

# COUNTRY HOME ON 1.3± ACRES ONLINE AUCTION: JUNE 24 - 2PM

**8303 E Anne Ave, Bloomington, Indiana, 47462**

PREVIEW DATES :

Sunday, June 7 at 1:00 PM ET

Monday, June 15 at 4:00 PM ET



 United  
Country  
Real Estate

Coffey Realty  
& Auction

For More Information  
812-822-3200 • [UnitedCountryIN.com](http://UnitedCountryIN.com)

# INDEX

LOCATION MAP

TRACT MAP

TERMS & CONDITIONS

PROPERTY INFORMATION

MLS SHEET

COUNTY PROPERTY INFORMATION

SELLER'S DISCLOSURES

PRELIMINARY TITLE

BID CERTIFICATION

SAMPLE CONTRACT

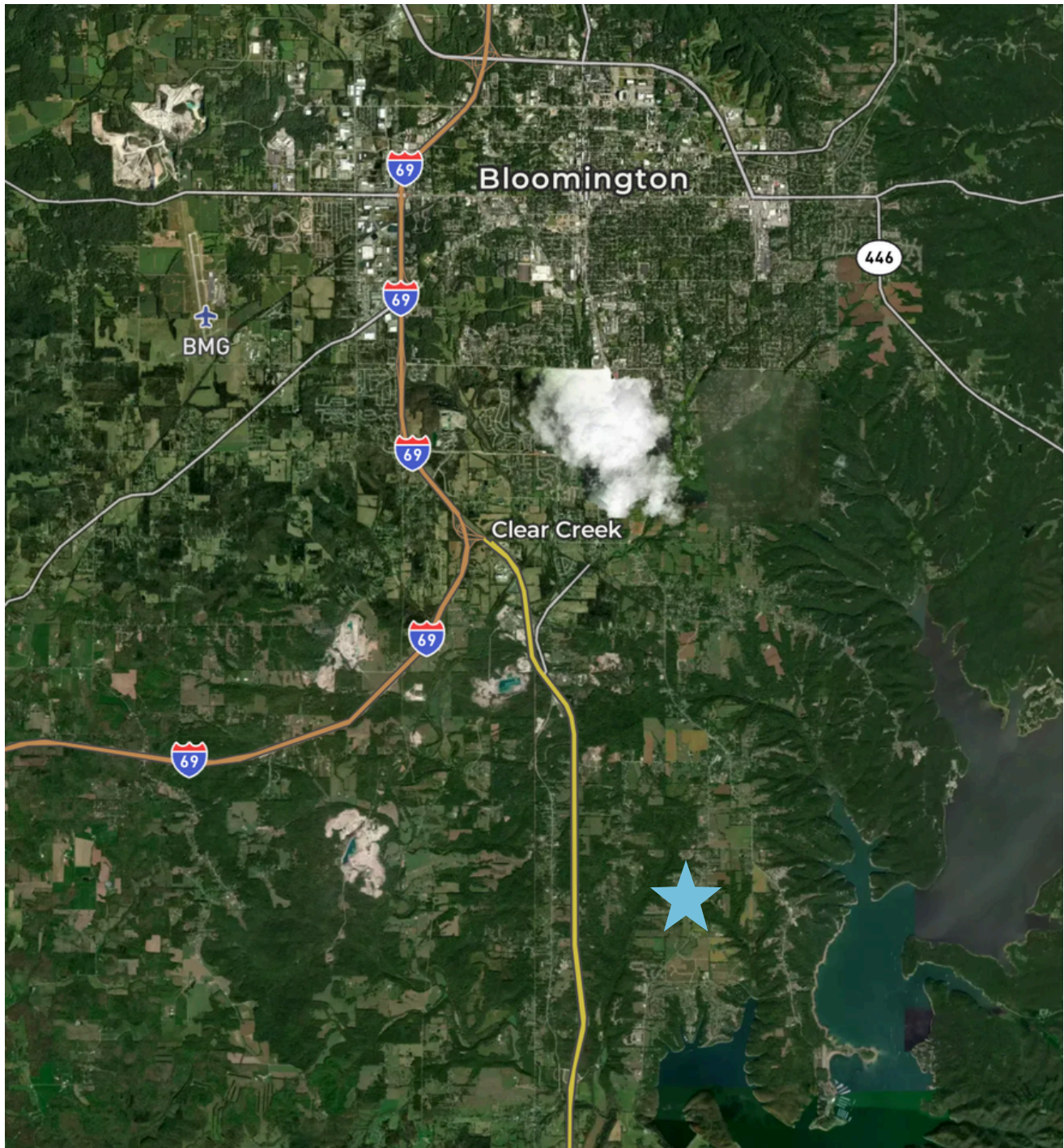


**Auction  
Manager**

Cody Coffey | 812.360.8383 | [ccoffey@unitedcountryin.com](mailto:ccoffey@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



# TRACT MAP





**Coffey Realty  
& Auction**

# TERMS & CONDITIONS OF THE AUCTION

**Property Address:** 8303 Anne Ave. Bloomington, IN 47401  
**County & Township:** Monroe County – Clear Creek Township  
**Legal Description:** 004-01740-25 BELLEVISTA SEC1 LOT 68  
**(1.30A) Sellers:** Ocallaghan  
**Bidding Ends:** June 24, 2026 @ 6:00pm  
**Closing On or Before:** July 24, 2026  
**Closing Company:** John Bethell Title Co.

## 1. BIDDING METHOD

This property is offered via Online Only bidding. 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 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 immediately upon acceptance and deliver a non-refundable down payment deposit of \$5,000 within twenty-four (24) hours of Seller acceptance.

## 6. DOWN PAYMENT

The down payment 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 July 24, 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

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.



**Coffey Realty  
& Auction**

# TERMS & CONDITIONS OF THE AUCTION

## **9. PROPERTY CONDITION**

The property is sold AS-IS, WHERE-IS, WITH ALL FAULTS. No warranties or representations are made by Seller or Real Estate / 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. DEFAULT**

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

## **13. LEGAL DISCLAIMER**

All information provided is believed accurate but is not guaranteed. Announcements made prior to the bidding closing 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 bidding process.

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

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

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

# PROPERTY INFORMATION

## Online Real Estate Auction – Bloomington, Indiana

Auction Ends: Wednest, June 24, 2026 at 2:00 PM ET

### Open House Dates

- Sunday, June 7 at 1:00 PM ET
- Monday, June 15 at 4:00 PM ET

Don't miss this opportunity to purchase a beautifully maintained southern Monroe County home with acreage at online auction. Buyers can preview the property during the scheduled open houses or by appointment prior to the auction closing.

Nestled on 1.4± beautifully landscaped acres in desirable southern Monroe County, this exceptionally well-maintained Bloomington, Indiana home will be offered at online real estate auction ending June 24, 2026 at 2:00 PM ET. Located just minutes from Bloomington, Indiana University, and nearby recreation, this southern Indiana country property offers the perfect combination of privacy, comfort, efficiency, and outdoor living.

Situated in an attractive neighborhood of spacious, well-kept homes, the property provides peaceful country-style living with the convenience of nearby shopping, dining, schools, and access to Bloomington amenities. Whether you are searching for a primary residence, family home, retirement property, or simply a beautifully maintained home with acreage in Monroe County, this property offers exceptional versatility and long-term appeal.

Lovingly cared for and thoughtfully improved over the past 32 years, the home reflects pride of ownership throughout. Mature trees, established landscaping, attractive garden beds, and a stunning hosta garden create a welcoming entrance and picturesque setting in every season. The backyard is designed for relaxing and entertaining with a patio, fire pit, screened porch, adjoining deck, and beautifully landscaped outdoor living spaces that make the property feel like a private retreat.

Inside, the home offers four bedrooms, three full baths, and one half bath with a functional layout designed for both everyday living and entertaining. Natural light fills the formal living room and kitchen, creating warm and inviting gathering spaces throughout the home. The spacious main-level primary suite features a walk-in closet and private full bath, while the main-floor laundry room allows for convenient one-level living.

Additional highlights include a spacious attached 3-bay garage with insulated walls, workshop and hobby space, unfinished basement with future expansion potential, and highly efficient geothermal heating and cooling with average utility costs of approximately \$250 per month.

This Bloomington area home combines practical comfort, natural beauty, energy efficiency, and exceptional outdoor living in one of southern Indiana's most desirable settings.

## Residential Agent Full Detail Report

**Class** RESIDENTIAL

**Property Type** Site-Built Home

**Status** Active

**CDOM** 5

**DOM** 5

**Auction** Yes

**MLS #** 202619638      **8303 Anne Avenue**      **Bloomington**      **IN 47401**      **LP \$543,210**



**Area** MonroeCounty      **Parcel ID** 53-11-10-302-008.000-006      **Type**Site-Built Home      **Waterfront** No  
**Sub** Bellevista      **Cross Street**      **Bedrms**4      **F Baths**3      **H Baths** 2  
**Township** ClearCreek      **Style** TwoStory      **REO** No      **Short Sale** No  
**School District** Monroe County CommunitySchoolCorp.      **Elem** Lakeview  
**Intermediate**      **JrH** Jackson Creek      **SrH** Bloomington South  
**Legal Description** 004-01740-25 BELLEVISTASEC1LOT68(1.30A)

FromStrainRidgeRd.turnontoAnneAve.Propertyisonthecorner of Anne Ave. and S. Stone Ridge Rd.

**Directions to Property**

**Inside City Limits**      **City Zoning**      **County Zoning**      **Zoning Description**

**Remarks** NONE REALTOR'S OFFICE HAS BEEN ADVISED BY THE SELLER THAT THE PROPERTY IS LOCATED IN A NEIGHBORHOOD OF SPACIOUS, WELL-KEPT HOMES. THE HOME FEATURES A SPACIOUS MAIN-LEVEL PRIMARY SUITE WITH WALK-IN closet and private bath, main-floor laundry, formal living room filled with natural light, and a functional layout ideal for both everyday living and entertaining. The screened-in porch and adjoining deck overlook beautifully landscaped outdoor spaces complete with mature trees, established gardens, patio, and fire pit. Additional features include an attached 3-bay garage with insulated walls, workshop/hobby space, utility sink, unfinished basement with abundant storage and future finishing potential, and efficient geothermal heating and cooling with average utility costs around \$250/month. Lovingly cared for and thoughtfully improved over the past 32 years, this property combines peaceful country-style living with convenient access to Bloomington amenities, schools, recreation, shopping, and dining. \*\*\*LIST PRICE IS A SUGGESTED OPENING BID OR PLACEHOLDER VALUE ONLY FOR SEARCH PURPOSES.

**AgentRemarks** \*\*\*LIST PRICE IS A SUGGESTED OPENING BID OR PLACEHOLDER VALUE ONLY FOR SEARCH PURPOSES. THE FINAL SALES PRICE WILL BE DETERMINED BY ONLINE BIDS. LIST PRICE IS NOT THE SELLER'S ASKING PRICE, RESERVE PRICE, OR AN INDICATION OF MARKET VALUE. PROPERTY SELLS SUBJECT TO SELLER CONFIRMATION AND TERMS OF THE BIDDING.\*\*\* ---To qualify for a cooperating broker commission, the Broker must register by mail, fax or hand delivery of the Realtor/Client form, signed by the prospective buyer and the Broker, and must be received at the office of JDC Group, Inc. NO LATER than 24 hours prior bid ending. Broker must also show the property to the bidder; attend pre-auction inspection with bidder; attend to the bidder's pre-auction needs; post auction needs as well as attend the auction and sign the Auction

Sec	Lot	Lot Ac/SF/Dim	1.3000 /	56,628 / 1.3a	Lot Desc	Corner,0-2.9999
<b>Above Gd Fin SqFt</b>	2,971	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b> 1,127 <b>Ttl Fin SqFt</b> 2,971 <b>Year Built</b> 1992
<b>Age</b> 34	<b>New Const</b> No	<b>Date Complete</b>		<b>Ext</b> Vinyl		<b>Bsmt</b> FullBasement <b># Rooms</b> 11
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>Public</b>
<b>RM DIM</b>	<b>LVL</b>	<b>Main</b>	<b>B-</b>	<b>2</b>	<b>Well</b>	
<b>LR</b> 16x11	M	<b>Upper B-Bldg</b>		0	<b>Typ</b> Septic	
<b>DR</b> 11x12	M	<b>G Laundry</b>		0	<b>Sewer</b> Electric,Geothermal	
<b>FR</b> 20x12	M	<b>Rm Laundry</b>	Main		<b>Fuel</b> /	
<b>KT</b> 13x11	M	<b>L/W</b>	8x8		<b>Heating</b> CentralAir	
<b>BK</b> 9x9	M				<b>Cooling</b>	
<b>DN</b>	x					
<b>1B</b> 18x13	M					
<b>2B</b> 17x11	U					
<b>3B</b> 15x12	M	<b>Garage</b>	3.0	/Attached	/	20x33 /660.00
<b>4B</b> 12x11	U	<b>Outbuilding 1</b>	None		x	
<b>5B</b>	x	<b>Outbuilding 2</b>			x	
<b>RR</b>	x	<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable
<b>LF</b>	x	<b>Other</b>	<b>Fees</b>			
<b>EX</b>	15 x 12	<b>Restrictions</b>				

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Cody Coffey	<b>Lic #</b> AU12500011	<b>Auction Date</b> 5/22/2026	<b>Time</b> 2:00P
<b>Financing:</b> Existing	<b>Proposed</b> Cash, Conventional	<b>Excluded Party</b> None	<b>Location</b> Online
<b>Annual Taxes</b> \$3,890.20	<b>Exemptions</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: 812-822-3	<b>List Agent</b> Cody Coffey		
<b>Agent E-mail</b> cody.coffey@homefinder.org	<b>List Agent - User Code</b> BL383060700	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		
<b>Showing Inst</b>			
<b>List Date</b> 5/22/2026	<b>Start Showing Date</b>	<b>Exp Date</b> 4/24/2027	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Seller Concessions Offer</b> Y/N	<b>Seller Concession Amount</b> \$		<b>Agent/Owner Related</b> No
<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> Mechanical/Combo	<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 by:</b> CodyCoffey	/ UnitedCountryCoffey 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.

# MLS SHEET

## Residential Agent Full Detail Report

Class RESIDENTIAL  
 Property Type Site-Built Home Status Active CDOM 5 DOM 5 Auction Yes

MLS # 202619638 8303 Anne Avenue Bloomington IN 47401 LP \$543,210



Area MonroeCounty Parcel ID 53-11-10-302-008.000-006 TypeSite-Built Home Waterfront No  
 Sub Bellevista Cross Street Bedrms4 F Baths3 H Baths 2  
 Township ClearCreek Style TwoStory REO No Short Sale No  
 School District Monroe County CommunitySchoolCorp. Elem Lakeview  
 Intermediate JrH Jackson Creek SrH Bloomington South  
 Legal Description 004-01740-25 BELLEVISTASEC1LOT68(1.30A)

FromStrainRidgeRd.turnontoAnneAve.Propertyisonthecorner of Anne Ave. and S. Stone Ridge Rd.

Directions to Property

Inside City Limits City Zoning County Zoning Zoning Description

RemarksONLINE REAL ESTATE BIDDING - BIDDING ENDS JUNE 24, 2026 @ 2:00 PM ET. OPENHOUSES: JUNE 7 @ 1 PMET & JUNE15 @ 4 PM ET. Beautifully maintained 4BR/3.5BA home on 1.4± acres in desirable southern Monroe County! Located just minutes from Bloomington and Indiana University, this property offers privacy, mature landscaping, geothermal efficiency, and exceptional indoor/outdoor living spaces in a neighborhood of spacious, well-kept homes. The home features a spacious main-level primary suite with walk-in closet and private bath, main-floor laundry, formal living room filled with natural light, and a functional layout ideal for both everyday living and entertaining. The screened-in porch and adjoining deck overlook beautifully landscaped outdoor spaces complete with mature trees, established gardens, patio, and fire pit. Additional features include an attached 3-bay garage with insulated walls, workshop/hobby space, utility sink, unfinished basement with abundant storage and future finishing potential, and efficient geothermal heating and cooling with average utility costs around \$250/month. Lovingly cared for and thoughtfully improved over the past 32 years, this property combines peaceful country-style living with convenient access toBloomington amenities, schools, recreation, shopping, anddining. \*\*\*LIST PRICE IS A SUGGESTED OPENING BID OR PLACEHOLDER VALUE ONLY FOR SEARCH PURPOSES.

AgentRemarks\*\*\*LIST PRICE IS A SUGGESTED OPENINGBID OR PLACEHOLDER VALUE ONLY FOR SEARCH PURPOSES. THE FINAL SALES PRICE WILL BE DETERMINED BY ONLINE BIDS. LIST PRICE IS NOT THE SELLER'S ASKING PRICE, RESERVE PRICE, OR AN INDICATION OF MARKET VALUE. PROPERTY SELLS SUBJECT TO SELLER CONFIRMATION AND TERMS OF THE BIDDING.\*\*\* --To qualify for a cooperating broker commission, the Broker must register by mail, fax or hand delivery of the Realtor/Client form, signed by the prospective buyer and the Broker, and must be received at the office of JDC Group, Inc. NO LATER than 24 hours prior bid ending. Broker must also showtheproperty to thebidder; attend pre-auction inspection with bidder; attend to the bidder's pre-auctionneeds;post auction needs as well as attend the auction and sign the Auction

Sec	Lot	Lot Ac/SF/Dim	1,3000 /	56,628 / 1.3a	Lot Desc	Corner,0-2.9999		
Above Gd Fin	SqFt 2,971	Above Gd Unfin	SqFt 0	Below Gd Fin	SqFt 0	Ttl Below Gd SqFt 1,127	Ttl Fin SqFt 2,971	Year Built 1992
Age34	New Const No	Date Complete	Ext Vinyl	Bsmt FullBasement				# Rooms 11
<u>Room Dimensions</u>		Baths	B-Full	Half	Water	Public	Basement Material	Block
LR	16x11 M	Upper B-BI@	0	2	Well	Septic	Dryer Hookup Gas	No
DR	11x12 M	G Laundry	0	0	Sewer	Electric,Geothermal	Dryer Hookup Elec	No
FR	20x12 M	Rm Laundry	Main	0	Fuel /		Dryer Hookup G/E	No
KT	13x11 M	L/W	8x8	0	Heating	CentralAir	Disposal	No
BK	9x9 M			0	Cooling		Water Soft-Owned	No
DN	x			0			Water Soft-Rented	No
1B	18x13 M			0			Alarm Sys-Sec	No
2B	17x11 U			0			Alarm Sys-Rent	No
3B	15x12 M	Garage	3.0 /Attached	/	20x33 /660.00		Garden Tub	No
4B	12x11 U	Outbuilding	1None	x			Jet Tub	No
5B	x	Outbuilding 2		x			Pool	No
RR	x	Assn Dues					Pool Type	Ye
LF	x	Other Fees					FIREPLACE	None
EX	15 x 12 M	Restrictions						s

Water Access Wtr Name Water Frontage Water Type Channel Frontage Lake Type  
 Water Features  
 Auctioneer NameCody Coffey Lic #AU12500011 Auction Date5/22/2026 Time2:00P LocationOnline  
 Financing: Existing Proposed Cash, Conventional Excluded Party None  
 Annual Taxes\$3,890.20 Exemptions Year Taxes Payable2026 Assessed Value  
 Possession At Closing  
 List Office United Country Coffey Realty & Auction - Offc: 812-822-3 List Agent Cody Coffey  
 Agent E-mail cody.coffey@homefinder.org List Agent - User CodeBL383060700 List Team  
 Co-List Office Co-List Agent  
 Showing Inst  
 List Date5/22/2026 Start Showing Date Exp Date4/24/2027 Owner/Seller a Real Estate LicenseeNo Agent/Owner Related No  
 Seller Concessions Offer Y/N Seller Concession Amount \$  
 Contract Type Exclusive Right to Sell Special List Cond. None  
 Virtual Tours Unbranded Virtual Tour Lockbox TypeMechanical/Combo Lockbox Locationfront door Type of Sale  
 Pending Date Closing Date Selling Price How Sold  
 Ttl Concessions Paid Sold/Concession Remarks Conc Paid By  
 Sell Office Sell Agent  
 Co-Sell Office Co-Sell Agent Sell Team

Presented by: CodyCoffey / UnitedCountryCoffey Realty&Auction - Offc: 812-822-3200  
 Informationisdeemedreliablebutnotguaranteed.PropertiesmaynotbelistedbytheAgent/Officepresenting this report.Report may not containallavailabledata.

# COUNTY PROPERTY INFORMATION

53-11-10-302-008.000-006

O'CALLAGHAN, ROBERT D &

8303 S Anne AVE

510, 1 Family Dwell - Platted Lot

Bellevista - Sec 1- 3 - A/53

1/2

**General Information**

**Parcel Number**  
53-11-10-302-008.000-006  
**Local Parcel Number**  
004-01740-25  
**Tax ID:**

**Ownership**

O'Callaghan, Robert D & Judith  
8303 S Anne Ave  
Bloomington, IN 47401-8966

**Legal**

BELLEVISTA SEC 1LOT68

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/18/1994	O'Callaghan, RobertD	0	MI	1994/397		
01/28/1992	HAHN, MARK I & KIM	0	MI	1992/454		
01/15/1991	BELLEVISTA, INC	0	MI	1991/426		
01/01/1900	POLING, JOHN M	0	MI	1900/4062		
01/01/1900	UNKNOWN		WD			

**Notes**

3/31/2026 2026--TRENDING: 2/6/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ  
10/6/2025 LAND REVIEW: 26/27---CHANGED LAND RATE IN NBHD. MOVED TO NEW NBHD. CHANGED GRADE FROM C+2 TO B-1. 10/06/25 JS/SJ  
2/11/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/11/2025 SJ/SL  
2/23/2024 2024--TRENDING: 24/25 CHNGD NBHD DUE TO TRENDING 2/23/24 JC,SJ  
2/23/2023 2023--TRENDING: 23/24 - CHG'S TO NBHD DUE TO TRENDING. JH/LB 2/23/23  
8/15/2022 2022-- FIELD REVIEW: 23/24 CHANGED SF GRADE FROM C+1 TO C+2 AND EFF YR FROM 1997 TO 2000. 5/13/22, KS/CM  
2/7/2022 2022--TRENDING: 22/23---CHANGES TO NBHD DUE TO TRENDING. 02/07/21 KS/SJ  
1/28/2021 2021--TRENDING: 21/22---CHANGES TO NBHD DUE TO TRENDING. 01/28/21 KS/SJ  
2/3/2020 2020--TRENDING: 20/21---CHANGES TO NBHD DUE TO TRENDING. 02/03/20 KS/SJ  
9/19/2018 2019--FIELD REVIEW: 19/20 NO CHANGES 4/13/18 KS/MS  
2/20/2018 2018 TRENDING: 18/19 - Changed NBHD factor due to trending. 2-20-18 KS/SJ  
1/6/2017 2017--TRENDING: CHANGED NBHD FACTOR DUE TO TRENDING 1/6/17 CA/SJ

**Routing Number**

10.04 -0024.000

**Property Class 510**

1 Family Dwell - Platted Lot

**Year: 2026**



**Location Information**

**County**  
Monroe  
**Township**  
CLEAR CREEK TOWNSHIP

**District 006 (Local 006 )**

CLEAR CREEK TOWNSHIP

**School Corp 5740**

MONROE COUNTY COMMUNITY

**Neighborhood 53006173-006**

Bellevista - Sec 1- 3 - A

**Section/Plat**

10

**Location Address (1)**

8303 S Anne AVE  
Bloomington, IN 47401-8966

**Zoning**

**Subdivision**

**Lot**

**Market Model**

N/A

**Characteristics**

**Topography Flood Hazard**

High

**Public Utilities ERA**

Water, Gas, Electricity

**Streets or Roads TIF**

Paved

**Neighborhood Life Cycle Stage**

Other Sunday, April19, 2026

Printed Review Group 2023

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

Assessment Year	2026	2025	2024	2023	2022
<b>Reason For Change</b>	WIP	AA	AA	AA	AA
<b>As Of Date</b>	02/20/2026	04/08/2026	04/12/2025	04/12/2024	04/06/2023
<b>Valuation Method</b>	Indiana CostMod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Land</b>					
Land Res (1)	\$92,700	\$62,100	\$62,100	\$62,100	\$62,100
Land Non Res (2)	\$90,000	\$60,000	\$60,000	\$60,000	\$60,000
Land Non Res (3)	\$2,700	\$2,100	\$2,100	\$0	\$0
<b>Improvement</b>					
Imp Res (1)	\$446,300	\$453,400	\$448,700	\$427,400	\$367,600
Imp Non Res (2)	\$446,300	\$453,400	\$448,700	\$426,400	\$365,600
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$539,000	\$515,500	\$510,800	\$489,500	\$429,700
Total Res (1)	\$92,700	\$62,100	\$62,100	\$62,100	\$62,100
Total Non Res (2)	\$90,000	\$60,000	\$60,000	\$60,000	\$60,000
Total Non Res (3)	\$2,700	\$2,100	\$2,100	\$0	\$0
	\$0	\$0	\$0	\$3,100	\$4,100

**Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front.	Size Factor	Rate	Adj. Rate	Market Factor	Infl. %	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	\$90,000	\$90,000	\$90,000	0%	100.00	0.00	0.0	\$90,000
91	A		0	0.3000	\$9,000	\$9,000	\$2,700	0%	0.00	100.00	0	\$2,700

Data Source N/A Collector 05/13/2022 KS Appraiser 08/15/2022 CM

**Land Computations**

Calculated Acreage	1.30
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.30
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.30
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	\$90,000
91/92 Value	\$2,700
Supp. Page Land Value	
CAP 1 Value	\$90,000
CAP 2 Value	\$2,700
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$92,700</b>



# SELLER'S DISCLOSURE

dotloop signature verification: [dtp.us/T5yg-juR2-y4Zu](https://dtp.us/T5yg-juR2-y4Zu)



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

04/24/2026

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

8303 Anne Ave. 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)
---------------------	-----------------------	--------------------	-----------------------

<i>Robert D. O'Callaghan</i>			
------------------------------	--	--	--

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
---------------------	-----------------------	--------------------	-----------------------

<i>Judy O'Callaghan</i>			
-------------------------	--	--	--

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

dotloop signature verification: [dtp.us/T5yg-juR2-y4Zu](https://dtp.us/T5yg-juR2-y4Zu)

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

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

dotloop signature verification: [dtdp.us/T5yg-juR2-y4zu](https://dtdp.us/T5yg-juR2-y4zu)

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

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

2. ROOF	Yes	No	Unknown
Age, if known: <u>20</u> Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? <u>          </u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. WATER HEATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age, if known: <u>10</u> Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. FURNACE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age, if known: <u>10</u> Years.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. CENTRAL AIR CONDITIONING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age, if known: <u>10</u> Years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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>Robert D. O'Callaghan</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Judy O'Callaghan</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

dotloop signature verification: <http://T5yg-juR2-y4Zu>

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property have a shared driveway with another property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this property located within a locally designated historic district under IC 36-7-11?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use a non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to a conservation easement as defined in IC 32-23-5-2?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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)
<i>Robert D. O'Callaghan</i>			
<small>dotloop verified 04/25/20 7:13 PM EDT BE45-PP2CAG5KTRU</small>			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<i>Judy O'Callaghan</i>			
<small>dotloop verified 04/25/20 12:58 PM 102-1000-1000-0020</small>			
<b>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.</b>			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

# PRELIMINARY TITLE COMMITMENT

Page 1 of 6



## CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT

COMMITMENT NO. 53-08827-H-1

### SCHEDULE A

**Address Reference:**

8303 S. Anne Ave.  
Bloomington, IN 47401

1. Commitment Date: **May18,2026at 12:00 AM**
2. Policy (or policies) to be issued:

a. ALTA Owners Policy (07/01/21)

Policy Amount  
To Be Determined

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA Homeowners Policy One-to-Four Family (07/01/21) policy will be issued. For all other transactions an ALTA Owners Policy (07/01/21) policy will be issued.

Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

b.

Policy Amount  
\$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is *Fee Simple*.
4. Title to the *Fee Simple* interest in the land described or referred to in this Commitment is, at the Commitment Date, vested in:  
**Robert D. O'Callaghan and Judith D. O'Callaghan, as husband and wife**
5. The land referred to in this Commitment, situated in the County of **Monroe** State of Indiana, is described as follows:

Lot Number Sixty-eight (68) in Bellevista Section One, an addition in Monroe County, Indiana, as shown by the plat thereof recorded in Plat Cabinet C, Envelope 4, and amended in Bellevista Section One, Amended Plat, as shown on the plat recorded in Plat Cabinet C, Envelope 46 and Amendment to Plat recorded August 20, 1992 in Miscellaneous Record 216, page 84, in the office of the Recorder of Monroe County, Indiana.

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063  
Email: customerservice@johnbtitle.com

# PRELIMINARY TITLE COMMITMENT

Page 2 of 6

## SCHEDULE A (Continued)

Authorized Signatory



Nathan Bethell  
Title Examiner  
John Bethell Title Company, Inc.

**End of Schedule A**  
**Chicago Title Insurance Company**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063  
Email: customerservice@JohnBTitle.com

# PRELIMINARY TITLE COMMITMENT

Page 3 of 6

## SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-08827-H-1

The following requirements must be met:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- C. Pay us the premiums, fees and charges for the policy.
- D. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

### NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

1. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this commitment until receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
  2. Execution and recordation of a Warranty Deed from Robert D. O'Callaghan and Judith D. O'Callaghan, as husband and wife, to A Legally Qualified Entity Yet To Be Determined.
  3. Vendor's Affidavit in satisfactory form executed by Robert D. O'Callaghan and Judith D. O'Callaghan, as husband and wife, should be furnished us at closing.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

**End of Schedule B - I**  
**Chicago Title Insurance Company**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063  
Email: customerservice@johnbtitle.com

# PRELIMINARY TITLE COMMITMENT

Page 4 of 6

## SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-08827-H-1

The policy will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Building line or set back restriction as shown on the plat of subdivision along the north and east 50 feet.
10. Easements for public utilities and incidental purposes as shown on the plat of the subdivision over the north and east 50 feet; south 15 feet; and west 7.5 feet.
11. Covenants, Conditions, Restrictions and Easements contained within the plat of Bellevista Section One recorded in Plat Cabinet C, Envelope 4, and Amended Plat of Bellevista Section One recorded in Plat Cabinet C, Envelope 46, and Amendment To Plat dated August 12, 1992 and Recorded August 20, 1992 in Miscellaneous Record 216, pages 84-94.
12. Covenants, Conditions, Restrictions and Easements contained in a Declaration recorded August 30, 1990 in Miscellaneous Record 202, page 294.
13. Easement in favor of Public Service Company of Indiana, Inc. for electric pole line and incidental purposes recorded February 9, 1951 in Deed Record 109, page 379.
14. Taxes for the year 2025 due and payable 2026 a lien now payable.  
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.  
Taxing Authority: Clear Creek Township.  
Duplicate Number: 53-11-10-302-008.000-006.  
Assessed Value - Land: \$62,100;  
Improvements: \$453,400;

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063  
Email: customerservice@johnbtitle.com

# PRELIMINARY TITLE COMMITMENT

Page 5 of 6

## SCHEDULE B - SECTION II (Continued)

Exemptions: \$126-2%D, Credits: \$48,000-H; \$186,160-HSUPP  
May installment in the amount of \$1,945.10 is PAID;  
November Installment in the amount of \$1,945.10 is UNPAID;  
Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$105.44  
STORM WATER FEES:  
May Installment in the amount of \$37.88 is PAID. November Installment in the amount of \$37.88 is UNPAID.  
Total amount due to pay all outstanding taxes, delinquencies and penalties \$2,088.42.

15. Taxes for the year 2026 payable 2027 and thereafter, a lien but not yet due or payable.

**NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.**

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. This commitment is not binding on the company until such time as the proposed insured and policy amounts are specifically identified in Schedule A, Paragraph 2. Persons and entities not listed as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

**End of Schedule B - II  
Chicago Title Insurance Company**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063

# BID CERTIFICATION

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: 8303 Anne Ave., 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)

# SAMPLE CONTRACT



Coffey Realty  
& Auction

## REAL ESTATE AUCTION PURCHASE CONTRACT

---

This Contract of sale made and entered this 24th day of June 2026, by and between  
Robert O'Callaghan & Judith O'Callaghan hereinafter called the Seller(s) and  
\_\_\_\_\_ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition (except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 8303 Anne Avenue in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as: BELLEVISTA SEC 1 LOT 68

Buyer herewith agrees to deposit with John Bethel Title Co., \$ 5,000.00 dollars as non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of clear title.

Seller(s) agrees to furnish a Personal Representative's Deed with insurable title. Free from all encumbrances, and an Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the buyer's down payment can be refunded.

Seller will furnish the buyer with an Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before July 24, 2026 and shall take place at the office of John Bethel Title Co., Bloomington, Indiana

The buyer will pay the closing fee. \_\_\_\_\_

The byer will pay a \$300.00 Broker Transaction fee to United Country Coffey Realty & Auction at closing.

Possession is to be ~~given~~ day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning ordinance or laws of any governmental authority. These premises are to be in the same condition as they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk of loss through the date of deed. In the event the premises are wholly or partially destroyed before the consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether or not he will go through with the transactions, and in the event he chooses to go through with it, all insurance damages collectible as a result of the damage or destruction shall be assigned to him, the Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be refunded in full.

# SAMPLE CONTRACT

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement. "All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to:  
**John Bethell Title Co.**

**High Bid Selling Price** \$ \_\_\_\_\_ .00  
**Plus 11% Buyer's Premium** \$ \_\_\_\_\_ .00  
**Total Purchase Price** \$ \_\_\_\_\_ .00  
**Less Down Payment** \$ \_\_\_\_\_  
**Total Due at Closing** \$ \_\_\_\_\_ .00

This offer will expire if not accepted on or before: June 25, 2026 at 5:00pm

**Purchased By:**

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_  
\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_  
\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer's Agent* Date \_\_\_\_\_  
\_\_\_\_\_  
*Printed* Phone \_\_\_\_\_  
Agent Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Accepted By:**  
*Seller* Robert O'Callaghan \_\_\_\_\_

\_\_\_\_\_  
*Printed* Date \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
*Seller* Date \_\_\_\_\_  
**Judith O'Callaghan** Time: \_\_\_\_\_  
*Printed*

# SAMPLE CONTRACT



Coffey Realty  
& Auction

## PROMISSORY NOTE

8303 Anne Ave.  
Bloomington, Monroe County, Indiana

\$ \_\_\_\_\_  
Amount

June 24, 2026  
Date

**FOR VALUE RECEIVED**, the undersigned promises to pay by wire transfer to the Order of:

**John Bethel Title Company, Inc.**  
2626 S. Walnut St.  
Bloomington, Indiana 47403

The Sum of \_\_\_\_\_ dollars

(\$ \_\_\_\_\_), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

\_\_\_\_\_  
Signature

\_\_\_\_\_, 2025  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_, 2025  
Date