

**BIDDING ENDS MAY 13TH @ 6 PM**

3757 E STIPP RD  
BLOOMINGTON, INDIANA 47401

6 BED | 5 BATH | 5,112 SQ. FT.

# AUCTION

## Bidder's Information Packet



**Coffey Realty & Auction**

[UNITEDCOUNTRYIN.COM](http://UNITEDCOUNTRYIN.COM)



**CODY COFFEY**

C 812-360-838  
[unitedcountryin.com](http://unitedcountryin.com)



**LORRAINE FOWLER**

C 812-320-5553

[lorraine.fowler@homefinder.org](mailto:lorraine.fowler@homefinder.org)



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Auction  
Manager

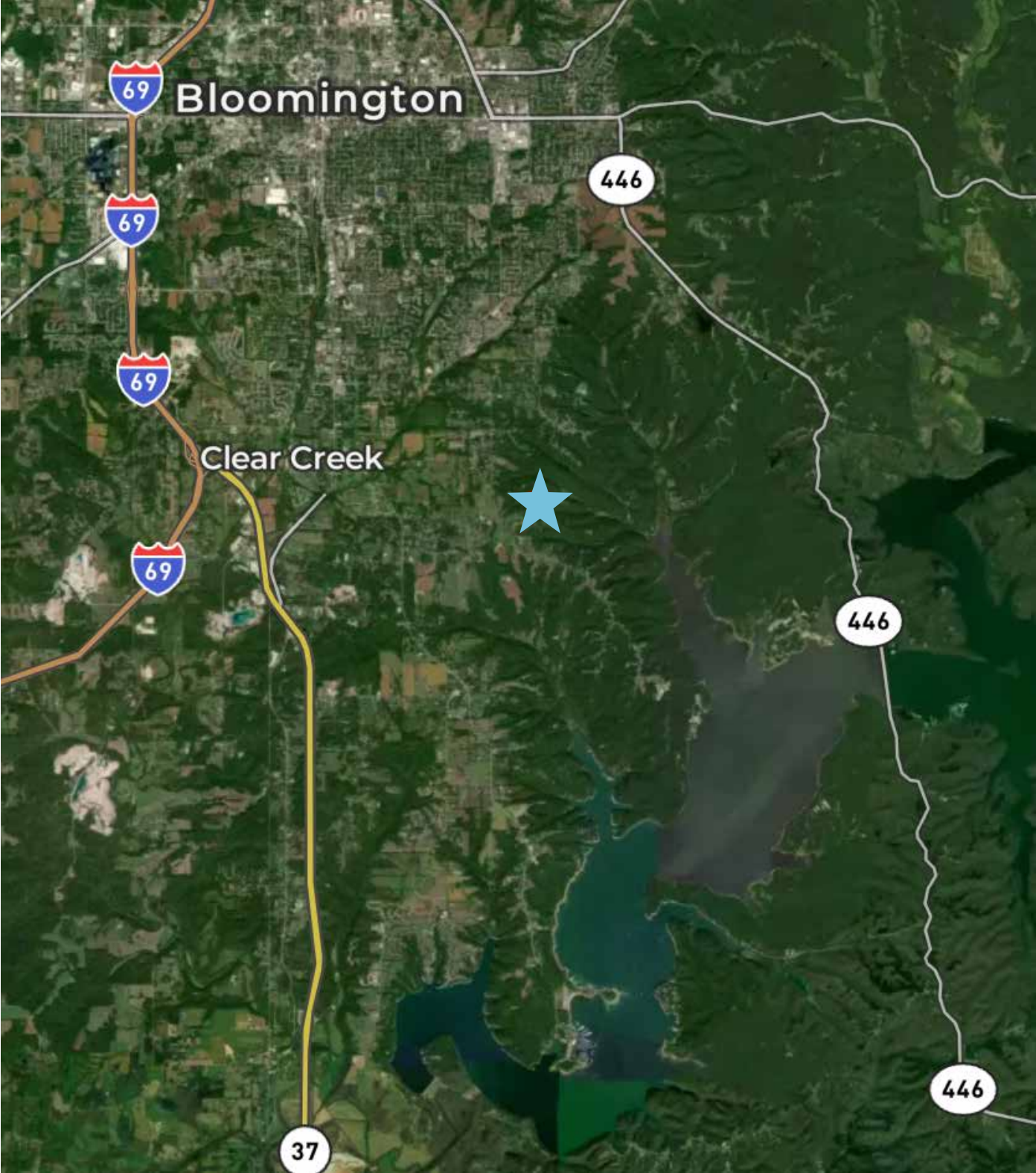
Rob McConnell | 812.821.7883 | [rmcconnell@unitedcountryin.com](mailto:rmcconnell@unitedcountryin.com)

Gabrielle Getts | 812.340.3295 | [ggetts@unitedcountryin.com](mailto:ggetts@unitedcountryin.com)

**DISCLAIMER:** All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

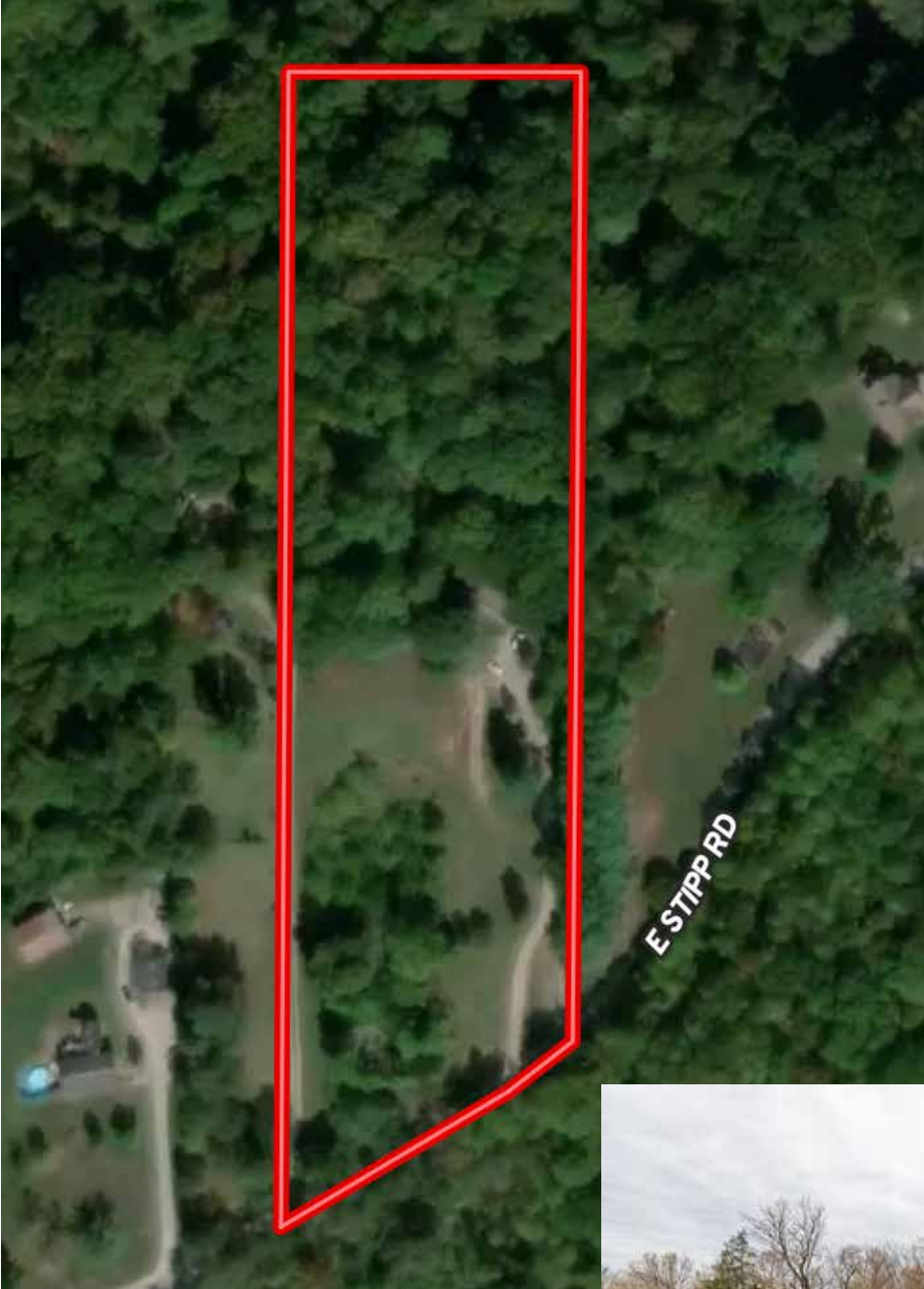
# LOCATION

MAP



# PROPERTY MAP

MAP



# TERMS & CONDITIONS

## OF THE AUCTION



### REAL ESTATE AUCTION TERMS & CONDITIONS

Property: 3757 E Stipp Rd, Bloomington, IN 47401  
Monroe County – Perry Township  
Parcel #53-08-26-200-016.000-008 (1.5 Acres w/ Residence)  
Parcel #53-08-26-200-013.000-008 (4 Acres Vacant Land)  
Sellers: Shaun Paul Tieman & Elysia Collin Tieman  
Auction Ends: Wednesday, May 13, 2026  
Closing On or Before: Wednesday, June 10, 2026  
Closing Company: John Bethell Title Company

#### **1. AUCTION METHOD**

This property is offered via Online Only Reserve Auction. The Sellers reserve the right to accept, reject, or negotiate any bid.

#### **2. SOFT-CLOSE EXTENDED BIDDING**

This auction features a Soft-Close. If a bid is placed within the final three (3) minutes of the scheduled closing time, the bidding period will automatically extend an additional three (3) minutes. This process will continue until no bids are received during an extension period. The Auction Company's determination of the winning bid shall be final.

#### **3. PROPERTY OFFERING**

The property consists of two (2) parcels totaling approximately 5.50 acres and will be offered as a combined offering unless otherwise announced.

"The property will be conveyed pursuant to the existing legal descriptions as contained in the current deed and public record, and no survey shall be provided by Seller. Buyer acknowledges that any survey desired shall be at Buyer's sole expense."

#### **4. BUYER'S PREMIUM**

A Buyer's Premium of Eleven Percent (11%) will be added to the final accepted bid to determine the Contract Purchase Price.

#### **5. CONTRACT EXECUTION**

The successful bidder shall execute the Real Estate Purchase Agreement and Auction Addendum immediately upon acceptance and deliver a non-refundable earnest money deposit of \$20,000 within twenty-four (24) hours of Seller acceptance.

#### **6. EARNEST MONEY**

The earnest money deposit shall be held by John Bethell Title Company and applied toward the purchase price at closing. If Buyer defaults, earnest money shall be retained by Seller as liquidated damages.

#### **7. CLOSING**

Closing shall occur on or before June 10, 2026. Seller shall convey marketable title by General Warranty Deed unless otherwise agreed in writing. Taxes shall be prorated to date of closing pursuant to Indiana Code 6-1.1.

#### **8. BROKER TRANSACTION FEE**

# TERMS & CONDITIONS

## OF THE AUCTION

In addition to the Buyer's Premium, a \$300 Broker Transaction Fee shall be paid by Buyer at closing and a \$300 Broker Transaction Fee shall be paid by Seller at closing. This fee is separate from and in addition to any commissions or Buyer's Premium and shall be reflected on the Closing Disclosure.

### **9. PROPERTY CONDITION**

The property is sold AS-IS, WHERE-IS, WITH ALL FAULTS. No warranties or representations are made by Seller or Auction Company.

### **10. INSPECTIONS**

Buyers are encouraged to conduct any desired inspections prior to bidding. By bidding, Buyer acknowledges adequate opportunity to inspect.

### **11. AGENCY DISCLOSURE**

United Country Coffey Realty & Auction represents the Seller in this transaction pursuant to Indiana Code 25-34.1.

### **12. CO-LISTING BROKER DISCLOSURE**

RE/MAX Acclaimed Realtors, through Loraine Fowler, is serving as Co-Listing Broker pursuant to a written co-listing agreement. Both brokerages represent the Seller in accordance with Indiana Code 25-34.1.

### **13. DEFAULT**

If Buyer fails to close, earnest money shall be forfeited and Seller may pursue all legal remedies available under Indiana law.

### **14. LEGAL DISCLAIMER**

All information provided is believed accurate but is not guaranteed. Announcements made prior to auction close take precedence over printed materials.

### **BIDDER ACKNOWLEDGMENT AND ACCEPTANCE**

By signing below, Bidder acknowledges that they have read, understand, and agree to all Terms & Conditions of this auction.

Bidder Name (Printed): \_\_\_\_\_

Bidder Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

# PROPERTY

## INFORMATION

### **5.5± Acres | Cabin | 2 Buildable Parcels**

Online Only Auction Ends May 13, 2026

Don't miss this rare opportunity to purchase a highly desirable 5.5± acre property located on Stipp Road in Bloomington—offering a combination of location, land, and future potential that is increasingly hard to find.

This property consists of two separate parcels, providing flexibility for buyers, investors, or those looking to build:

Parcel 1: Approximately 4.0 acres – wooded, rolling ground with excellent potential for a private homesite

Parcel 2: Approximately 1.5 acres – improved with an existing log cabin and utilities in place

Whether you're looking to build your dream home, create a family compound, invest in multiple building sites, or renovate an existing structure, this property offers options.

Two separately parceled tracts = potential for multiple building sites

Scenic setting with rolling and wooded terrain

Located just minutes from Bloomington amenities, Indiana University, and major employers

### **Auction Links:**

Bidder information packet - coming soon

[Click here to register to bid](#)

[Click here for interactive map](#)

[Terms and conditions](#)

[Bid Certification](#)

[Realtor Client Information](#)

Ideal for:

New construction

Investment or resale

Multi-generational living setup

Weekend retreat or rural homesite

Opportunities like this—acreage with split potential in a prime location—are becoming increasingly limited.

# PROPERTY

## INFORMATION

### **IMPROVEMENTS**

The property includes an existing log cabin, originally built in the late 1970s, offering:

Approximately 3,000+ sq ft of space

6 bedrooms, 3 bathrooms

Walkout basement and deck areas

Existing utilities including electric and water access

Important Note: The cabin is in fair to below-average condition and will require repairs, updates, or renovation.

### **AUCTION DETAILS**

Online Only Auction

Bidding Ends: May 13, 2026 @ 6:00 PM

Preview / Open House: April 26, 2026

Jimmie Dean Coffey – Auctioneer

Cody Coffey – Auctioneer

Lorraine Fowler, RE/MAX Acclaimed – Cooperating Broker

# MLS SHEET

## TRACT 1



### Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL	Status	Active	CDO	3	DOM	3	Auction	Yes	
MLS #	202612613	3757 E Stipp Road	Bloomington	IN	47401	LP	\$156,789			
	Area	Monroe County	Parcel ID	53-08-26-200-013.000-008	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	7	F Baths	4	H Baths	0
	Township	Perry	Style	Three Story	REO	No	Short Sale	No		
	School District	MOCCS	Elem	Rogers/Binford	JrH	Jackson Creek	SrH	Bloomington South		
	Legal Description	014-34000-00 PT SE NW 26-8-1W 4.00A Plat 108 & 014-33980-00 PT SE NW 26-8-1W 1.50A PLAT #109								
	Directions	From Hwy 37 & Dillman Rd. go east on Dillman to the T at Fairfax Rd. Go left (north) on Fairfax Rd. to E. Moffet Ln. Go east on E.								
Inside City	City Zoning	County Zoning	Zoning Description							

**Remarks** \*\*\*PROPERTY IS SELLING AT AUCTION SO THE "LIST PRICE" IS JUST A PLACE HOLDER FOR INTERNET FILTERING\*\*\* Don't miss this rare opportunity to purchase a highly desirable 5.5± acre property located on Stipp Road in Bloomington—offering a combination of location, land, and future potential that is increasingly hard to find. This property consists of two separate parcels, providing flexibility for buyers, investors, or those looking to build: Parcel 1: Approximately 4.0 acres – wooded, rolling ground with excellent potential for a private homesite Parcel 2: Approximately 1.5 acres – improved with an existing log cabin and utilities in place Whether you're looking to build your dream home, create a family compound, invest in multiple building sites, or renovate an existing structure, this property offers options. Two separately parceled tracts = potential for multiple building sites Scenic setting with rolling and wooded terrain Located just minutes from Bloomington amenities, Indiana University, and major employers Ideal for: New construction Investment or resale Multi

**Agent Remarks** AUCTION DETAILS Online Only Auction Bidding Ends: May 13, 2026 @ 6:00 PM Preview / Open House: April 26, 2026

Sec	Lot	Lot	5.5000	/	239,580	/	265' x 1025'	Lot Desc	Partially Wooded					
<b>Above Gd Fin SqFt</b>		2,408	<b>Above Gd Unfin SqFt</b>		0	<b>Below Gd Fin SqFt</b>		2,088	<b>Ttl Below Gd SqFt</b>	2,088	<b>Ttl Fin SqFt</b>	4,496	<b>Year Built</b>	1977
<b>Age</b>	49	<b>New Const</b>	No	<b>Date Complete</b>			<b>Ext</b>	Log	<b>Bsmt</b>	Full Basement		<b>#</b>	13	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>PUBL</b>		<b>Basement Material</b>			<b>Fireplace</b>	Yes		
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>		<b>Dryer Hookup Gas</b>	No	<b>Guest Qtrs</b>	No			
<b>LR</b>	x		<b>B-Upper</b>	2	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	No	<b>Split FirPln</b>	No			
<b>DR</b>	x		<b>B-Blw G</b>	1	0	<b>Fuel /</b>	Propane	<b>Dryer Hookup G/E</b>	No	<b>Ceiling Fan</b>	No			
<b>FR</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	No	<b>Skylight</b>	No			
<b>KT</b>	x		<b>Laundry LW</b>	x		<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	No	<b>ADA Features</b>	No			
<b>BK</b>	x							<b>Water Soft-Rented</b>	No	<b>Fence</b>				
<b>DN</b>	x							<b>Alarm Sys-Sec</b>	No	<b>Golf Course</b>	No			
<b>1B</b>	22 x 13	M						<b>Alarm Sys-Rent</b>	No	<b>Nr Wlkgr Trails</b>	No			
<b>2B</b>	13 x 10	U						<b>Garden Tub</b>	No	<b>Garage Y/N</b>	Yes			
<b>3B</b>	15 x 12	B	<b>Garage</b>	2.0	/	Attached	/	<b>Jet Tub</b>	No	<b>Off Street Pk</b>				
<b>4B</b>	11 x 14	B	<b>Outbuilding 1</b>	None			x	<b>Pool</b>	Yes					
<b>5B</b>	16 x 12	B	<b>Outbuilding 2</b>				x	<b>Pool Type</b>	Below Ground					
<b>RR</b>	x		<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	<b>FIREPLACE</b>	Living/Great Rm					
<b>LF</b>	x		<b>Other Fees</b>											
<b>EX</b>	x		<b>Restrictions</b>											

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Jimmie Dean Coffey & Cody	<b>Lic #</b>	AU01049934	<b>Auction Date</b>	4/11/2026	<b>Time</b>	6:00
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only	<b>Excluded Party</b>	None
<b>Annual Taxes</b>	\$2,353.74	<b>Exemption</b>		<b>Year Taxes Payable</b>	2026	<b>Assessed Value</b>	
<b>Possession</b>	At Closing						

<b>List Office</b>	United Country Coffey Realty & Auction - Offc:	<b>List Agent</b>	Cody Coffey
<b>Agent E-mail</b>	cody.coffey@homefinder.org	<b>List Agent - User Code</b>	BL383060700
<b>Co-List Office</b>	RE/MAX Acclaimed Properties	<b>Co-List Agent</b>	Lorraine Fowler - Cell: 812-320-5553
<b>Showing Instr</b>		<b>List Team</b>	
<b>List Date</b>	4/10/2026	<b>Start Showing Date</b>	
<b>Exp Date</b>	2/22/2027	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Agent/Owner Related</b>	No		
<b>Seller Concessions Offer Y/N</b>		<b>Seller Concession Amount \$</b>	
<b>Contract Type</b>	Exclusive Right to Sell	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>	Unbranded Virtual Tour	<b>Lockbox Type</b>	Electronic Supra
<b>Lockbox Location</b>	Front Door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>	
<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>	
<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>	
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>	
<b>Sell Team</b>			
<b>Presented</b>	Cody Coffey		United Country Coffey Realty & Auction - Offc: 812-822-3200

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

# COUNTY PROPERTY INFORMATION

53-08-26-200-013.000-008

**General Information**

**Parcel Number**  
53-08-26-200-013.000-008

**Local Parcel Number**  
014-34000-00

**Tax ID:**

**Routing Number**  
26.01 -0013.000

**Property Class 501**  
Vacant - Unplatted (0 to 9.99 Acres)

**Year: 2025**

**Location Information**

**County**  
Montroe

**Township**  
PERRY TOWNSHIP

**District 008 (Local 008 )**  
PERRY TOWNSHIP

**School Corp 5740**  
MONROE COUNTY COMMUNITY

**Neighborhood 53008013-008**  
Moffett Lane - A

**Section/Plat**

**Location Address (1)**  
E Stipp RD  
Bloomington, IN 47401

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography**  Flood Hazard

**High, Rolling**  ERA

**Public Utilities**  ERA

**Electricity**  TIF

**Streets or Roads**  TIF

**Paved**

**Neighborhood Life Cycle Stage**

Other

Wednesday, April 30, 2025  
Printed  
**Review Group** 2025

Tieman, Shaun Paul; Elysia Collin

**Ownership**

Tieman, Shaun Paul; Elysia Collin  
340 S Walker St Ste B  
Bloomington, IN 47403

E Stipp RD

**Transfer of Ownership**

**Date** **Owner**

05/16/2024 Tieman, Shaun Paul; Elysia Collin  
12/28/2023 Tieman, Joel  
07/03/2018 Tieman, Joel & Elizabeth  
07/03/2018 Tieman, Joel & Elizabeth  
04/11/2016 Tieman, Alberta Jewell  
01/01/1900 TIEMAN, LEONARD S



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	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Non Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	WIP	01/22/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$20,000	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0	\$20,000	\$0	\$20,000	\$0
2024	AA	04/12/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$16,000	\$0	\$16,000	\$0	\$0	\$0	\$0	\$0	\$16,000	\$0	\$16,000	\$0
2023	AA	04/12/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$16,000	\$0	\$16,000	\$0	\$0	\$0	\$0	\$0	\$16,000	\$0	\$16,000	\$0
2022	AA	04/06/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$12,000	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0	\$12,000	\$0
2021	AA	04/08/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000	\$0
2020	AA	03/19/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000	\$0
2019	AA	03/19/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 10' X 20', CI 10' X 20')

Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A	0	4.0000	\$5,000	\$5,000	\$20,000	0%	1.0000	0.00	100.00	0.00	\$20,000

501, Vacant - Unplatted (0 to 9.99 Acres)

**Notes**

2/11/2025 2025--TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING: 2/11/2025 S/SL

10/16/2024 2025-REVAL: 25/PAY26 - CHGD LAND RATE IN NBHD. JH 10/16/24

9/26/2024 2025- FIELD REVIEW: 25/26 - NO CHANGE: 6/5/24. JDS/MM

5/31/2024 NO SALES DISCLOSURE FORM: 5/16/24. TRUSTEE'S DEED. NO SDF. \$0. MM

1/8/2024 NO SALES DISCLOSURE FORM: 12/27/2023. WARRANTY. NO SDF. \$0. AV

2/24/2023 2023--TRENDING: 23/24 CHANGES IN NBHD DUE TO TRENDING: 2/24/23. LB/CM

2/9/2022 2022--TRENDING: 2022/2023 ANY CHANGES TO LAND OR NBHD FACTOR DUE TO TRENDING: 2/9/2022 K/S/ND

2/1/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING: 2/01/21 K/S/JSJ

8/17/2020 2021--FIELD REVIEW: 21/22 NO CHANGE per FIELD NOTES 7/17/2020. JF/mrs

2/1/2019 2019--TRENDING: 2019/2020-CHANGES TO NBHD DUE TO TRENDING. ND

11/27/2018 NO SALES DISCLOSURE FORM: Quit claim deed. \$0. no SDF#. 7/21/18. AF

**Land Computations**

Calculated Acreage	4.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.00
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	4.00
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
Homesite(s) Value	\$0
91/92 Value	\$20,000
Supp. Page Land Value	\$0
CAP 1 Value	\$20,000
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$20,000</b>

Data Source N/A

Collector 06/05/2024

JDS

Appraiser 09/26/2024

MM

# COUNTY PROPERTY INFORMATION

53-08-26-200-016.000-008

**General Information**

**Parcel Number**  
53-08-26-200-016.000-008

**Local Parcel Number**  
014-33980-00

**Tax ID:**

**Routing Number**  
26.01 -0012.000

**Property Class 511**  
1 Family Dwell - Unplatted (0 to 9.9

**Year: 2025**

**Location Information**

**County**  
Montroe

**Township**  
PERRY TOWNSHIP

**District 008 (Local 008 )**  
PERRY TOWNSHIP

**School Corp 5740**  
MONROE COUNTY COMMUNITY

**Neighborhood 53008013-008**  
Moffett Lane - A

**Section/Plat**

**Location Address (1)**  
3757 E Stipp RD  
Bloomington, IN 47401-9451

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography Level**  Flood Hazard

**Public Utilities**  ERA

**Water, Electricity**

**Streets or Roads**  TIF

**Paved**

**Neighborhood Life Cycle Stage**

Other

Wednesday, April 30, 2025  
Printed  
**Review Group** 2025

Tieman, Shaun Paul; Elysia Collin

**Ownership**

340 S Walker St Ste B  
Bloomington, IN 47403

**Legal**  
PT SE NW 26-9-1W 1.50A

3757 E Stipp RD

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
05/16/2024	Tieman, Shaun Paul; E	2024004973	TD				
12/28/2023	Tieman, Joel	2023014130	WR				
07/03/2018	Tieman, Joel & Elizabe	2018008947	QC				
11/02/1993	TIEMAN, JOEL & ELIZ		MI				
01/01/1900	TIEMAN, JOEL		MI				
01/01/1900	UNKNOWN		WD				



Res

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	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Non Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2025	W/P	01/22/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$52,500	\$50,000	\$2,500	\$0	\$237,700	\$237,700	\$0	\$0	\$290,200	\$287,700	\$2,500	\$0
2025	AA	04/12/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$42,000	\$40,000	\$2,000	\$0	\$247,700	\$247,700	\$0	\$0	\$289,700	\$287,700	\$2,000	\$0
2024	AA	04/12/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$42,000	\$40,000	\$2,000	\$0	\$247,700	\$247,700	\$0	\$0	\$289,700	\$287,700	\$2,000	\$0
2023	AA	04/06/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$42,000	\$40,000	\$2,000	\$0	\$240,900	\$235,900	\$5,000	\$0	\$282,900	\$275,900	\$7,000	\$0
2022	AA	04/08/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$36,500	\$35,000	\$1,500	\$0	\$233,200	\$228,200	\$5,000	\$0	\$269,700	\$263,200	\$6,500	\$0
2021	AA	03/19/2021	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$31,300	\$30,000	\$1,300	\$0	\$212,900	\$207,900	\$5,000	\$0	\$244,200	\$237,900	\$6,300	\$0

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 10' X 20', CI 10' X 20')

Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A	0	1.0000	\$50,000	\$50,000	\$50,000	0%	1.0000	100.00	0.00	0.00	\$50,000
91	A	0	0.5000	\$5,000	\$5,000	\$2,500	0%	1.0000	100.00	100.00	0.00	\$2,500

Moffett Lane - A/53008013-

**Notes**

2/11/2025 2025 --TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING: 21/11/2025 S/LSL

10/16/2024 2025-REVAL: 25/PAY26 - CHGD LAND RATE IN NBHD. JH 10/16/24

9/26/2024 2025- FIELD REVIEW: 25/26 - NO CHANGE. 6/5/24. JDS/MM

5/16/24 NO SALES DISCLOSURE FORM: 5/16/24. TRUSTEE'S DEED. NO SDF. \$0. MM

3/25/2024 2024 --REVAL: 24/25 REMOVED SV FROM POOL. 3/25/24 J.C.SJ

1/8/2024 NO SALES DISCLOSURE FORM: 12/28/2023. WARRANTY. NO SDF. \$0. AV

2/24/2023 2023 --TRENDING: 23/24 CHANGES IN NBHD DUE TO TRENDING: 21/24/23, LBC/M

2/9/2022 2022--TRENDING: 2022/2023-ANY CHANGES TO LAND OR NBHD FACTOR DUE TO TRENDING: 21/9/2022 K5ND

2/1/2021 2021--TRENDING: 21/22--CHANGES TO NBHD DUE TO TRENDING: 201/21 K5SJ

8/17/2020 2021--FIELD REVIEW: 21/22 CHANGED GARAGE FROM 1 to 2 CAR & CONDITION of SFR from FAIR to AVERAGE per FIELD NOTES 7/17/2020 Jfms

2/5/2020 2020--TRENDING: 2020/2021-CHNGD LAND RATE & NBHD FACTOR DUE TO TRENDING. ND

12/4/2019 2020--NEW CONSTRUCTION: 2021

**Land Computations**

Calculated Acreage	1.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.50
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
Homesite(s) Value	\$50,000
91/92 Value	\$2,500
Supp. Page Land Value	\$50,000
CAP 1 Value	\$2,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$52,500</b>

Data Source N/A

Collector 06/05/2024

JDS

Appraiser 09/26/2024

MM

# COUNTY PROPERTY INFORMATION

53-08-26-200-016.000-008

Tieman, Shaun Paul; Elysia Colli 3757 E Stipp RD

511, 1 Family Dwell - Unplatted (0 to 9.9 Moffett Lane - A/53008013-

2/2

**General Information**

Occupancy	Single-Family	Full Bath	2	TF
Description	Single-Family R 01	Half Bath	0	6
Story Height	2	Kitchen Sinks	1	0
Style	N/A	Water Heaters	1	1
Finished Area	3024 sqft	Add Fixtures	0	1
Make		Total	4	8

**Plumbing**

<b>Floor Finish</b>		<b>Accommodations</b>	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	2
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	0
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Dining Rooms	1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	4
<b>Wall Finish</b>		<b>Heat Type</b>	
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Heat Pump	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

**Roofing**

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

**Exterior Features**

Description	Area	Value
Porch, Open Frame	208	\$10,100
Porch, Open Frame	208	\$5,600
Wood Deck	48	\$1,700



**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1F	2408	2408	\$191,100	
2 1F	616	616	\$40,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bmnt	2088	0	\$57,100	
Crawl	320	0	\$4,600	
Slab				
<b>Adjustments</b>	<b>1 Row Type Adj.</b>	<b>x 1.00</b>	<b>\$293,000</b>	
Unfin Int (-)			\$0	
Ex Liv Units (+)			\$0	
Rec Room (+)			\$0	
Loft (+)			\$0	
Fireplace (+)		MS-1 MO-1	\$4,500	
No Heating (-)			\$0	
A/C (+)		1:2408 2:616	\$8,000	
No Elec (-)			\$0	
Plumbing (+ / -)		8 - 5 = 3 x \$800	\$2,400	
Spec Plumb (+)			\$0	
Elevator (+)			\$0	
<b>Sub-Total, One Unit</b>			<b>\$307,900</b>	
<b>Sub-Total, 1 Units</b>			<b>\$307,900</b>	
Exterior Features (+)			\$17,400	\$325,300
Garages (+)			\$16,500	\$341,800
Quality and Design Factor (Grade)			0.95	
Location Multiplier			0.91	
<b>Replacement Cost</b>			<b>\$295,486</b>	

**Summary of Improvements**

Description	Story	Constr	Grade	Year Built	Eff Year	Eff Co	Eff Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt Cap 1	Cap 2	Cap 3	Improv Value	
1: Single-Family R 01	2	Wood Fr	C-1	1977	1977	48	A		\$58.92	0.91	\$53.62	5,112 sqft	\$295,486	35%	\$192,070	0%	1.900	1,000	100.00	0.00	0.00	\$228,600
2: Pool, In Ground	1		C	2019	2019	6	A		\$58.92	0.91	\$53.62	10x20'	\$10,723	15%	\$9,110	0%	100%	1,000	100.00	0.00	0.00	\$9,100

Description	Count	Value
Specialty Plumbing	1	

Total all pages \$237,700

\$237,700

Total this page

\$237,700

# SELLER'S DISCLOSURE

dotloop signature verification: <http://V1Gu-E3z1-DWbl>



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

02/23/2026

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

3757 East Stipp Road, Bloomington, IN 47401

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	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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Signature of Seller <i>Shawn Tieman</i>		Signature of Buyer <small>dotloop verified 02/23/26 10:29 PM EST TSFL9BRS-95ZD-3XK2</small>	
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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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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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# SELLER'S DISCLOSURE

dotloop signature verification: [dtlp.us/V1Gu-E3z1-DWbl](http://dtlp.us/V1Gu-E3z1-DWbl)

Property address (number and street, city, state, and ZIP code)  
**3757 East Stipp Road, Bloomington, IN 47401**

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

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>Shaun Tieman</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Elyria Tieman</i>	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)

# SELLER'S DISCLOSURE

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

3757 East Stipp Road, Bloomington, IN 47401

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

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, how many layers? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. WATER HEATER	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Age, if known: _____ Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. FURNACE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Age, if known: _____ Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. CENTRAL AIR CONDITIONING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Age, if known: _____ Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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>Shawn Toman</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Elysin Toman</i>	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

# SELLER'S DISCLOSURES

dotloop signature verification: [dtlp.us/V1Gu-E3z1-DWbl](http://dtlp.us/V1Gu-E3z1-DWbl)

Property address (number and street, city, state, and ZIP code) <b>3757 East Stipp Road, Bloomington, IN 47401</b>
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7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property have a shared driveway with another property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property located within a locally designated historic district under IC 36-7-11?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the access to your property via a public road?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate broker?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property subject to a conservation easement as defined in IC 32-23-5-2?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: <i>(Use additional pages and attach, if necessary)</i>
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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>Shawn Tomson</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Elycia Tomson</i>	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 DISCLOSURES

dotloop signature verification: [dtp.us/LOPE-LLwA-ZUNs](http://dtp.us/LOPE-LLwA-ZUNs)



## 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:** 3757 East Stipp Road, Bloomington, IN 47401

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

12 **SELLER'S DISCLOSURE**

13 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**  
14 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) \_\_\_\_\_

15  
16  
17 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in  
18 the \_\_\_\_\_ housing.

19  
20 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

21 (i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real*  
22 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards  
23 in the housing (list and attach documents below): \_\_\_\_\_

24  
25  
26 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the  
27 housing.

28 **BUYER'S ACKNOWLEDGEMENT (initial)**

29  (c.) Buyer has received copies of all information listed above.  
30  (d.) Buyer has received the pamphlet *Protect Your Family From Lead In Your Home*.  
31  (e.) Buyer has **(check (i) or (ii) below)**:

32 (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for  
33 the presence of lead-based paint and/or lead-based paint hazards;

34 **OR**

35 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
36 lead-based paint hazards.

37  
38 **BROKER'S ACKNOWLEDGMENT (initial)**

39 (f.)  Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of  
40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears,**  
41 **it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

42  
43 **CERTIFICATION OF ACCURACY**

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

46  
47 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which  
48 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties  
49 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The  
50 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on  
51 the parties. The original document shall be promptly delivered, if requested.

52  
53  
54  
55  
\_\_\_\_\_ 3757 East Stipp Road, Bloomington, IN 47401

(Property Address)

# LEAD BASED PAINT DISCLOSURES

dotloop signature verification: [dtp.us/LOPE-LLwA-ZUNs](http://dtp.us/LOPE-LLwA-ZUNs)



## 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

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BUYER'S SIGNATURE DATE

PRINTED

\_\_\_\_\_  
SELLING BROKER\* DATE

*Shaun Tieman* dotloop verified 02/23/26 5:29 PM EST E6MT-J24F-7G6L-1YEB  
SELLER'S SIGNATURE DATE

Shaun Tieman  
PRINTED

*Elysia Tieman* dotloop verified 04/10/26 10:39 AM EDT BFAV-ZHVT-8NRZ-7TFR  
SELLER'S SIGNATURE DATE

Elysia Sasse  
PRINTED

\_\_\_\_\_  
LISTING BROKER DATE

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



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Form #37. Copyright IAR 2026



3757 East Stipp Road, Bloomington, IN 47401

# BID CERTIFICATION

## DOCUMENT

Internal Office Use

Received \_\_\_\_\_

Date

Time

By \_\_\_\_\_

Approved By \_\_\_\_\_



### BID CERTIFICATION

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's (Personal Representatives) approval.**

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein. **I hereby certify** that:

1. I acknowledge that I have received a complete PIP (Property Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the PIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 3757 E. Stipp Rd. Bloomington, IN 47401

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Return to: 4228 State Road 54 W - Springville, IN 47462  
(812) 822-3200 | [UnitedCountryIN.com](http://UnitedCountryIN.com)  
E-mail: [jcoffey@UnitedCountryIN.com](mailto:jcoffey@UnitedCountryIN.com) cc: [pcoffey@UnitedCountryIN.com](mailto:pcoffey@UnitedCountryIN.com)