1 Family Dwell - Platted Lot

Gulley, Richard N

42-08-21-105-052.000-012

General Information
Parcel Number
42-08-21-105-052.000-012
Parent Parcel Number
012-008-0021-103-008

Ownership
Gulley, Richard N
305 Ohio St
Bicknell, IN 47512

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
07/31/2020	Gulley, Richard N	2020R03277			\$00
02/19/2019	City Vision National	2019R00618			\$00
09/10/2018	Federal Home Loan Mo	2018R03985			\$00
08/29/2005	EDWARDS SHAWN E	05-5848			\$00
06/16/2005	GIBSON CARL	05-3990			\$21,000
01/01/1900	CHAMBERS BERNICE & L				\$00

Legal
J D Wamplers 2nd Add Lot 2 .126A

Property Class 510
1 Family Dwell - Platted Lot

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2026	2026	2025	2025	2024
Reason For Change	AA	AA	OTHER	AA	AA
As Of Date	06/29/2026	04/17/2026	05/13/2025	04/19/2025	04/18/2024
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100
Land Res(1)	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$23,200	\$23,200	\$24,000	\$24,000	\$22,800
Imp Res(1)	\$23,200	\$23,200	\$24,000	\$24,000	\$22,800
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00
Total	\$26,300	\$26,300	\$27,100	\$27,100	\$25,900
Total Res(1)	\$26,300	\$26,300	\$27,100	\$27,100	\$25,900
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$00	\$00	\$00	\$00	\$00

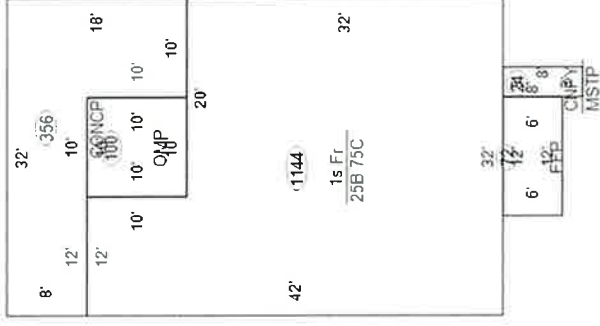
Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
9		0	0.126	\$24,192	\$3,048	\$3,050

Land Computations
Calculated Acreage 0.13
Developer Discount
Parcel Acreage 0.13

Characteristics

Topography
Level
Public Utilities
All
Streets or Roads
Paved, Alley

General Information		Plumbing	
Occupancy	Single-Family 1918		
Description	Single-Family 1918	Full Bath	1 3
Story Height	1.00	Half Bath	0 0
Style	RES - BUNGALOW	Kitchen Sinks	1 1
Finished Area	1144 sqft	Water Heaters	1 1
		Add Fixtures	0 0
		Total	3 5
Floor Finish			



Description	Area
Porch, Open Masonry	100
Porch, Enclosed Frame	72
Patio, Concrete	356
Stoop, Masonry	24
Canopy, Shed Type	24

Specialty Plumbing	
Description	Count Value

Summary Of Improvements													
Description	City	Shed	Year	Eff	Co	nd	Size	Norm		Abn	PC	Nbhd	Mrkt
								Dep	Value				
1 Single-Family 1918				D	1918	1951	P		75%	0%	100%	1,0000	1,0000
2 Detached Garage-1918				D	1918	1918	VP	308 sqft	95%	0%	100%	1,0000	1,0000
3 Utilitiv Shed 1970				D	1970	1970	P	160 sqft	80%	0%	100%	1,0000	1,0000



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ParcelNumber	42-08-21-105-054.000-012
MapNumber	420821105054000012
RoutingNumber	MAP 2 OF 22
LegalDescription	J D Wamplers 2nd Add Lot 1 .126A
Acreage	0.1260
LocationAddress	Ohio St Bicknell, IN 47512-0000
OwnerAddress	305 Ohio St Bicknell, IN 47512
DeedBook	

DeedPage	
Document	2020R03277

Payments History Information

Tax Year	As Of	#	Amount
2025 PAY 2026			
04/14/2026	Spring		158
2024 PAY 2025			
04/11/2025	Spring		192.38
2023 PAY 2024			
04/11/2024	Spring		174.26
2022 PAY 2023			
04/14/2023	Spring		147.48
2021 PAY 2022			
04/22/2022	Unk		123.92
2020 PAY 2021			
04/29/2021	Spring		94
2019 PAY 2020			
08/03/2020	Fall		-389.6
08/03/2020	Fall		389.6
07/31/2020	Fall		389.6
2017 PAY 2018			
11/02/2018	Fall		58
05/09/2018	Spring		58
2016 PAY 2017			
10/30/2017	Fall		65.5
05/08/2017	Spring		65.5

TaxBill History Information

Tax Year	Spring	Fall	Due
2025 PAY 2026			
	79	79	0
2024 PAY 2025			
	96.19	96.19	0
2023 PAY 2024			
	87.13	87.13	0
2022 PAY 2023			
	73.74	73.74	0
2021 PAY 2022			
	61.96	61.96	0
2020 PAY 2021			
	47	47	0

Deduction History Information

Tax Year	Type	Amount
2026 PAY 2027		
2% Circuit Breaker Deduction		0
Standard Homestead		3100

Supplemental Homestead	0
2025 PAY 2026	
2% Circuit Breaker Deduction	0
Standard Homestead	3100
Supplemental Homestead	0
2024 PAY 2025	
Standard Homestead	1860
Supplemental Homestead	465
2023 PAY 2024	
Standard Homestead	1020
Supplemental Homestead	272
2022 PAY 2023	
Standard Homestead	420
Supplemental Homestead	98
2021 PAY 2022	
Standard Homestead	420
Supplemental Homestead	98
2020 PAY 2021	
Standard Homestead	420
Supplemental Homestead	98

Assessment History Information

Tax Year	Land	Impr	Total
2025 PAY 2026	3100	4600	7700
2024 PAY 2025	3100	4900	8000
2023 PAY 2024	1700	4700	6400
2022 PAY 2023	700	4700	5400
2021 PAY 2022	700	3900	4600
2020 PAY 2021	700	2900	3600

General Information		Ownership		Transfer Of Ownership		Notes
Parcel Number		Owner	Date	Doc ID	Code Book/Page	
42-08-21-105-054,000-012		Gulley, Richard N	07/31/2020	2020R03277		
Parent Parcel Number		305 Ohio St	02/19/2019	2019R00618		
012-008-0021-103-004		Bicknell, IN 47512	02/19/2019	2019R00618		
		Legal		2019R00618		
		J D Wamplers 2nd Add Lot 1 .126A		2018R03985		
				05-5848		

Property Class 599
Other Residential Structures

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)									
Location Information		Assessment Year		Reason For Change		As Of Date		Valuation Method	
County	Knox	2026	AA	06/29/2026	AA	04/17/2026	OTHER	05/13/2025	AA
Township	VIGO TOWNSHIP	Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod	
District 012 (Local)		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod	
School Corp	NORTH KNOX	Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod	
Neighborhood 012500	BICKNELL CITY-VIGO TWP RESIDENTIAL	Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod	
Location Address		Ohio St		Bicknell, IN 47512		Zoning		Land Computations	
								Calculated Acreage	
								Developer Discount	
								Parcel Acreage	
								0.13	

Land Data				Land Computations	
Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value
9		0	0.126	\$24,192	\$3,048
					\$3,050

Characteristics

Topography

Level

Public Utilities

All

Streets or Roads

Paved, Alley

General Information		Plumbing	#	TFR
Occupancy	PoleBarn-1970		0	0
Description	PoleBarn-1970	Full Bath	0	0
Story Height	0	Half Bath	0	0
Style	NA	Kitchen Sinks	0	0
Finished Area	0 sqft	Water Heaters	0	0
		Add Fixtures	0	0
		Total	0	0
Floor Finish		Accommodations		
		Bedrooms	0	0
		Living Rooms		
		Dining Rooms		
		Family Rooms		
		Total Rooms	0	0
Wall Finish		Heat Type		

Roofing

Exterior Features		Area
Description		
Front Porch	12' x 10'	120 sq ft
Back Porch	8' x 6'	48 sq ft
Side Deck	10' x 4'	40 sq ft
Staircase	6' x 4'	24 sq ft
Driveway	20' x 12'	240 sq ft
Garage	12' x 10'	120 sq ft
Landscaping	15' x 10'	150 sq ft
Roofing	30' x 40'	1200 sq ft
Foundation	30' x 40'	1200 sq ft
Windows	10' x 6'	60 sq ft
Doors	8' x 4'	32 sq ft
Handrails	10' x 4'	40 sq ft
Lighting	6' x 4'	24 sq ft
Paint	12' x 10'	120 sq ft
Plumbing	8' x 6'	48 sq ft
Electrical	10' x 4'	40 sq ft
Interior	30' x 40'	1200 sq ft
Basement	30' x 40'	1200 sq ft
Attic	30' x 40'	1200 sq ft
Roof	30' x 40'	1200 sq ft
Foundation	30' x 40'	1200 sq ft
Windows	10' x 6'	60 sq ft
Doors		

Description	Specialty Plumbing	Count	Value
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Summary Of Improvements

Year	Eff	Co	nd	Size
Built Year				
1970	1970		F	960 sqft



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

10/8/26

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

305 Ohio Street, Bicknell, IN 47512

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>Richard Hulley</i>	Date (mm / dd / yyyy) 10/8/26	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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Property address (number and street, city, state, and ZIP code)

305 Ohio Street, Bicknell, IN 47512

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

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>Richard Alley</i>	Date (mm / dd / yyyy) 10-8-26	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

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

305 Ohio Street, Bicknell, IN 47512

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

~~Basement~~

2. ROOF	Yes	No	Unknown
Age, if known: <u>6</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?			✓
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____	✓		

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>5</u> Years.	✓		

4. FURNACE	Yes	No	Unknown
Age, if known: <u>3</u> Years.	✓		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>3</u> Years.	✓		

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?		✓	
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?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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>Richard Mulley</i>	Date (mm / dd / yyyy) <u>10-8-26</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)
305 Ohio Street, Bicknell, IN 47512

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?			✓
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
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 .		✓	
Do you currently pay flood insurance?		✓	
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.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
 (Use additional pages and attach, if necessary)

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Signature of Seller <i>Richard Hulley</i>	Date (mm / dd / yyyy) 10-8-26	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)



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: 305 Ohio Street, Bicknell, IN 47512

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.) JS 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.

305 Ohio Street, Bicknell, IN 47512

(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

Richard Mulvey 10/8/26

SELLER'S SIGNATURE DATE

PRINTED

SELLER'S SIGNATURE DATE

PRINTED

Johnny Swalls 10-8-26

LISTING BROKER DATE
Johnny Swalls Auction, Inc.

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



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Form #37. Copyright IAR 2026



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