27.66± ACRES | TWO TRACTS SELLING SEPARATELY

ONLINE AUCTION: DEC 2 - 2PM

W. Carmola Dr., Bloomington, IN 47404

PREVIEW DATES : BY APPOINTMENT

BIDDER'S INFORMATION PACKET



United Country Real Estate | Coffey Realty & Auction

For More Information

812-822-3200 • UnitedCountryIN.com

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Auction Manager | Cody Coffey | 812-822-3200 | 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.

Terms & Conditions of Sale

Carmola Dr. Land Auction | Tracts 1 & 2 | Bloomington, Indiana

These Terms & Conditions apply to both tracts. Each tract is a separate sale by a separate Seller. A bidder may bid on either tract or both.

PROPERTY OFFERING

Tract 1: ±21.66 acres. Three parcels offered together as one single offering:

- 4602 W. Carmola Dr., Bloomington, IN 47404 – 10.68± acres with residence and farmstead improvements (Parcel 53-04-23-100-030.000-011)
- 4890 W. Carmola Dr., Bloomington, IN 47404 – 10.79± acres vacant farmland (Parcel 53-04-23-100-006.000-011)
- Woodland Dr., Bloomington, IN 47404 – 0.19± acres wooded parcel (Parcel 53-04-23-100-007.000-011)

Tract 2: ±6 acres. Two parcels offered together as one single offering:

- W. Carmola Dr., Bloomington, IN 47404 – 3.60± acres (Parcel 53-04-24-200-160.000-011)
- W. Carmola Dr., Bloomington, IN 47404 – 2.40± acres (Parcel 53-04-23-100-009.000-011)

Legal Descriptions: As recorded in Monroe County, Indiana (see preliminary title commitment for each tract).

The tracts sell separately. Each tract has its own bidding, Seller confirmation, contract and closing, and the sale of one tract is not contingent on the sale of the other.

- Each Seller reserves the right to accept or reject the final bid on its tract.
- Each tract sells subject to its Seller's confirmation/approval.

AUCTION DETAILS

- Auction Method: Public Online–Internet Auction.
- Bidding Platform: UnitedCountryIN.com.
- Auction Close: Wednesday, December 2, 2026, at 2:00 PM Eastern (soft close). If a bid is placed within the final three (3) minutes of the scheduled close, the bidding period automatically extends by three (3) minutes until no further bids are received.
- Previews / Open Houses: By Appointment
- Subject to Prior Sale: Pre-auction offers may be presented any time before scheduled bid close. All pre-auction offers must comply with these Terms & Conditions and be submitted on the Auction Real Estate Purchase Agreement provided by the Broker/Auctioneer with signed Terms & Conditions. A pre-auction offer is subject to the same Buyer's Premium.

BUYER'S PREMIUM

An 11% Buyer's Premium will be added to the high bid on each tract to establish the Total Contract Purchase Price. Example: Bid $100,000 + $11,000 (11% BP) = $111,000 Final Sale Price.

United Country Real Estate | Coffey Realty & Auction

TERMS & CONDITIONS

DOWN PAYMENT & PAYMENT TERMS

- Down Payment: $30,000 non-refundable Down Payment per tract, except if Seller cannot convey marketable and insurable title as required herein, required from Buyer following Seller's acceptance.
- Due by wire transfer within 24 hours of Seller's acceptance of the Purchase Agreement, payable to: John Bethell Title Company, Bloomington, IN.
- The Down Payment is refundable if Seller cannot convey marketable and insurable title as required herein.
- No financing contingencies — buyer must have funds available for cash closing.

SURVEY, ACREAGE & DESCRIPTIONS

- Tract 1: An updated survey is available and will be provided in the Bidder's Information Packet and may also be downloaded from UnitedCountryIN.com. Advertised acreage is approximate and based on the completed survey.
- Tract 2: No updated survey is available. Advertised acreage is approximate and based on county records. Any survey obtained by a bidder is at the bidder's own expense.
- Bidders acknowledge and accept that bids are final and binding and will not be adjusted after bidding closes.

CLOSING

- Closing Company & Location: John Bethell Title Company, 2626 S. Walnut St., Bloomington, IN 47401.
- Closing Deadline: On or before January 6, 2027, unless otherwise agreed in writing.
- Buyer Costs (per tract): Closing fee and a $300 Broker Transaction Fee, paid by Buyer at closing.
- Seller Costs: Owner's Title Insurance Policy, deed preparation and customary seller-side closing costs.
- Deed & Title: Seller shall convey by Warranty Deed with clear, insurable title.
- Possession: Granted at closing.

TAXES & ASSESSMENTS

- Real estate taxes to be pro-rated to the date of closing based on the most recent tax bill available.

AS-IS, WHERE-IS, INSPECTIONS

- Property sells AS-IS, WHERE-IS, with no warranties expressed or implied.
- Buyers are encouraged to conduct all inspections and due diligence prior to bidding at their own expense.
- The high bidder shall execute the Auction Real Estate Sales Contract immediately following the close of bidding. The contract remains subject to Seller's confirmation and acceptance as provided herein.

United Country Real Estate | Coffey Realty & Auction

TERMS & CONDITIONS

AGENCY DISCLOSURE

United Country Coffey Realty & Auction and its representatives are exclusive agents of the Seller of each tract.

ANNOUNCEMENTS & GENERAL

- Announcements made up to final close of bidding take precedence over any advertising, oral statements, or printed material.
- All information provided is believed accurate but not guaranteed. Buyers must rely on their own due diligence and verification.
- Sale site: Internet Only — UnitedCountryIN.com.
- Viewing and inspections are at bidder's own risk. Seller, Auctioneer, and Broker are not responsible for accidents.

Auctioneers: Jimmie Dean Coffey, AU01049934; Cody Coffey, AU12500011. United Country Coffey Realty & Auction, AC30200042.

I have read and agree to these Terms & Conditions.

_____ Date: _____

Bidder

_____ Date: _____

Bidder

PROPERTY INFORMATION

27.66± ACRES | TWO TRACTS

Tract 1: 21.66± Acres | Tract 2: 6± Acres | Bloomington, IN | Bidding closes Wed, Dec 2 · 2:00 PM ET





ABOUT THE PROPERTY

Two tracts in Richland Township, between Bloomington and Ellettsville, selling separately. A potential development opportunity for builders, developers and land investors, with room for a private homesite close to town. Bid on either tract or both.

TRACT 1: 21.66± ACRES (THREE PARCELS SOLD TOGETHER)

- 4602 W. Carmola Dr: 10.68± acres with a 1962 home (3 bedrooms, 2,113 sq ft per county records) and farmstead improvements
- 4890 W. Carmola Dr: 10.79± acres of vacant farmland
- Woodland Dr: 0.19± acre wooded parcel
- Access points at W. Carmola Dr and Woodland Dr

TRACT 2: 6± ACRES (TWO PARCELS SOLD TOGETHER)

- W. Carmola Dr: 3.60± acres
- W. Carmola Dr: 2.40± acres
- Vacant land with an access point at Coffey Ln on the Java Heights side

BUYER DUE DILIGENCE

Buyers should verify zoning, utilities, sewer availability, access, soils, karst and all other matters before bidding. Each tract sells AS-IS, WHERE-IS. See Planning/Zoning Info in this packet.

PROPERTY DETAILS

Location: Monroe County, Richland Township

Zoning: LD and CD residential (see Planning/ Zoning Info)

Flood zone: Zone X, minimal flood hazard (FEMA)

School district: Richland-Bean Blossom Community

Survey: Tract 1 survey included. No survey for Tract 2.

PREVIEWS

By appointment: 812-822-3200

APPROXIMATE DRIVE TIMES

I-69: 6 min
45/46 Bypass: 8 min
Ellettsville: 10 min
Edgewood schools: 12 min
Indiana University: 13 min

PROPERTY INFORMATION

TRACT **INFORMATION**

	Tract 1 (21.66± acres)	Tract 2 (6± acres)
Parcels	53-04-23-100-030.000-011 (10.68A) 53-04-23-100-006.000-011 (10.79A) 53-04-23-100-007.000-011 (0.19A)	53-04-24-200-160.000-011 (3.60A) 53-04-23-100-009.000-011 (2.40A)
Improvements	Single-family home built 1962, 2,113 sq ft and 3 bedrooms per county record, on the 10.68A parcel	Vacant land
Zoning (county GIS)	LD, Low Development Residential (all three parcels)	CD, Community Development Residential (3.60A, per county Beacon report; the county CDO zoning map layer shows LD, so confirm with Planning) LD, Low Development Residential (2.40A)
County plan area	Urbanizing Area Plan: mapped Suburban Residential	Urbanizing Area Plan: mapped Suburban Residential
Flood zone (FEMA / county)	Zone X, area of minimal flood hazard	Zone X, area of minimal flood hazard
Mapped wetlands (USFWS NWI)	None mapped on the parcels	None mapped on the parcels
Elevation (USGS, estimated)	About 797 to 836 ft	About 804 to 836 ft
Slope (USGS, estimated share of area)	Under 6%: 73% 6% to 12%: 26% Over 12%: 1%	Under 6%: 53% 6% to 12%: 47% Over 12%: under 1%
Soils (USDA, share of area)	Hosmer silt loam, 2-6% (HoB): 72% Crider silt loam, 6-12% (CrC): 28%	Hosmer silt loam, 2-6% (HoB): 56% Crider silt loam, 6-12% (CrC): 44%
Access points shown on maps	W Carmola Dr; Woodland Dr (0.19A parcel)	Coffey Ln (Java Heights side). County address records also list W Carmola Dr and W Geranium Ln
Public utilities (county parcel records)	Water and electric: yes on 0.19A; no on 10.68A and 10.79A Sewer: no on all three	3.60A: water and electric yes, sewer no 2.40A: listed no on GIS report; property card says "All"
2026 assessed value	$237,800 total (10.68A: $216,600; 10.79A: $21,200; 0.19A: $200)	$30,000 total (3.60A: $18,000; 2.40A: $12,000)
2025 pay 2026 taxes (excl. penalties)	$3,439.24 total (10.68A: $3,109.20; 10.79A: $326.96; 0.19A: $3.08)	$462.68 total (3.60A: $277.60; 2.40A: $185.08)
School corporation	Richland-Bean Blossom Community	Richland-Bean Blossom Community

Access and utility entries reflect public records and aerial review. Confirm public right-of-way on the recorded plats and title commitments, and confirm utility availability with the providers listed under Utility Contacts.

AUCTION DETAILS

Auction method: Public online auction at UnitedCountryIN.com

Bidding: Online bidding closes Wednesday, December 2, 2026 at 2:00 PM ET. A bid in the final 3 minutes extends bidding by 3 minutes (soft close).

Selling separately: Each tract has its own bidding, seller confirmation, contract and closing. Bid on either tract or both.

Auction type: Each tract is subject to its Seller's confirmation.

Buyer's premium: 11% added to the high bid on each tract. $100,000 high bid + $11,000 buyer's premium = $111,000 purchase price.

Down payment: $30,000 per tract by wire within 24 hours of Seller's acceptance, to John Bethell Title Company. Non-refundable, except if Seller cannot convey marketable and insurable title.

Closing: On or before January 6, 2027 through John Bethell Title Company, 2626 S. Walnut St., Bloomington

Broker transaction fee: $300 per tract, paid by Buyer at closing, plus the closing fee

Contingencies: None. Not contingent on financing.

Condition: Sold AS-IS, WHERE-IS. Please inspect before you bid.

Survey: Tract 1 survey is included in this packet. No updated survey for Tract 2.

HOW TO **BID**

1. **Do your homework.** Read this packet, the Terms & Conditions and the Sample Contract for each tract you plan to bid on. Call 812-822-3200 to schedule a preview.

2. **Arrange your funds.** Have your funds or lender pre-approval ready. The purchase can't be contingent on financing.

3. **Register.** Create a free account at UnitedCountryIN.com and submit the signed Terms & Conditions and Bid Certification.

4. **Bid.** Bidding closes Dec. 2 at 2:00 PM ET. A late bid extends the clock (soft close).

5. **Sign & close.** The high bidder signs the contract immediately after bidding closes and wires $30,000 per tract within 24 hours of Seller's acceptance.

QUESTIONS

Can I make an offer before the auction? Yes. Pre-auction offers may be presented before bidding closes, on our Purchase Agreement with signed Terms & Conditions. The buyer's premium applies.

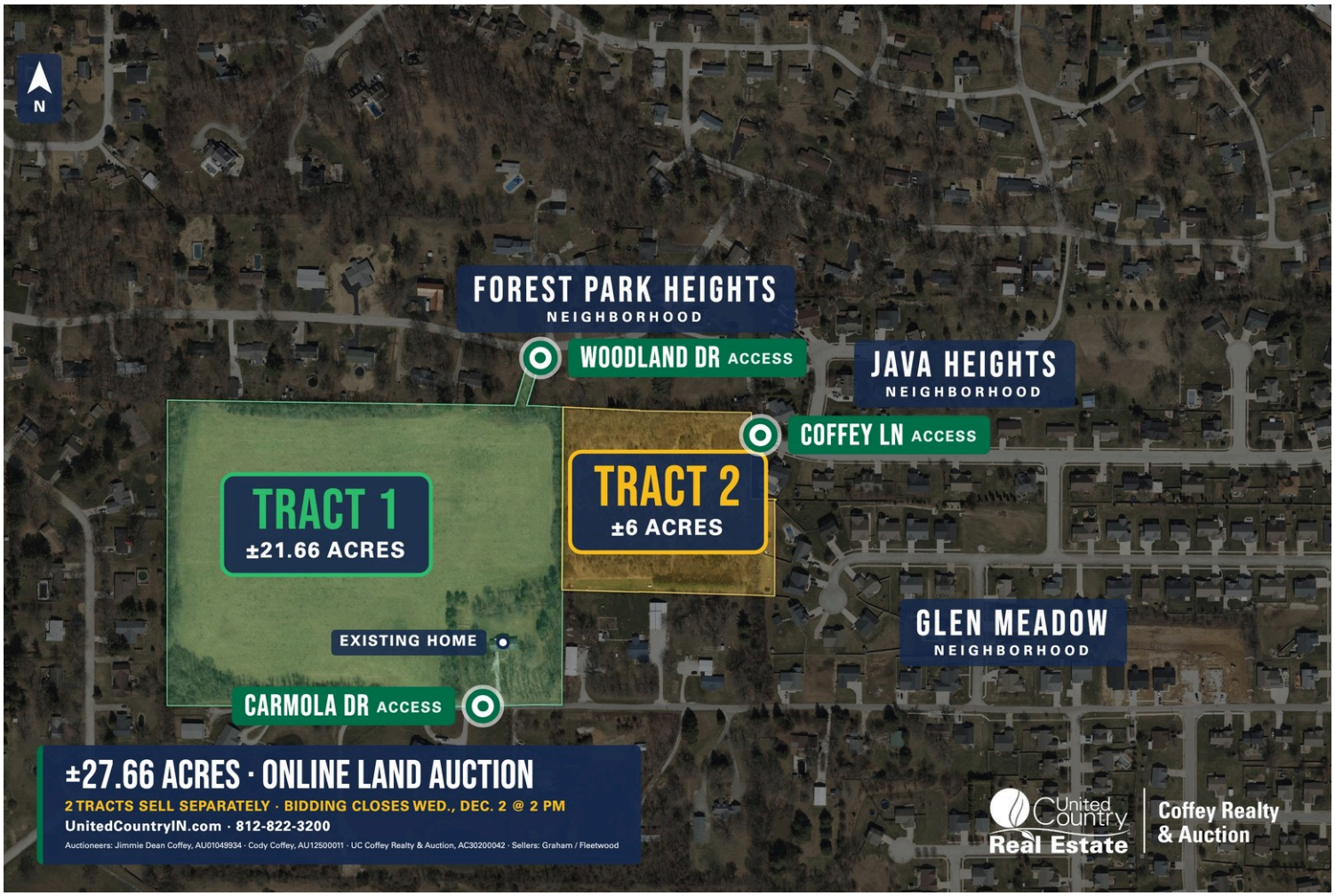
Does the Seller have to accept the high bid? No. Each tract sells subject to its Seller's confirmation, and each Seller may accept or reject the final bid.

Can I buy both tracts? Yes. Bid on each separately. Each tract has its own contract, $30,000 down payment and closing.

LOCATION MAP



TRACT MAP



Boundaries are approximate.

COUNTY PROPERTY INFORMATION: TRACT 1

Monroe County, IN

Form 11

53-04-23-100-030.000-011 (PDF)

Scanned PRC

2026 Property Record Card (PDF)

Summary

Parcel Number	53-04-23-100-030.000-011
Alt Parcel Number	007-16000-00
Property Address	4602 W Carmola DR Bloomington IN 47404
Property Class	Cash Grain/General Farm
Class Code	101
Nbhd Code	53011001-011
Neighborhood	Carmola Drive - A
Legal Description	007-16000-00 PT E1/2 NE 23-9-2W 10.68A PLAT 36
Township	RICHLAND TOWNSHIP
Corporation	RICHLAND-BEAN BLOSSOM COMMUNITY
Taxing District	011 - RICHLAND TOWNSHIP



View Map

Owners

Graham, C Douglas (1/6); Graham, Nikki (5/12); Graham, James (1/6); Oliver, Joseph R Trust (1/12); Oliver, Abigail E Trust (1/12); Oliver, Amy M Trust (1/12)
87 Robin Dr
Trenton, NJ 08619

Land

Land Type	Acres	Dimensions
4 - TILLABLE LAND	10.68	1.835980
4 - TILLABLE LAND	10.68	3.832420
5 - NONTILLABLE LAND	10.68	0.137100
5 - NONTILLABLE LAND	10.68	3.557120
82 - PUBLIC ROAD/ROW	10.68	0.317380
9 - HOMESITE	10.68	1

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
3/11/2025	Graham, C Douglas (1/6); Graham, Nikki (5/12); Gra	2025002608	AH	$0
10/31/2024	Graham, C Douglas (1/6); Graham, Nikki (5/12); Gra	2024011737	AH	$0
10/31/2024	Graham, D Douglas (1/6); Graham, Nikki (5/12); Gra	2024011737	AH	$0
9/22/2010	GRAHAM, WILLIAM(1/2) & GRAHAM, NIKKI (1/4) &		WD	$0
4/28/2009	GRAHAM, C DOUGLAS(1/4)& GRAHAM,		TD	$0
2/18/1999	GRAHAM, RAYMOND TRUSTEE	0	QC	$0
1/1/1900	UNKNOWN		WD	$0

Valuation Record

Assessed Year	2026	2025 (2)	2025	2024	2023
Assessment Date	2026-04-08	2025-05-27	2025-04-12	2024-04-12	2023-04-06
Reason for Change	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
Land	$65,200.00	$65,200.00	$67,100.00	$55,500.00	$52,300.00
Improvements	$151,400.00	$136,400.00	$136,400.00	$136,100.00	$131,900.00
Total Valuation	**$216,600.00**	**$201,600.00**	**$203,500.00**	**$191,600.00**	**$184,200.00**

COUNTY PROPERTY INFORMATION: TRACT 1

Recent Sales in Area

Sale date range:

From: 09/10/2

To: 09/10/2

Search Sales by Neighborhood

Distance: 1500

Units: Feet

Search Sales by Distance

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Exterior Features

Exterior Feature	Size/Area
Wood Deck	64

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Single-Family R 01	C	A	1962	1970	2113

Residential Dwellings

Building Type	Single-Family R 01	**Total Bath Fixtures**	5
Bed Rooms	3	**Heat Type**	Central Warm Air
Finished Rooms	6	**Fireplaces**	0
Full Baths	1	**Garage Sqft**	576
Half Baths	1		

Floor	Construction	Base Area	Finished Area
C		576	0
1	2/6 Masonry	1330	1330
2	Wood Frame	783	783
S		754	0

Tax Deductions

Year	Type	Amount
2025 Pay 2026	2% Deduction	$12,096
2024 Pay 2025	Standard Hmst	$48,000
2024 Pay 2025	Supplemental HSC	$48,338
2023 Pay 2024	Standard Hmst	$48,000
2023 Pay 2024	Supplemental HSC	$49,560
2022 Pay 2023	Standard Hmst	$45,000
2022 Pay 2023	Supplemental HSC	$42,700
2021 Pay 2022	Standard Hmst	$45,000
2021 Pay 2022	Supplemental HSC	$37,170
2020 Pay 2021	Standard Hmst	$45,000
2020 Pay 2021	Supplemental HSC	$36,400

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	$1,554.60	$741.14	$709.48	$727.38	$662.70
+ Spring Penalty	$155.46	$74.11	$0.00	$36.37	$0.00
+ Spring Annual	$74.11	$70.95	$0.00	$0.00	$0.00
+ Fall Tax	$1,554.60	$741.14	$709.48	$727.38	$662.70
+ Fall Penalty	$0.00	$74.11	$35.47	$0.00	$0.00
+ Fall Annual	$0.00	$70.95	$0.00	$0.00	$0.00
+ Delq NTS Tax	$741.14	$709.48	$0.00	$0.00	$0.00
+ Delq NTS Pen	$145.06	$70.95	$0.00	$0.00	$0.00
+ Delq TS Tax	$1,450.62	$0.00	$0.00	$0.00	$0.00
+ Delq TS Pen	$216.01	$0.00	$0.00	$0.00	$0.00

COUNTY PROPERTY INFORMATION: TRACT 1

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Other Assess	$215.93	$132.59	$77.65	$77.65	$75.76
+ Fees	$0.00	$0.00	$0.00	$0.00	$0.00
PTRC	$0.00	$0.00	$0.00	$0.00	$0.00
HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
Circuit Breaker	$0.00	$0.00	$0.00	$0.00	$0.00
Over 65 CB	$0.00	$0.00	$0.00	$0.00	$0.00
= Charges	**$6,107.53**	**$2,685.42**	**$1,532.08**	**$1,568.78**	**$1,401.16**
- Surplus Transfer	$0.00	$0.00	$0.00	$0.00	$0.00
- Credits	($1,753.76)		($747.36)	($1,568.78)	($1,401.16)
= Total Due	**$4,353.77**				

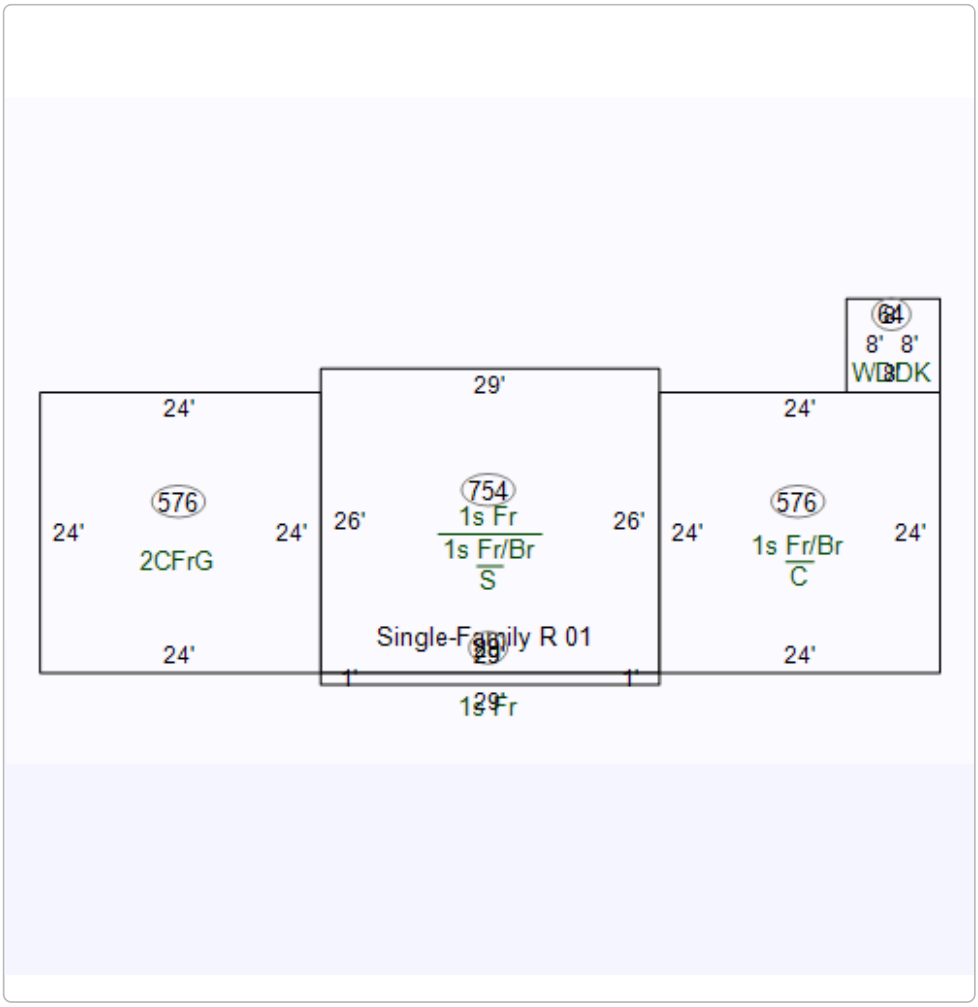
Pay Tax Bill

Pay tax Bill

Low Tax Info

Low Tax Info

Sketches



Photos

COUNTY PROPERTY INFORMATION: TRACT 1







Map



COUNTY PROPERTY INFORMATION: TRACT 1

County Zoning (GIS)

The zoning information provided in this report is for general reference purposes only and may not reflect the most current regulations or specific property conditions. Zoning classifications, permitted uses, and restrictions are subject to change and may vary based on local ordinances, overlays, or special approvals. Users are strongly encouraged to contact the appropriate local planning or zoning department to verify all information and obtain official guidance before making any decisions, investments, or property use changes based on this report.

Find the official zoning ordinance here: Monroe County Zoning Ordinance

PIN_18	New_TAG	ZoneName
53-04-23-100-030.000-011	LD	Low Development Residential

DNR Flood Hazard (GIS)

Disclaimer: This Indiana DNR Flood Hazard report is provided for informational purposes only and should not be relied upon as the sole source for determining flood hazard status on this parcel. Please also reference the official Indiana DNR Floodplain Information Portal at https://experience.arcgis.com/experience/8bf315c8212f44c387f528be429327c5/.

PIN_18	fld_zone	zone_subty	source_dnr
53-04-23-100-030.000-011	X	AREA OF MINIMAL FLOOD HAZARD	NFHL

No data available for the following modules: Form 2, Scanned PRC MH, Historical District (GIS), Sales Disclosures, Sales, Special Features, Commercial Buildings, Plat Map.

All the data represented within this application is for public information services only. The data is updated as provided by the county. The data contained within this application should not be used for legal purposes. GIS DISCLAIMER: Monroe County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map. The lines and corners represented by GIS do not represent legal boundaries.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/10/2026, 7:11:55 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

53-04-23-100-030.000-011 | **Graham, C Douglas (1/6); Graha** | **4602 W Carmola DR** | **101, Cash Grain/General Farm** | **Carmola Drive - A/5301100**

General Information

Parcel Number
53-04-23-100-030.000-011

Local Parcel Number
007-16000-00

Tax ID:

Routing Number
23.02 -0014.000

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Monroe

Township
RICHLAND TOWNSHIP

District 011 (Local 011)
RICHLAND TOWNSHIP

School Corp 5705
RICHLAND-BEAN BLOSSOM COM

Neighborhood 53011001-011
Carmola Drive - A

Section/Plat
23

Location Address (1)
4602 W Carmola DR
Bloomington, IN 47404-1153

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Unpaved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 21, 2026
Review Group 2023

Ownership

Graham, C Douglas (1/6); Graham, Nik 6); Oliver, Joseph R Trust (1/12); Oliver
87 Robin Dr
Trenton, NJ 08619-1157

Legal

PT E1/2 NE 23-9-2W 10.68A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/11/2025	Graham, C Douglas (1/	2025002608	AH	/		I
10/31/2024	Graham, C Douglas (1/	2024011737	AH	/		I
10/31/2024	Graham, D Douglas (1/	2024011737	AH	/		I
09/22/2010	GRAHAM, WILLIAM(1/		WD	/		I
04/28/2009	GRAHAM, C DOUGLA		TD	/		I
02/18/1999	GRAHAM, RAYMOND	0	QC	1999/1352		I

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2026	As Of Date	04/08/2026	05/27/2025	04/12/2025	04/12/2024	04/06/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐	☐
$65,200	**Land**	**$65,200**	**$65,200**	**$67,100**	**$55,500**	**$52,300**
$50,000	Land Res (1)	$50,000	$50,000	$50,000	$40,800	$40,000
$15,200	Land Non Res (2)	$15,200	$15,200	$17,100	$14,700	$12,300
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$151,400	**Improvement**	**$151,400**	**$136,400**	**$136,400**	**$136,100**	**$131,900**
$151,400	Imp Res (1)	$151,400	$136,400	$136,400	$136,100	$131,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$216,600	**Total**	**$216,600**	**$201,600**	**$203,500**	**$191,600**	**$184,200**
$201,400	Total Res (1)	$201,400	$186,400	$186,400	$176,900	$171,900
$15,200	Total Non Res (2)	$15,200	$15,200	$17,100	$14,700	$12,300
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1	1.00	$50,000	$50,000	$50,000	0%	1.0000	100.00	0.00	0.00	$50,000
4	A	CRC	0	1.835980	1.00	$2,120	$2,120	$3,892	0%	1.0000	0.00	100.00	0.00	$3,890
4	A	HOB	0	3.832420	1.00	$2,120	$2,120	$8,125	0%	1.0000	0.00	100.00	0.00	$8,120
5	A	CRC	0	0.137100	1.00	$2,120	$2,120	$291	-60%	1.0000	0.00	100.00	0.00	$120
5	A	HOB	0	3.557120	1.00	$2,120	$2,120	$7,541	-60%	1.0000	0.00	100.00	0.00	$3,020
82	A	HOB	0	0.317380	1.00	$2,120	$2,120	$673	-100%	1.0000	0.00	100.00	0.00	$00

Data Source N/A **Collector** 05/12/2022 JF **Appraiser** 10/28/2022 JH

Notes

3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

3/11/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/11/26 SJ

2/10/2026 ADDRESS CHANGE: 25/26--UPDATED OWNER ADDRESS VIA INTERGRATION, 02/10/26, AV

5/2/2025 NO SALES DISCLOSURE FORM: 3/11/25, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL

12/12/2024 NO SALES DISCLOSURE FORM: 10/31/24, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

12/12/2024 NO SALES DISCLOSURE FORM: 10/31/24, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

10/17/2024 2025-REVAL: 25/26 - CHANGED NBHD LAND RATE. 10/17/24. MM

2/22/2024 2024--TRENDING: 24/25-- CHANGES TO NBHD DUE TO TRENDING, 02/22/24, AV

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

10/28/2022 2023-- FIELD REVIEW: 23/PAY24 - CHG'D EFF AGE OF DWELLING FROM 1962 TO 1970. JF 5/12/22 JH 10/28/22

2/9/2022 2022--TRENDING: 22/23---CHANGES TO

Land Computations

Calculated Acreage	10.68
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	10.68
81 Legal Drain NV	0.00
82 Public Roads NV	0.32
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	9.36
Farmland Value	$15,150
Measured Acreage	9.36
Avg Farmland Value/Acre	1618
Value of Farmland	$15,150
Classified Total	$0
Farm / Classifed Value	$15,200
Homesite(s) Value	$50,000
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$50,000
CAP 2 Value	$15,200
CAP 3 Value	$0
Total Value	**$65,200**

COUNTY PROPERTY INFORMATION: TRACT 1

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	2113 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

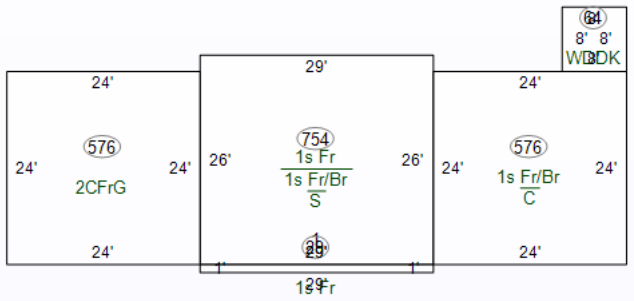
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Wood Deck	64	$1,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1330	1330	$160,700	
2	1Fr	783	783	$69,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		576	0	$5,500	
Slab		754	0	$0	
				Total Base	$235,300
Adjustments				**1 Row Type Adj. x 1.00**	$235,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1330 2:783	$7,400
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $1,400	$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$245,500
				Sub-Total, 1 Units	
Exterior Features (+)				$1,900	$247,400
Garages (+) 576 sqft				$26,800	$274,200
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.92
				Replacement Cost	$252,264

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	2	1/6 Maso	C	1962	1970	56	A		0.92		2,113 sqft	$252,264	40%	$151,360	0%	100%	1.0000	1.000	100.00	0.00	0.00	$151,400

Total all pages $151,400 **Total this page** $151,400

COUNTY PROPERTY INFORMATION: TRACT 1

Monroe County, IN

Form 11

53-04-23-100-006.000-011 (PDF)

Scanned PRC

2026 Property Record Card (PDF)

Summary

Parcel Number	53-04-23-100-006.000-011
Alt Parcel Number	007-16020-00
Property Address	4890 W Carmola DR Bloomington IN 47404
Property Class	Vacant Land
Class Code	100
Nbhd Code	53011001-011
Neighborhood	Carmola Drive - A
Legal Description	007-16020-00 PT E1/2 NE 23-9-2W 10.79A PLAT 94
Township	RICHLAND TOWNSHIP
Corporation	RICHLAND-BEAN BLOSSOM COMMUNITY
Taxing District	011 - RICHLAND TOWNSHIP

View Map

Owners

Graham, C Douglas (1/6); Graham, Nikki (5/12); Graham, James (1/6); Oliver, Joseph R Trust (1/12); Oliver, Abigail E Trust (1/12); Oliver, Amy M Trust (1/12)
87 Robin Dr
Trenton, NJ 08619

Land

Land Type	Acres	Dimensions
4 - TILLABLE LAND	10.79	4.179300
4 - TILLABLE LAND	10.79	5.475770
5 - NONTILLABLE LAND	10.79	0.256630
5 - NONTILLABLE LAND	10.79	0.565210
82 - PUBLIC ROAD/ROW	10.79	0.047610
82 - PUBLIC ROAD/ROW	10.79	0.265470

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
3/11/2025	Graham, C Douglas (1/6); Graham, Nikki (5/12); Gra	2025002608	AH	$0
10/31/2024	Graham, C Douglas (1/6); Graham, Nikki (5/12); Gra	2024011737	AH	$0
10/31/2024	Graham, D Douglas (1/6); Graham, Nikki (5/12); Gra	2024011737	AH	$0
9/22/2010	GRAHAM, WILLIAM(1/2) & GRAHAM, NIKKI(1/4) &		WD	$0
4/28/2009	GRAHAM, C DOUGLAS(1/4) & GRAHAM,		TD	$0
2/18/1999	GRAHAM, RAYMOND TRUSTEE	0	QC	$0
1/1/1900	UNKNOWN		WD	$0

Valuation Record

Assessed Year	2026	2025 (2)	2025	2024	2023
Assessment Date	2026-04-08	2025-05-27	2025-04-12	2024-04-12	2023-04-06
Reason for Change	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
Land	$21,200.00	$21,200.00	$23,900.00	$20,800.00	$17,300.00
Improvements	$0.00	$0.00	$0.00	$0.00	$0.00
Total Valuation	**$21,200.00**	**$21,200.00**	**$23,900.00**	**$20,800.00**	**$17,300.00**

COUNTY PROPERTY INFORMATION: TRACT 1

Recent Sales in Area

Sale date range:

From: 09/10/2 **To:** 09/10/2

Search Sales by Neighborhood

Distance: 1500 **Units:** Feet

Search Sales by Distance

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	N
All	Y

Tax Deductions

Year	Type	Amount
2025 Pay 2026	2% Deduction	$1,272

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	$163.48	$166.08	$145.64	$114.58	$103.28
+ Spring Penalty	$0.00	$0.00	$0.00	$5.73	$0.00
+ Spring Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fall Tax	$163.48	$166.08	$145.64	$114.58	$103.28
+ Fall Penalty	$0.00	$0.00	$0.00	$0.15	$0.00
+ Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq NTS Tax	$0.00	$0.00	$2.95	$0.00	$0.00
+ Delq NTS Pen	$0.00	$0.00	$0.30	$0.00	$0.00
+ Delq TS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq TS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+ Other Assess	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fees	$0.00	$0.00	$0.00	$0.00	$0.00
PTRC	$0.00	$0.00	$0.00	$0.00	$0.00
HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
Circuit Breaker	$0.00	$0.00	$0.00	$0.00	$0.00
Over 65 CB	$0.00	$0.00	$0.00	$0.00	$0.00
= Charges	**$326.96**	**$332.16**	**$294.53**	**$235.04**	**$206.56**
- Surplus Transfer	$0.00	$0.00	$0.00	$0.00	$0.00
- Credits	($163.48)	($332.16)	($294.53)	($231.94)	($206.56)
= Total Due	**$163.48**				

Pay Tax Bill

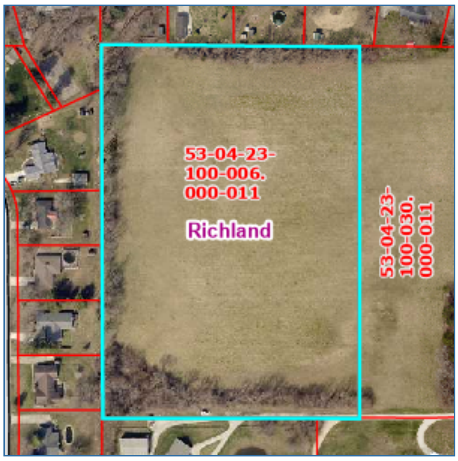
Pay tax Bill

Low Tax Info

Low Tax Info

COUNTY PROPERTY INFORMATION: TRACT 1

Map



County Zoning (GIS)

The zoning information provided in this report is for general reference purposes only and may not reflect the most current regulations or specific property conditions. Zoning classifications, permitted uses, and restrictions are subject to change and may vary based on local ordinances, overlays, or special approvals. Users are strongly encouraged to contact the appropriate local planning or zoning department to verify all information and obtain official guidance before making any decisions, investments, or property use changes based on this report.

Find the official zoning ordinance here: Monroe County Zoning Ordinance

PIN_18	New_TAG	ZoneName
53-04-23-100-006.000-011	LD	Low Development Residential

DNR Flood Hazard (GIS)

Disclaimer: This Indiana DNR Flood Hazard report is provided for informational purposes only and should not be relied upon as the sole source for determining flood hazard status on this parcel. Please also reference the official Indiana DNR Floodplain Information Portal at https://experience.arcgis.com/experience/8bf315c8212f44c387f528be429327c5/.

PIN_18	fld_zone	zone_subty	source_dnr
53-04-23-100-006.000-011	X	AREA OF MINIMAL FLOOD HAZARD	NFHL

No data available for the following modules: Form 2, Scanned PRC MH, Historical District (GIS), Sales Disclosures, Sales, Exterior Features, Special Features, Summary of Improvements, Residential Dwellings, Commercial Buildings, Plat Map, Sketches, Photos.

All the data represented within this application is for public information services only. The data is updated as provided by the county. The data contained within this application should not be used for legal purposes. GIS DISCLAIMER: Monroe County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map. The lines and corners represented by GIS do not represent legal boundaries.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/10/2026, 7:11:55 AM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

COUNTY PROPERTY INFORMATION: TRACT 1

53-04-23-100-006.000-011 | **Graham, C Douglas (1/6); Graha** | **4890 W Carmola DR** | **100, Vacant Land** | **Carmola Drive - A/5301100**

General Information

Parcel Number
53-04-23-100-006.000-011

Local Parcel Number
007-16020-00

Tax ID:

Routing Number
23.02 -0015.000

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Monroe

Township
RICHLAND TOWNSHIP

District 011 (Local 011)
RICHLAND TOWNSHIP

School Corp 5705
RICHLAND-BEAN BLOSSOM COM

Neighborhood 53011001-011
Carmola Drive - A

Section/Plat
23

Location Address (1)
4890 W Carmola DR
Bloomington, IN 47404-1155

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level, Rolling	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 21, 2026
Review Group 2023

Ownership

Graham, C Douglas (1/6); Graham, Nik 6); Oliver, Joseph R Trust (1/12); Oliver
87 Robin Dr
Trenton, NJ 08619-1157

Legal

PT E1/2 NE 23-9-2W 10.79A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/11/2025	Graham, C Douglas (1/	2025002608	AH	/		I
10/31/2024	Graham, C Douglas (1/	2024011737	AH	/		I
10/31/2024	Graham, D Douglas (1/	2024011737	AH	/		I
09/22/2010	GRAHAM, WILLIAM(1/		WD	/		I
04/28/2009	GRAHAM, C DOUGLA		TD	/		I
02/18/1999	GRAHAM, RAYMOND	0	QC	1999/1354		I

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2026	As Of Date	04/08/2026	05/27/2025	04/12/2025	04/12/2024	04/06/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐	☐
$21,200	**Land**	**$21,200**	**$21,200**	**$23,900**	**$20,800**	**$17,300**
$0	Land Res (1)	$0	$0	$0	$0	$0
$21,200	Land Non Res (2)	$21,200	$21,200	$23,900	$20,800	$17,300
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$21,200	**Total**	**$21,200**	**$21,200**	**$23,900**	**$20,800**	**$17,300**
$0	Total Res (1)	$0	$0	$0	$0	$0
$21,200	Total Non Res (2)	$21,200	$21,200	$23,900	$20,800	$17,300
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	CRC	0	4.179300	1.00	$2,120	$2,120	$8,860	0%	1.0000	0.00	100.00	0.00	$8,860
4	A	HOB	0	5.475770	1.00	$2,120	$2,120	$11,609	0%	1.0000	0.00	100.00	0.00	$11,610
5	A	CRC	0	0.256630	1.00	$2,120	$2,120	$544	-60%	1.0000	0.00	100.00	0.00	$220
5	A	HOB	0	0.565210	1.00	$2,120	$2,120	$1,198	-60%	1.0000	0.00	100.00	0.00	$480
82	A	CRC	0	0.047610	1.00	$2,120	$2,120	$101	-100%	1.0000	0.00	100.00	0.00	$00
82	A	HOB	0	0.265470	1.00	$2,120	$2,120	$563	-100%	1.0000	0.00	100.00	0.00	$00

Data Source N/A **Collector** 05/12/2022 JF **Appraiser** 10/28/2022 JH

Notes

3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

3/11/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/11/26 SJ

2/10/2026 ADDRESS CHANGE: 25/26-- UPDATED OWNER ADDRESS VIA INTERGRATION, 02/10/26, AV

5/2/2025 NO SALES DISCLOSURE FORM: 3/11/25, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL

12/12/2024 NO SALES DISCLOSURE FORM: 10/31/24, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

12/12/2024 NO SALES DISCLOSURE FORM: 10/31/24, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

10/17/2024 2025-REVAL: 25/26 - CHANGED NBHD LAND RATE. 10/17/24. MM

2/22/2024 2024--TRENDING: 24/25-- CHANGES TO NBHD DUE TO TRENDING, 02/22/24, AV

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

10/28/2022 2023-- FIELD REVIEW: 23/PAY24 - NO CHG. JF 5/12/22 JH 10/28/22

2/9/2022 2022--TRENDING: 22/23---CHANGES TO NBHD DUE TO TRENDING. 02/09/22 KS/SJ

Land Computations

Calculated Acreage	10.79
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	10.79
81 Legal Drain NV	0.00
82 Public Roads NV	0.31
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	10.48
Farmland Value	$21,170
Measured Acreage	10.48
Avg Farmland Value/Acre	2021
Value of Farmland	$21,170
Classified Total	$0
Farm / Classifed Value	$21,200
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$21,200
CAP 3 Value	$0
Total Value	**$21,200**

COUNTY PROPERTY INFORMATION: TRACT 1

Monroe County, IN

Form 11

53-04-23-100-007.000-011 (PDF)

Scanned PRC

2026 Property Record Card (PDF)

Summary

Parcel Number	53-04-23-100-007.000-011
Alt Parcel Number	007-16010-00
Property Address	W Woodland DR Bloomington IN 47404
Property Class	Vacant Land
Class Code	100
Nbhd Code	53011034-011
Neighborhood	Forest Park Farms - A
Legal Description	007-16010-00 PT E1/2 NE 23-9-2W .19A PLAT 96
Township	RICHLAND TOWNSHIP
Corporation	RICHLAND-BEAN BLOSSOM COMMUNITY
Taxing District	011 - RICHLAND TOWNSHIP

View Map

Owners

Graham, C Douglas (1/6); Graham, Nikki (5/12); Graham, James (1/6); Oliver, Joseph R Trust (1/12); Oliver, Abigail E Trust (1/12); Oliver, Amy M Trust (1/12)
87 Robin Dr
Trenton, NJ 08619

Land

Land Type	Acres	Dimensions
5 - NONTILLABLE LAND	0.19	0.190000

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
3/11/2025	Graham, C Douglas (1/6); Graham, Nikki (5/12); Gra	2025002608	AH	$0
10/31/2024	Graham, C Douglas (1/6); Graham, Nikki (5/12); Gra	2024011737	AH	$0
10/31/2024	Graham, D Douglas (1/6); Graham, Nikki (5/12); Gra	2024011737	AH	$0
9/22/2010	GRAHAM, WILLIAM (1/2) & GRAHAM, NIKKI (1/4) &		WD	$0
4/28/2009	GRAHAM, C DOUGLAS(1/4) & GRAHAM,		TD	$0
2/18/1999	GRAHAM, RAYMOND TRUSTEE	0	QC	$0
1/1/1900	UNKNOWN		WD	$0

Valuation Record

Assessed Year	2026	2025 (2)	2025	2024	2023
Assessment Date	2026-04-08	2025-05-27	2025-04-12	2024-04-12	2023-04-06
Reason for Change	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
Land	$200.00	$200.00	$200.00	$200.00	$100.00
Improvements	$0.00	$0.00	$0.00	$0.00	$0.00
Total Valuation	**$200.00**	**$200.00**	**$200.00**	**$200.00**	**$100.00**

COUNTY PROPERTY INFORMATION: TRACT 1

Recent Sales in Area

Sale date range:

From: 09/10/2

To: 09/10/2

Search Sales by Neighborhood

Distance: 1500

Units: Feet

Search Sales by Distance

Public Utilities

Water	Y
Sewer	N
Gas	N
Electricity	Y
All	N

Tax Deductions

Year	Type	Amount
2025 Pay 2026	2% Deduction	$12

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	$3.08	$5.00	$5.00	$5.00	$5.00
+ Spring Penalty	$0.31	$0.50	$0.00	$0.25	$0.00
+ Spring Annual	$0.50	$0.00	$0.00	$0.00	$0.00
+ Fall Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fall Penalty	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq NTS Tax	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq NTS Pen	$0.00	$0.00	$0.00	$0.00	$0.00
+ Delq TS Tax	$5.00	$0.00	$0.00	$0.00	$0.00
+ Delq TS Pen	$0.50	$0.00	$0.00	$0.00	$0.00
+ Other Assess	$0.00	$0.00	$0.00	$0.00	$0.00
+ Fees	$0.00	$0.00	$0.00	$0.00	$0.00
PTRC	$0.00	$0.00	$0.00	$0.00	$0.00
HMST Credit	$0.00	$0.00	$0.00	$0.00	$0.00
Circuit Breaker	$0.00	$0.00	$0.00	$0.00	$0.00
Over 65 CB	$0.00	$0.00	$0.00	$0.00	$0.00
= Charges	**$9.39**	**$5.50**	**$5.00**	**$5.25**	**$5.00**
- Surplus Transfer	$0.00	$0.00	$0.00	$0.00	$0.00
- Credits			($5.00)	($5.25)	($5.00)
= Total Due	**$9.39**				

Pay Tax Bill

Pay tax Bill

Low Tax Info

Low Tax Info

COUNTY PROPERTY INFORMATION: TRACT 1

Map



County Zoning (GIS)

The zoning information provided in this report is for general reference purposes only and may not reflect the most current regulations or specific property conditions. Zoning classifications, permitted uses, and restrictions are subject to change and may vary based on local ordinances, overlays, or special approvals. Users are strongly encouraged to contact the appropriate local planning or zoning department to verify all information and obtain official guidance before making any decisions, investments, or property use changes based on this report.

Find the official zoning ordinance here: Monroe County Zoning Ordinance

PIN_18	New_TAG	ZoneName
53-04-23-100-007.000-011	LD	Low Development Residential

DNR Flood Hazard (GIS)

Disclaimer: This Indiana DNR Flood Hazard report is provided for informational purposes only and should not be relied upon as the sole source for determining flood hazard status on this parcel. Please also reference the official Indiana DNR Floodplain Information Portal at https://experience.arcgis.com/experience/8bf315c8212f44c387f528be429327c5/.

PIN_18	fld_zone	zone_subty	source_dnr
53-04-23-100-007.000-011	X	AREA OF MINIMAL FLOOD HAZARD	NFHL

No data available for the following modules: Form 2, Scanned PRC MH, Historical District (GIS), Sales Disclosures, Sales, Exterior Features, Special Features, Summary of Improvements, Residential Dwellings, Commercial Buildings, Plat Map, Sketches, Photos.

All the data represented within this application is for public information services only. The data is updated as provided by the county. The data contained within this application should not be used for legal purposes. GIS DISCLAIMER: Monroe County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map. The lines and corners represented by GIS do not represent legal boundaries.
| User Privacy Policy | GDPR Privacy Notice
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Contact Us

Developed by SCHNEIDER GEOSPATIAL

COUNTY PROPERTY INFORMATION: TRACT 1

53-04-23-100-007.000-011 | **Graham, C Douglas (1/6); Graha** | **W Woodland DR** | **100, Vacant Land** | **Forest Park Farms - A/5301**

General Information

Parcel Number
53-04-23-100-007.000-011

Local Parcel Number
007-16010-00

Tax ID:

Routing Number
23.02 -0018.000

Property Class 100
Vacant Land

Year: 2026

Location Information

County
Monroe

Township
RICHLAND TOWNSHIP

District 011 (Local 011)
RICHLAND TOWNSHIP

School Corp 5705
RICHLAND-BEAN BLOSSOM COM

Neighborhood 53011034-011
Forest Park Farms - A

Section/Plat
23

Location Address (1)
W Woodland DR
Bloomington, IN 47404

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
High	☐
Public Utilities	**ERA**
Water, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 21, 2026
Review Group 2023

Ownership

Graham, C Douglas (1/6); Graham, Nik 6); Oliver, Joseph R Trust (1/12); Oliver
87 Robin Dr
Trenton, NJ 08619-1157

Legal

PT E1/2 NE 23-9-2W .19A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/11/2025	Graham, C Douglas (1/	2025002608	AH	/		I
10/31/2024	Graham, C Douglas (1/	2024011737	AH	/		I
10/31/2024	Graham, D Douglas (1/	2024011737	AH	/		I
09/22/2010	GRAHAM, WILLIAM (1		WD	/		I
04/28/2009	GRAHAM, C DOUGLA		TD	/		I
02/18/1999	GRAHAM, RAYMOND	0	QC	1999/1353		I

Agricultural

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2026	As Of Date	04/08/2026	05/27/2025	04/12/2025	04/12/2024	04/06/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☑	☐	☐	☐
$200	**Land**	**$200**	**$200**	**$200**	**$200**	**$100**
$0	Land Res (1)	$0	$0	$0	$0	$0
$200	Land Non Res (2)	$200	$200	$200	$200	$100
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$200	**Total**	**$200**	**$200**	**$200**	**$200**	**$100**
$0	Total Res (1)	$0	$0	$0	$0	$0
$200	Total Non Res (2)	$200	$200	$200	$200	$100
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
5	A	CRC	0	0.190000	0.94	$2,120	$1,993	$379	-60%	1.0000	0.00	100.00	0.00	$150

Data Source N/A **Collector** 05/12/2022 JF **Appraiser** 10/28/2022 JH

Notes

3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

3/11/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/11/26 SJ

2/10/2026 ADDRESS CHANGE: 25/26-- UPDATED OWNER ADDRESS VIA INTERGRATION, 02/10/26, AV

5/2/2025 NO SALES DISCLOSURE FORM: 3/11/25, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL

12/12/2024 NO SALES DISCLOSURE FORM: 10/31/24, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

12/12/2024 NO SALES DISCLOSURE FORM: 10/31/24, AFFIDAVIT OF HEIRSHIP, NO SDF, $0, DW

2/22/2024 2024--TRENDING: 24/25-- CHANGES TO NBHD DUE TO TRENDING, 02/22/24, AV

2/22/2023 2023--TRENDING: 23/PAY24 - CHG'S TO NBHD DUE TO TRENDING. JH/LB 2/22/23

10/28/2022 2023-- FIELD REVIEW: 23/PAY24 - NO CHG. JF 5/12/22 JH 10/28/22

2/9/2022 2022--TRENDING: 22/23---CHANGES TO NBHD DUE TO TRENDING. 02/09/22 KS/SJ

2/1/2021 2021--TRENDING: 21/22---CHANGES TO NBHD DUE TO TRENDING. 02/01/21 KS/SJ

Land Computations

Calculated Acreage	0.19
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.19
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.19
Farmland Value	$150
Measured Acreage	0.19
Avg Farmland Value/Acre	790
Value of Farmland	$150
Classified Total	$0
Farm / Classifed Value	$200
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$200
CAP 3 Value	$0
Total Value	**$200**

COUNTY PROPERTY INFORMATION: TRACT 2

Report: 53-04-24-200-160.000-011

Monroe County, IN — Beacon parcel report data, retrieved October 19, 2026 · Fleetwood · 3.60A

Summary

Parcel Number	53-04-24-200-160.000-011
Alt Parcel Number	007-13385-00
Property Address	6706 W Carmola DR / 4286 W Geranium LN, Bloomington IN 47404
Property Class	501 - Vacant - Unplatted (0 to 9.99 Acres)
Neighborhood	53011001-011 - Carmola Drive - A
Legal Description	PT NW NW 24-9-2W 3.60A (Plat 87)
Section / Twp / Rng	24-9-2W
Township	Richland Township
School Corporation	Richland-Bean Blossom Community
Taxing District	011 - Richland Township

Owner

Owner	Fleetwood, Billy D & Jinni Lynn
Mailing Address	4609 W Carmola Drive, Bloomington, IN 47404

Land

Land Type	Acres	Rate	Value
91 - Residential Excess Acreage	3.60	$5,000	$18,000

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
12/19/2018	Fleetwood, Billy D & Jinni Lynn	2018016903	TD	$0
5/26/2017	Coffey, James David Revocable Trust Agreement	2017007177	QC	$0
12/16/2002	Coffey, James David	0	WD	$0
1/1/1900	Unknown		WD	$0

Valuation Record

Assessed Year	2026	2025	2024	2023	2022
Land	$18,000	$18,000	$18,000	$18,000	$18,000
Improvements	$0	$0	$0	$0	$0
Total Valuation	$18,000	$18,000	$18,000	$18,000	$18,000

Tax Deductions

Year	Type	Amount
2025 Pay 2026	2% Deduction	$1,080

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	$138.80	$143.72	$151.54	$151.66	$158.88
Spring Penalty	$13.88	$0.00	$15.15	$15.17	$15.89

COUNTY PROPERTY INFORMATION: TRACT 2

Spring Annual	$0.00	$0.00	$30.33	$0.00	$0.00
Fall Tax	$138.80	$143.72	$151.54	$151.66	$158.88
Fall Penalty	$0.00	$0.00	$0.00	$15.17	$0.00
Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
Delq NTS Tax	$0.00	$0.00	$151.66	$0.00	$8.00
Delq NTS Pen	$0.00	$0.00	$15.17	$0.00	$0.80
Delq TS Tax	$0.00	$0.00	$151.66	$0.00	$0.00
Delq TS Pen	$0.00	$0.00	$15.17	$0.00	$0.00
Other Assess	$0.00	$0.00	$0.00	$0.00	$0.00
Fees	$0.00	$0.00	$200.00	$0.00	$0.00
= Charges	$291.48	$287.44	$882.22	$333.66	$342.45
- Credits	($138.80)	($287.44)	($882.22)		($342.45)
= Total Due	$152.68				

Utilities, Zoning & Flood (GIS)

Public Utilities	Water Y / Sewer N / Gas N / Electric Y
County Zoning	CD - Community Development Residential
DNR Flood Hazard	Zone X - Area of Minimal Flood Hazard (NFHL)

Compiled from the Monroe County, IN Beacon parcel report (beacon.schneidercorp.com). The 2025 Pay 2026 total due reflects the fall installment at the time of retrieval. GIS zoning and flood data are for reference only; verify with Monroe County Planning and the Indiana DNR Floodplain Information Portal.

53-04-24-200-160.000-011 | **Fleetwood, Billy D & Jinni Lynn** | **6706 W Carmola DR** | **501, Vacant - Unplatted (0 to 9.99 Acres)** | **Carmola Drive - A/5301100**

General Information

Parcel Number
53-04-24-200-160.000-011

Local Parcel Number
007-13385-00

Tax ID:

Routing Number
24.01 -0022.000

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

Year: 2026

Location Information

County
Monroe

Township
RICHLAND TOWNSHIP

District 011 (Local 011)
RICHLAND TOWNSHIP

School Corp 5705
RICHLAND-BEAN BLOSSOM COM

Neighborhood 53011001-011
Carmola Drive - A

Section/Plat
24

Location Address (2)
6706 W Carmola DR
Bloomington, IN 47404

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
Water, Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 21, 2026
Review Group 2023

Ownership

Fleetwood, Billy D & Jinni Lynn
4609 W Carmola Drive
Bloomington, IN 47404

Legal

PT NW NW 24-9-2W 3.60A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/19/2018	Fleetwood, Billy D & Ji	2018016903	TD	/		I
05/26/2017	Coffey, James David R	2017007177	QC	/		I
12/16/2002	Coffey, James David	0	WD	2002/1319		I
01/01/1900	UNKNOWN		WD	/		I

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/20/2026	As Of Date	04/08/2026	04/12/2025	04/12/2024	04/06/2023	04/08/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$18,000	**Land**	**$18,000**	**$18,000**	**$18,000**	**$18,000**	**$18,000**
$0	Land Res (1)	$0	$0	$0	$0	$0
$18,000	Land Non Res (2)	$18,000	$18,000	$18,000	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$18,000	$18,000
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$18,000	**Total**	**$18,000**	**$18,000**	**$18,000**	**$18,000**	**$18,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$18,000	Total Non Res (2)	$18,000	$18,000	$18,000	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$18,000	$18,000

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A		0	3.6000	1.00	$5,000	$5,000	$18,000	0%	1.0000	0.00	100.00	0.00	$18,000

Data Source N/A **Collector** 05/31/2022 JF **Appraiser** 12/13/2022 AG

Notes

3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

3/11/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/11/26 SJ

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL

10/17/2024 2025-REVAL: 25/26 - CHANGED NBHD LAND RATE. 10/17/24. MM

2/22/2024 2024--TRENDING: 24/25-- CHANGES TO NBHD DUE TO TRENDING, 02/22/24, AV

9/19/2023 GENERAL INFORMATION: 23/24 CHANGED LOCATION ADDRESS FROM W CARMOLA DR TO 6706 W CARMOLA DR PER LOCATION ADDRESS COMPARISON REPORT. 9/19/23. MM

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

12/13/2022 2023-- FIELD REVIEW: 23/24 -- NO CHANGE, 5/31/2022, JF/AG

11/15/2022 ADDRESS CHANGE: 23/24 CHANGED LOCATION ADDRESS FROM W CARMOLA DR TO 4286 W GERANIUM LN AND 6706 W CARMOLA DR PER LOCATION ADDRESS COMPARISON REPORT. 11/15/22. AV

2/9/2022 2022--TRENDING: 22/23---CHANGES TO NBHD DUE TO TRENDING. 02/09/22 KS/SJ

2/1/2021 2021--TRENDING: 21/22---CHANGES TO NBHD DUE TO TRENDING. 02/01/21 KS/SJ

Land Computations

Calculated Acreage	3.60
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.60
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	0.00
91/92 Acres	3.60
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$18,000
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$18,000
CAP 3 Value	$0
Total Value	**$18,000**

COUNTY PROPERTY INFORMATION: TRACT 2

Report: 53-04-23-100-009.000-011

Monroe County, IN — Beacon parcel report data, retrieved October 19, 2026 · Fleetwood · 2.40A

Summary

Parcel Number	53-04-23-100-009.000-011
Alt Parcel Number	007-13380-01
Property Address	W Carmola DR, Bloomington IN 47404
Property Class	501 - Vacant - Unplatted (0 to 9.99 Acres)
Neighborhood	53011001-011 - Carmola Drive - A
Legal Description	PT NE NE 23-9-2W 2.40A (Plat 134)
Section / Twp / Rng	23-9-2W
Township	Richland Township
School Corporation	Richland-Bean Blossom Community
Taxing District	011 - Richland Township

Owner

Owner	Fleetwood, Billy D & Jinni Lynn
Mailing Address	4609 W Carmola Drive, Bloomington, IN 47404

Land

Land Type	Acres	Rate	Value
91 - Residential Excess Acreage	2.40	$5,000	$12,000

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
12/19/2018	Fleetwood, Billy D & Jinni Lynn	2018016903	TD	$0
5/26/2017	Coffey, James David Revocable Trust Agreement	2017007177	QC	$0
12/16/2002	Coffey, James David	0	WD	$0
1/1/1900	Unknown		WD	$0

Valuation Record

Assessed Year	2026	2025	2024	2023	2022
Land	$12,000	$12,000	$12,000	$12,000	$12,000
Improvements	$0	$0	$0	$0	$0
Total Valuation	$12,000	$12,000	$12,000	$12,000	$12,000

Tax Deductions

Year	Type	Amount
2025 Pay 2026	2% Deduction	$720

Tax History

Tax Year	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
Spring Tax	$92.54	$95.82	$101.02	$101.10	$105.92
Spring Penalty	$9.25	$0.00	$10.10	$10.11	$10.59

COUNTY PROPERTY INFORMATION: TRACT 2

Spring Annual	$0.00	$0.00	$20.22	$0.00	$0.00
Fall Tax	$92.54	$95.82	$101.02	$101.10	$105.92
Fall Penalty	$0.00	$0.00	$0.00	$10.11	$0.00
Fall Annual	$0.00	$0.00	$0.00	$0.00	$0.00
Delq NTS Tax	$0.00	$0.00	$101.10	$0.00	$5.33
Delq NTS Pen	$0.00	$0.00	$10.11	$0.00	$0.53
Delq TS Tax	$0.00	$0.00	$101.10	$0.00	$0.00
Delq TS Pen	$0.00	$0.00	$10.11	$0.00	$0.00
Other Assess	$0.00	$0.00	$0.00	$0.00	$0.00
Fees	$0.00	$0.00	$200.00	$0.00	$0.00
= Charges	$194.33	$191.64	$654.78	$222.42	$228.29
- Credits	($92.54)	($191.64)	($654.78)		($228.29)
= Total Due	$101.79				

Utilities, Zoning & Flood (GIS)

Public Utilities	Water N / Sewer N / Gas N / Electric N (PRC: All)
County Zoning	LD - Low Development Residential
DNR Flood Hazard	Zone X - Area of Minimal Flood Hazard (NFHL)

Compiled from the Monroe County, IN Beacon parcel report (beacon.schneidercorp.com). The 2025 Pay 2026 total due reflects the fall installment at the time of retrieval. GIS zoning and flood data are for reference only; verify with Monroe County Planning and the Indiana DNR Floodplain Information Portal.

53-04-23-100-009.000-011 | **Fleetwood, Billy D & Jinni Lynn** | **W Carmola DR** | **501, Vacant - Unplatted (0 to 9.99 Acres)** | **Carmola Drive - A/5301100**

General Information

Parcel Number
53-04-23-100-009.000-011

Local Parcel Number
007-13380-01

Tax ID:

Routing Number
23.02 -0013.010

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

Year: 2026

Location Information

County
Monroe

Township
RICHLAND TOWNSHIP

District 011 (Local 011)
RICHLAND TOWNSHIP

School Corp 5705
RICHLAND-BEAN BLOSSOM COM

Neighborhood 53011001-011
Carmola Drive - A

Section/Plat
23

Location Address (1)
W Carmola DR
Bloomington, IN 47404

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Unpaved	☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 21, 2026
Review Group 2023

Ownership

Fleetwood, Billy D & Jinni Lynn
4609 W Carmola Drive
Bloomington, IN 47404

Legal

PT NE NE 23-9-2W 2.40A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/19/2018	Fleetwood, Billy D & Ji	2018016903	TD	/		I
05/26/2017	Coffey, James David R	2017007177	QC	/		I
12/16/2002	COFFEY, JAMES DAV	0	WD	2002/1318		I
01/01/1900	UNKNOWN		WD	/		I

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/20/2026	As Of Date	04/08/2026	04/12/2025	04/12/2024	04/06/2023	04/08/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$12,000	**Land**	**$12,000**	**$12,000**	**$12,000**	**$12,000**	**$12,000**
$0	Land Res (1)	$0	$0	$0	$0	$0
$12,000	Land Non Res (2)	$12,000	$12,000	$12,000	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$12,000	$12,000
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$12,000	**Total**	**$12,000**	**$12,000**	**$12,000**	**$12,000**	**$12,000**
$0	Total Res (1)	$0	$0	$0	$0	$0
$12,000	Total Non Res (2)	$12,000	$12,000	$12,000	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$12,000	$12,000

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91	A		0	2.4000	1.00	$5,000	$5,000	$12,000	0%	1.0000	0.00	100.00	0.00	$12,000

Data Source N/A **Collector** 05/12/2022 JF **Appraiser** 10/28/2022 JH

Notes

3/31/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/31/26 SJ

3/11/2026 2026--TRENDING: 26/27---CHANGES TO NBHD DUE TO TRENDING. 03/11/26 SJ

2/10/2025 2025-- TRENDING: 25/26 CHGS TO NBHD DUE TO TRENDING 2/10/2025 SJ/SL

10/17/2024 2025-REVAL: 25/26 - CHANGED NBHD LAND RATE. 10/17/24. MM

2/22/2024 2024--TRENDING: 24/25-- CHANGES TO NBHD DUE TO TRENDING, 02/22/24, AV

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

10/28/2022 2023-- FIELD REVIEW: 23/PAY24 - NO CHG. JF 5/12/22 JH 10/28/22

2/9/2022 2022--TRENDING: 22/23---CHANGES TO NBHD DUE TO TRENDING. 02/09/22 KS/SJ

2/1/2021 2021--TRENDING: 21/22---CHANGES TO NBHD DUE TO TRENDING. 02/01/21 KS/SJ

1/28/2021 2021--TRENDING: 21/22---CHANGES TO NBHD DUE TO TRENDING. 01/28/21 KS/SJ

1/8/2019 NO SALES DISCLOSURE FORM: TD, $0, no SDF#, 12/14/18, AF

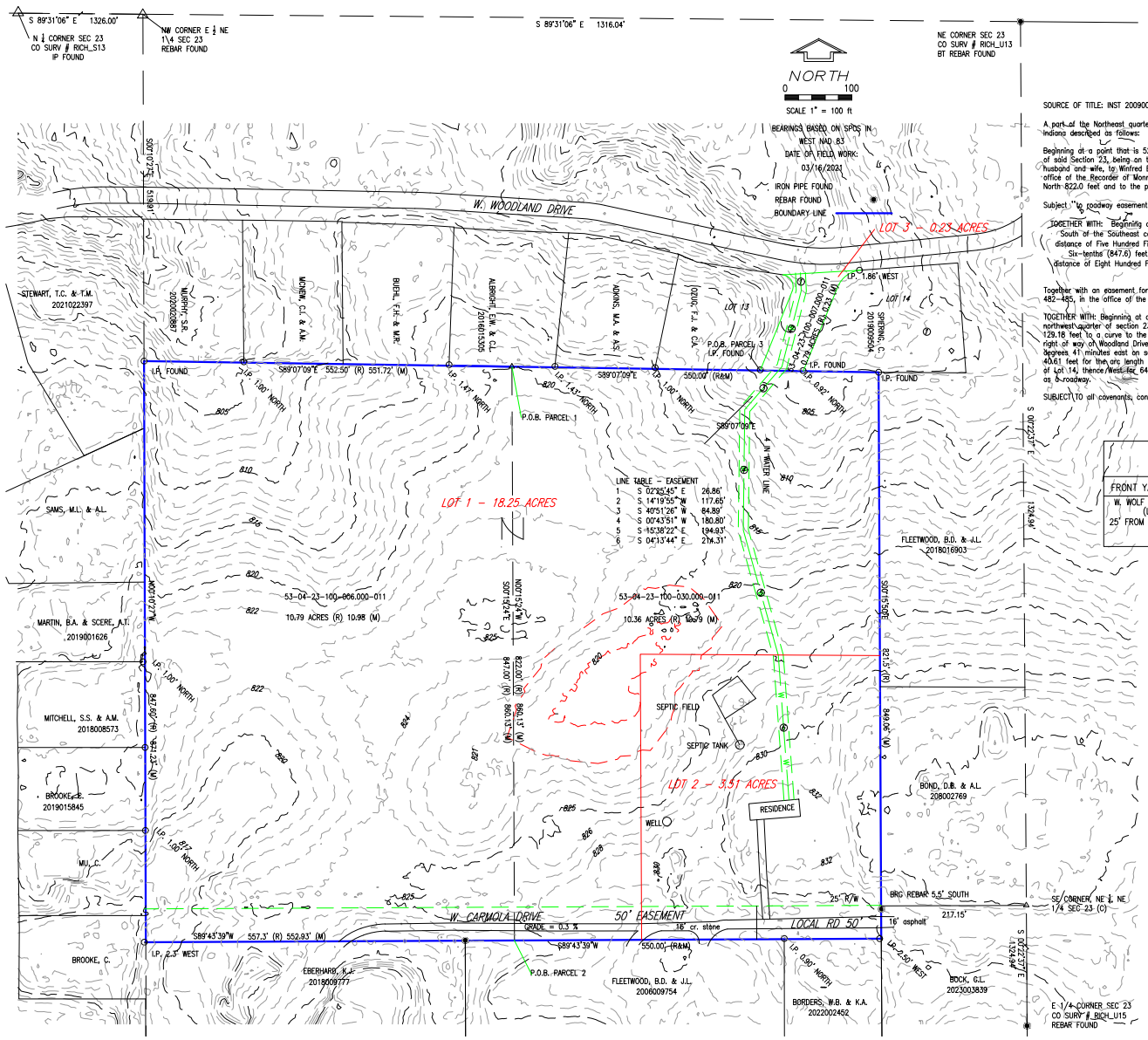
9/28/2018 2019--FIELD REVIEW: 19/20 - No change. 6-8-19 SSca

5/14/2018 ADDRESS CHANGE: 17/18 UPDATED MAILING ADDRESS VIA INTEGRATION. 5/14/2018,

Land Computations

Calculated Acreage	2.40
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.40
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	0.00
91/92 Acres	2.40
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$12,000
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$12,000
CAP 3 Value	$0
Total Value	**$12,000**

SURVEY: TRACT 1



RECORDER'S STAMP

SOURCE OF TITLE: INST 2009006669 & 2010014305

A part of the Northeast quarter of Section Twenty-three (23), Township Nine (9) North, Range two (2) West, in Monroe County, Indiana described as follows:

Beginning at a point that is 528.0 feet South and 552.5 feet East of the Northwest corner of the East half of the Northeast quarter of said Section 23, being on the South line of the land heretofore conveyed by grantors Russell Deckard and Hattie B. Deckard, husband and wife, to Winfred E. Rumple and Judith N. Rumple, husband and wife, as shown at Deed Record 125, page 324 in the office of the Recorder of Monroe County, Indiana, thence East 550.5 feet, thence South 821.5 feet, thence West 550.0 feet, thence North 822.0 feet and to the point of beginning. Containing in all 10.36 acres, more or less.

Subject to roadway easement as shown at Deed Record 146, page 482-85 in the office of the Recorder of Monroe County, Indiana.

TOGETHER WITH: Beginning at a point which is Seven Hundred Seventy (770.0) feet West and eighteen and Seven-tenths (18.7) feet South of the Southeast corner of the Northeast quarter of the Northeast quarter of Section Twenty-three (23), thence West for a distance of Five Hundred Fifty-seven and Three-tenths (557.3) feet, thence North for a distance of Eight Hundred Forty-seven and Six-tenths (847.6) feet, thence East for a distance of Five Hundred fifty-two and Five-tenths (552.5) feet, thence South for a distance of Eight Hundred Forty-seven (847.0) feet and to the place of beginning. Containing Ten and seventy-nine (10.79) acres, more or less.

Together with an easement for roadway as shown by report of grant of said easement recorded in Deed Record 146, at pages 482-485, in the office of the Recorder of Monroe County, Indiana, and subject to all easements and restrictions of record.

TOGETHER WITH: Beginning at a point that is 528.00 feet south and 924.95 feet East of the Northwest corner of the east half of the northwest quarter of section 23, and at the southeast corner of Lot 13, thence north 20 degrees 56 minutes 50 seconds east for 129.18 feet to a curve to the left, thence around the curve having a radius of 17.78 feet for an arc length of 39.56 feet to the right of way on Woodland Drive, thence south 81 degrees 38 minutes east for 25.00 feet on said right of way, thence north 84 degrees 41 minutes east on said right of way for 91.60 feet, thence southwesterly around a curve to the left having a radius of 40.61 feet for the arc length of 44.81 feet, thence south 21 degrees 27 minutes west for 135.95 feet and to the southwest corner of Lot 14, thence West for 64.07 feet and to the point of beginning, containing in all 0.19 acres, more or less. Same to be used as a roadway.

SUBJECT TO all covenants, conditions, restrictions, leins, leases, easements, assessments and legal rights of way of record.

SETBACK TABLE
(AG/RR ZONING)

FRONT YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK
W. WOLF MOUNTAIN RD. (LOCAL) 25' FROM RIGHT-OF-WAY	15' RESIDENTIAL	35' RESIDENTIAL
	50' NON-RESIDENTIAL	50' NON-RESIDENTIAL

CHARLES D GRAHAM REGISTERED No. LS29500014 STATE OF INDIANA LAND SURVEYOR

Charles D. Graham
Registration No. LS29500014

SHEET 1 OF 1
JOB NO. 5017073

RAYMOND GRAHAM TYPE "E" ADMINISTRATIVE SUBDIVISION
PARCELS # #53-04-23-100-006.000-011, 53-04-23-100-030.000-011 & # 53-04-23-100-007.000-011
4602 W Carmola DR, Bloomington, IN 47404
Part of Section 23, Township 9 North, Range 2 West
William Graham, Nikki Graham & C. Douglas Graham as Trustee to Joseph R. Oliver Trust, Abigail E Oliver Trust and Amy M. Oliver Trust

Date: 02/14/2024

Project No: 5023083

BYNUM FANYO & ASSOCIATES, INC.
528 North Walnut Street
Bloomington, Indiana 47404
Phone (812)332-8030 Fax (812)339-2990

CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT COMMITMENT NO. 53-09461-H-1

SCHEDULE A

Address Reference:
4602 W. Carmola Dr.
Bloomington, IN 47404
4890 W. Carmola Dr.
Bloomington, IN 47404
W. Woodland Dr
Bloomington, IN 47404

1. Commitment Date: **October 22, 2026 at 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:

   C. Douglas Graham, of legal age, an undivided 1/6 interest, and Nikki Graham, of legal age, an undivided 5/12 interest, and James Graham, of legal age, an undivided 1/6 interest, and C. Douglas Graham, Trustee of the Joseph R. Oliver Trust, an undivided 1/2 interest, and C. Douglas Graham, Trustee of the Abigail E. Oliver Trust, an undivided 1/2 interest, and C. Douglas Graham, Trustee of the Amy M. Oliver Trust, an undivided 1/2 interest

5. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

SCHEDULE A
(Continued)

A part of the Northeast quarter of Section Twenty-three (23), Township Nine (9) North, Range Two (2) West, in Monroe County, Indiana, described as follows:

Beginning at a point that is 528.0 feet South and 552.5 feet East of the Northwest corner of the East half of the Northeast quarter of said Section 23, being on the South line of land heretofore conveyed by grantors Russell Deckard and Hattie B. Deckard, husband and wife, to Winfred E. Rumple and Judith N. Rumple, husband and wife, as shown at Deed Record 125, page 324 in the office of the Recorder of Monroe County, Indiana, thence East 550.0 feet, thence South 821.5 feet, thence West 550.0 feet, thence North 822.0 feet and to the point of beginning. Containing in all 10.36 acres, more or less.

ALSO: Beginning at a point which is seven hundred seventy (770.0) feet West and eighteen and seven-tenths (18.7) feet South of the Southeast corner of the Northeast quarter of the Northeast quarter Section Twenty-three (23), thence West for a distance of five hundred fifty-seven and three-tenths (557.3) feet, thence North for a distance of eight hundred forty-seven and six-tenths (847.6) feet, thence East for a distance of five hundred fifty-two and five-tenths (552.5) feet, thence South for a distance of eight hundred forty-seven (847.0) feet, and to the place of beginning. Containing ten and seventy-nine hundredths (10.79) acres, more or less.

ALSO: Beginning at a point that is 528.00 feet South and 924.95 feet East of the Northwest corner of the East half of the Northeast quarter of Section 23, and at the Southeast corner of Lot 13, thence North 20 degrees 56 minutes 50 seconds East for 129.18 feet and to a curve to the left, thence around the curve having a radius of 17.78 feet for the arc length of 39.56 feet to the right of way of Woodland Drive, thence South 81 degrees 38 minutes East for 25.00 feet on said right of way, thence North 84 degrees 41 minutes East on said right of way for 91.60 feet, thence Southwesterly around a curve to the left having a radius of 40.61 feet for the arc length of 44.81 feet, thence South 21 degrees 27 minutes West for 135.95 feet and to the Southwest corner of Lot 14, thence West for 64.07 feet and to the point of beginning, containing in all 0.19 acres, more or less. Same to be used as a roadway.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

SCHEDULE B - SECTION I
REQUIREMENTS

COMMITMENT NO. 53-09461-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 liabile 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 desgination of the Proposed Insured.

2. Execution and recordation of a Warranty Deed from C. Douglas Graham, of legal age, an undivided 1/6 interest, and Nikki Graham, of legal age, an undivided 5/12 interest, and James Graham, of legal age, an undivided 1/6 interest, to A Legally Qualified Entity Yet To Be Determined.

3. Execution and recordation of a Trustee's Deed from C. Douglas Graham, Trustee of the Joseph R. Oliver Trust, an undivided 1/12 interest, and C. Douglas Graham, Trustee of the Abigail E. Oliver Trust, an undivided 1/12 interest, and C. Douglas Graham, Trustee of the Amy M. Oliver Trust, an undivided 1/12 interest, to A Legally Qualified Entity Yet To Be Determined.

4. Vendor's Affidavit in satisfactory form executed by C. Douglas Graham, of legal age, an undivided 1/6 interest, and Nikki Graham, of legal age, an undivided 5/12 interest, and James Graham, of legal age, an undivided 1/6 interest, C. Douglas Graham, Trustee of the Joseph R. Oliver Trust, an undivided 1/12 interest, and C. Douglas Graham, Trustee of the Abigail E. Oliver Trust, an undivided 1/12 interest, and C. Douglas Graham, Trustee of the Amy M. Oliver Trust, an undivided 1/12 interest, should be furnished us at closing.

SCHEDULE B - SECTION I
(Continued)

5. The Company must be furnished a Certificate of Trust or a copy of the Trust documents which designate the trustee and confer upon the trustee the power to act in the pending transaction, together with copies of any amendments, modifications, or revocations. The Company will require a Statement from the Trustee that the Trust has not been amended or modified, except as heretofore disclosed, and that the Trust is still in full force and effect. At the time the Company is furnished these items, the Company may make additional requirements or exceptions.

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

SCHEDULE B - SECTION II
EXCEPTIONS

COMMITMENT NO. 53-09461-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. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.

10. Rights of the Public and the State of Indiana and to that part of the premises taken or used for alley or road purposes, including utility rights of way.

11. Terms and provisions of Grant of Easements for Roadway recorded October 2, 1962 in Deed Record 146, page 482.

12. Easement in favor of Smithville Telephone Company, Inc. for buried telephone cable plant and incidental purposes recorded August 23, 2000 as Instrument No. 2000014338.

13. 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: Richland Township.
Duplicate Number: 53-04-23-100-030.000-011 (10.68A).
Assessed Value - Land: $65,200;
Improvements: $136,400;
Exemptions: $12,096-2%D, Credits: $0
May installment in the amount of $1,554.60 is PAID;
November Installment in the amount of $1,554.60 is UNPAID;
Prior Year Delinquencies: $0.00 . Penalties and/or Adjustments: $237.15

SCHEDULE B - SECTION II
(Continued)

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 $1,829.63.

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: Richland Township.
Duplicate Number: 53-04-23-100-006.000-011 (10.79A).
Assessed Value - Land: $21,200;
Improvements: $0;
Exemptions: $1,272-2%D, Credits: $0
May installment in the amount of $163.48 is PAID;
November Installment in the amount of $163.48 is UNPAID;
Prior Year Delinquencies: $0.00 . Penalties and/or Adjustments: $0.00
STORM WATER FEES:
May Installment in the amount of $0.00 is N/A. November Installment in the amount of $0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties $163.48.

15. 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: Richland Township.
Duplicate Number: 53-04-23-100-007.000-011 (.19A).
Assessed Value - Land: $200;
Improvements: $0;
Exemptions: $12-2%D, Credits: $0
May installment in the amount of $3.08 is UNPAID;
November Installment in the amount of $0.00 is INCLUDED IN MAY;
Prior Year Delinquencies: $5.00 . Penalties and/or Adjustments: $1.31
STORM WATER FEES:
May Installment in the amount of $0.00 is N/A. November Installment in the amount of $0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties $9.39.

16. 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.

SCHEDULE B - SECTION II
(Continued)

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

TITLE COMMITMENT: TRACT 1

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

CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT COMMITMENT NO. 53-09463-H-1

SCHEDULE A

Address Reference:
W. Carmola Dr.
Bloomington, IN 47404

1. Commitment Date: **October 12, 2026 at 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:

   Billy D. Fleetwood and Jinni Lynn Fleetwood, as tenants in common

5. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

   A part of the Northwest Quarter of Section 24 and a part of the Northeast Quarter of Section 23, all of which is located in Township 9 North, Range 2 West, Monroe County, Indiana, being more particularly described as follows:

   COMMENCING at a 5/8 inch rebar with yellow cap stamped "Bledsoe Tapp PC50920004" (BT rebar), marking the Southwest comer of the Northwest quarter of the Northwest quarter of said Section 24, Township

SCHEDULE A
(Continued)

9 North, Range 2 West; thence NORTH 00 degrees 01 minutes 11 seconds WEST along the line common to the Northwest quarter of said Section 24 and the Northeast comer of said Section 23 (basis of bearings per survey by Bledsoe Tapp & Riggert, Inc. of Java Heights Subdivision, as found in Instrument #2000011643, in the Office of the Recorder of Monroe County, Indiana), 320.76 feet to a BT rebar marking the point of beginning of this description; thence NORTH 88 degrees 41 minutes 51 seconds WEST, 220.06 feet to a BT rebar on the East line of a tract in the name of Raymond Graham, Trustee, as recorded in Deed Record Book 482, page 403, in the Office of the Monroe County Recorder; thence along said Graham tract and parallel to the East line of the Northeast quarter of said Section 23, NORTH 00 degrees 01 minutes 11 seconds WEST, 474.70 feet to a BT rebar on the monumented South line of Forest Park Farms Subdivision; thence SOUTH 88 degrees 42 minutes 09 seconds EAST along said monumented South line, 220.06 feet to the said common line between Section 23 and Section 24, being marked by a BT rebar; thence continuing along said monumented South line of Forest Park Farms Subdivision, SOUTH 88 degrees 42 minutes 09 seconds EAST, 331.82 feet to an Iron pipe on the West line of Java Heights Subdivision Phase II, as recorded in Plat Cabinet C, Envelope 294, in the Office of the Recorder of Monroe County, Indiana; thence SOUTH 00 degrees 15 minutes 36 seconds WEST along the West line of said Java Heights Subdivision Phase II and it's prolongation, 474.70 feet to a BT rebar; thence NORTH 88 degrees 41 minutes 51 seconds WEST, 329.50 feet to the point of beginning, containing 6.00 acres, more or less.

Authorized Signatory



Nathan Bethell
Title Examiner
John Bethell Title Company, Inc.

End of Schedule A
Chicago Title Insurance Company

SCHEDULE B - SECTION I
REQUIREMENTS

COMMITMENT NO. 53-09463-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. Execution and recordation of a Warranty Deed from Billy D. Fleetwood and Jinni Lynn Fleetwood, as tenants in common, to A Legally Qualified Entity Yet To Be Determined.

2. Vendor's Affidavit in satisfactory form executed by Billy D. Fleetwood and Jinni Lynn Fleetwood, as tenants in common, should be furnished us at closing.

3. Satisfaction of the terms of the Decree of Dissolution of Marriage entered September 1, 2026 in Monroe Circuit Court, Cause Number 53C08-2509-DN-312 in re the marriage of Jinni Lynn Fleetwood and Billy D. Fleetwood. Providing the deed required above and the closing statement are executed by both parties to this action, this exception will not appear on the policies.

4. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liabile 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 desgination of the Proposed Insured.

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

SCHEDULE B - SECTION II
EXCEPTIONS

COMMITMENT NO. 53-09463-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. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.

10. Rights of the Public and the State of Indiana and to that part of the premises taken or used for alley or road purposes, including utility rights of way.

11. Covenants, Conditions, Restrictions and Easements contained in a Warranty Deed recorded October 4, 1977 in Deed Record 255, page 52.

12. Easement in favor of various parties for roadway and incidental purposes recorded October 2, 1962 in Deed Record 146, page 482.

13. Easement in favor of Eastern Richland Sewer Corporation for sanitary sewer and incidental purposes recorded October 31, 1972 in Deed Record 216, page 04.

14. Easement in favor of Oliver Edward Decker and Nancy May Deckard for roadway and incidental purposes in Warranty Deed recorded September 28, 1977 in Deed Record 254, page 427.

15. Easement in favor of Richard M. Gray II and Sandra A. Gray for roadway and incidental purposes in Warranty Deed recorded November 1, 1979 in Deed Record 271, page 381.

SCHEDULE B - SECTION II
(Continued)

16. Easement in favor of Oliver Edward Decker and Nancy May Deckard for roadway and incidental purposes in Warranty Deed recorded June 25, 1987 in Deed Record 337, page 208.

17. Easement in favor of US Xchange, L.L.C. for communications system and incidental purposes recorded October 7, 1998 in Book 254, page 427.

18. Plan Commission Ordinance # 2002-21 to amend zoning maps recorded August 21, 2023 as Instrument No. 2023009887.

19. Terms and provisions of a Decree of Dissolution of Marriage, in the matter of Jinni Lynn Fleetwood v. Billy D. Fleetwood. Court: Monroe Circuit Court. Case No.: 53C08-2509-DN-312

20. 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: Richland Township.
Duplicate Number: 53-04-23-100-009.000-011.
Assessed Value - Land: $12,000;
Improvements: $0;
Exemptions: $720 - 2% Ded, Credits: $0
May installment in the amount of $92.54 is PAID;
November Installment in the amount of $92.54 is UNPAID;
Prior Year Delinquencies: $0.00. Penalties and/or Adjustments: $9.25
STORM WATER FEES:
May Installment in the amount of $0.00 is N/A. November Installment in the amount of $0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties $101.79.

21. 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: Richland Township.
Duplicate Number: 53-04-24-200-160.000-011.
Assessed Value - Land: $18,000;
Improvements: $;
Exemptions: $0, Credits: $1,080 - 2% Ded
May installment in the amount of $138.80 is PAID;
November Installment in the amount of $138.80 is UNPAID;
Prior Year Delinquencies: $0.00. Penalties and/or Adjustments: $13.88
STORM WATER FEES:
May Installment in the amount of $0.00 is N/A. November Installment in the amount of $0.00 is N/A.
Total amount due to pay all outstanding taxes, delinquencies and penalties $152.68.

22. 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.

SCHEDULE B - SECTION II
(Continued)

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

TITLE COMMITMENT: TRACT 2

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

PLANNING/ZONING INFO

This summary is compiled from public records for general information only. It is not a survey, engineering report, title report or legal opinion. Information is believed accurate but not guaranteed. Buyers must verify zoning, utilities, access, soils, karst and all other matters with the appropriate agencies and professionals before bidding.

ZONING **STANDARDS**

From the Monroe County Development Ordinance (CDO), Sections 805-2 and 805-3. Both districts are described as intended for residential development where public sewer is available or, for LD, proximate.

Standard	LD (Low Development)	CD (Community Development)
Minimum lot size	0.34 acres	0.21 acre
Minimum lot width at building line	60 ft	55 ft
Minimum buildable area: on sewer	7,000 sq ft	7,000 sq ft
Minimum buildable area: not on sewer	1 acre	1 acre
Maximum primary structure height	35 ft	35 ft
Maximum impervious cover	50% of lot or 7,000 sq ft, whichever is less	60% of lot or 5,500 sq ft, whichever is less
Front yard, local road	25 ft	25 ft
Side yard	10 ft	10 ft, plus 5 ft per additional story
Rear yard	10 ft	10 ft

ELLETTSVILLE–RICHLAND TOWNSHIP **REORGANIZATION**

On Nov. 3, 2026, voters approved a plan to combine Richland Township and the Town of Ellettsville into a single town government. Both tracts are in Richland Township, outside the current town limits. Under the plan, the town's boundaries expand to cover essentially the entire township, effective January 1, 2027. Closing for each tract is on or before Jan. 6, 2027, so the change may take effect just before or just after a buyer takes title.

What the plan changes for this property:

- **Planning and zoning:** Authority over rural Richland Township moves from Monroe County to the Town of Ellettsville. The zoning standards above are from the Monroe County Development Ordinance. Before planning any rezoning, subdivision or building permit, confirm with the Town of Ellettsville and Monroe County Planning which rules apply and when.
- **Roads, police and fire:** Road maintenance becomes the town's responsibility, and the town becomes the primary police agency. Fire protection is largely unchanged, since Ellettsville's fire department already serves the township.
- **Sewer and water:** Public reports on the reorganization do not address utility service. Confirm availability with the providers on the Utility Contacts page.

Election results were unofficial when this packet was prepared, and a recount could be requested through Nov. 17, 2026. The Final Plan of Reorganization and supporting documents are at ellettsvillerichlandinfo.org. Buyers should verify how the reorganization affects their plans for the property.

UTILITY CONTACTS

These are the providers public records indicate for this location. Service territories are approximate, so buyers should confirm service, capacity, extension requirements and cost directly with each provider.

Service	Provider to contact	Contact
Sewer	Eastern Richland Sewer Corporation (mapped service area). Collects wastewater and sends it to the Ellettsville plant for treatment.	P.O. Box 505, Ellettsville, IN 47429
Sewer treatment and water	Town of Ellettsville Utilities (Ellettsville Water Works), managed by Bynum Fanyo Utilities. New-service customers can call ahead to request an on-site evaluation and estimate.	901 N Guy McCown Dr, Ellettsville, IN 47429 Wastewater plant: (812) 876-1287 ellettsville.in.us
Electric	Duke Energy Indiana (mapped service territory). If Duke does not serve the location, check South Central Indiana REMC.	Duke: duke-energy.com (Builders, Developers & Contractors) REMC: (800) 264-7362
Line locates	Indiana 811	811 or (800) 382-5544

COUNTY **CONTACTS**

Monroe County Planning Department: (812) 349-2560 | planningoffice@co.monroe.in.us | Showers Building North, 501 N Morton St, Suite 224, Bloomington, IN 47404

Monroe County Recorder (recorded plats and deeds): (812) 349-2520 | recorder@co.monroe.in.us

AREA **DATA**

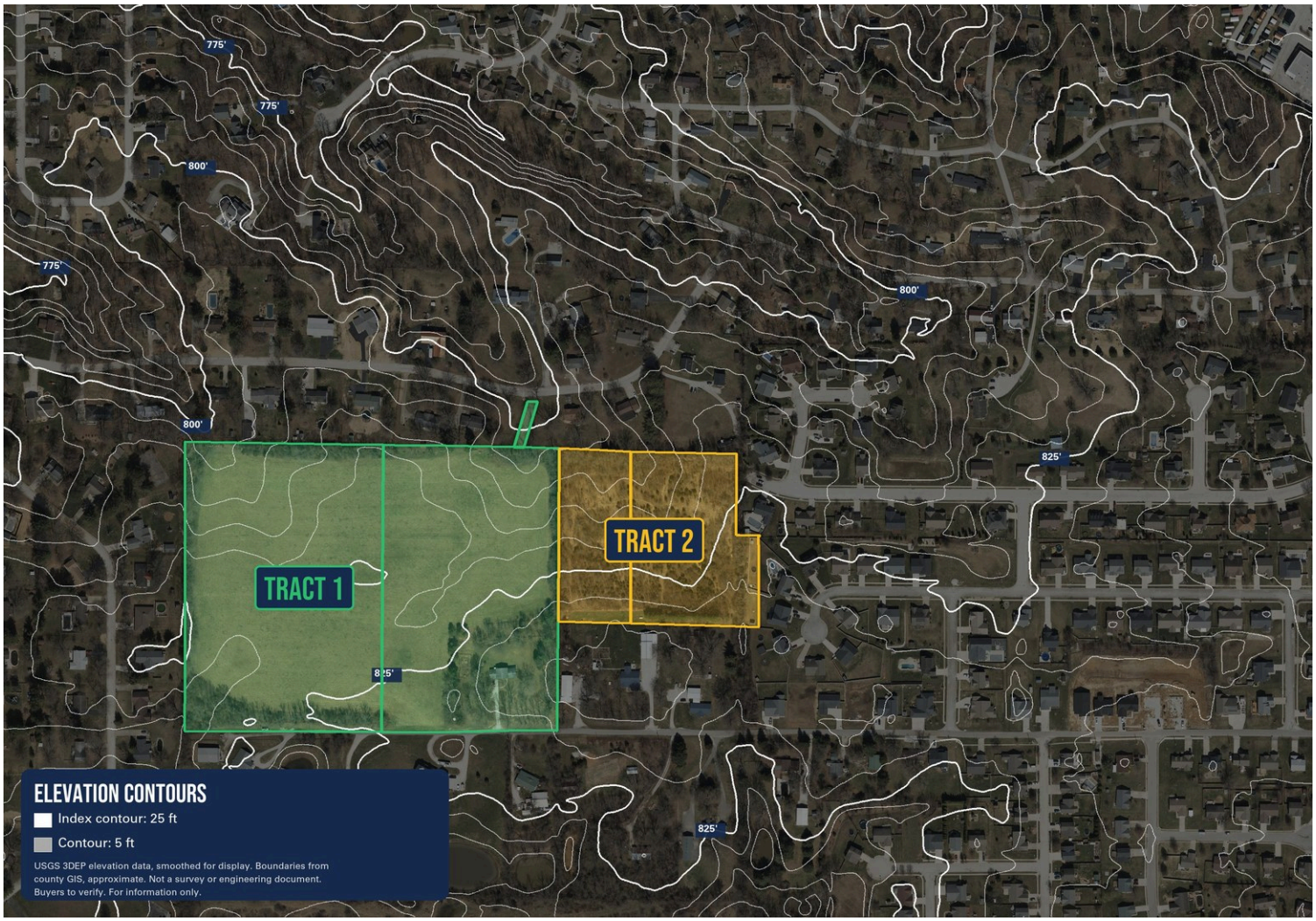
	Census Tract 13.05	Richland Township	Monroe County	City of Bloomington	Indiana
Population	2,262	15,190	140,965	80,049	6,851,073
Households	899	5,796	59,236	34,514	2,716,009
Housing units	921	6,325	65,657	38,407	2,976,568
Owner-occupied housing	93%	90%	54%	35%	71%
Median year built	1982	1990	1986	1985	1976
Median household income	$100,938	$100,957	$65,868	$50,465	$71,957
Median owner-occupied home value	$275,800	$262,800	$285,200	$321,400	$218,200

U.S. Census Bureau, American Community Survey 2020-2024 5-year estimates. Tract 13.05 contains the property. Estimates have margins of error, which are larger for small areas.

SOURCES

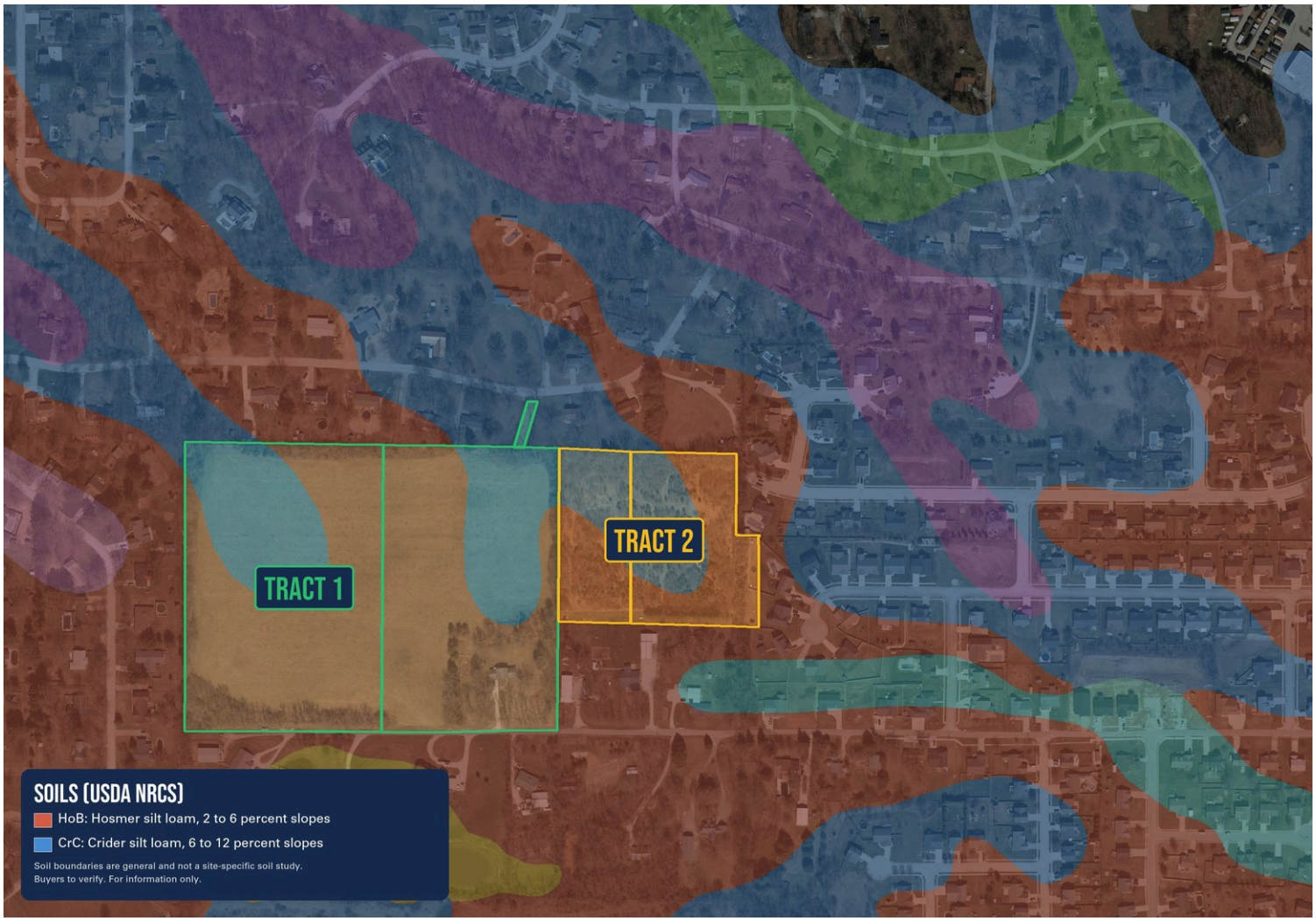
Monroe County Development Ordinance (adopted 12/18/2024; confirm current text and amendments with Planning); Monroe County Beacon parcel reports and property record cards, 2026; Monroe County Comprehensive Plan (2012), Urbanizing Area Plan (2015), county CDO zoning and ECO map layers; FEMA National Flood Hazard Layer; USFWS National Wetlands Inventory; USDA NRCS Soil Data Access; USGS 3D Elevation Program (slope and elevation estimated); U.S. EPA water system boundaries (modeled); HIFLD electric service territories; Town of Ellettsville; IURC Cause No. 45776-U; parcel boundaries via IndianaMap. Boundaries and map overlays are approximate.

CONTOUR MAP



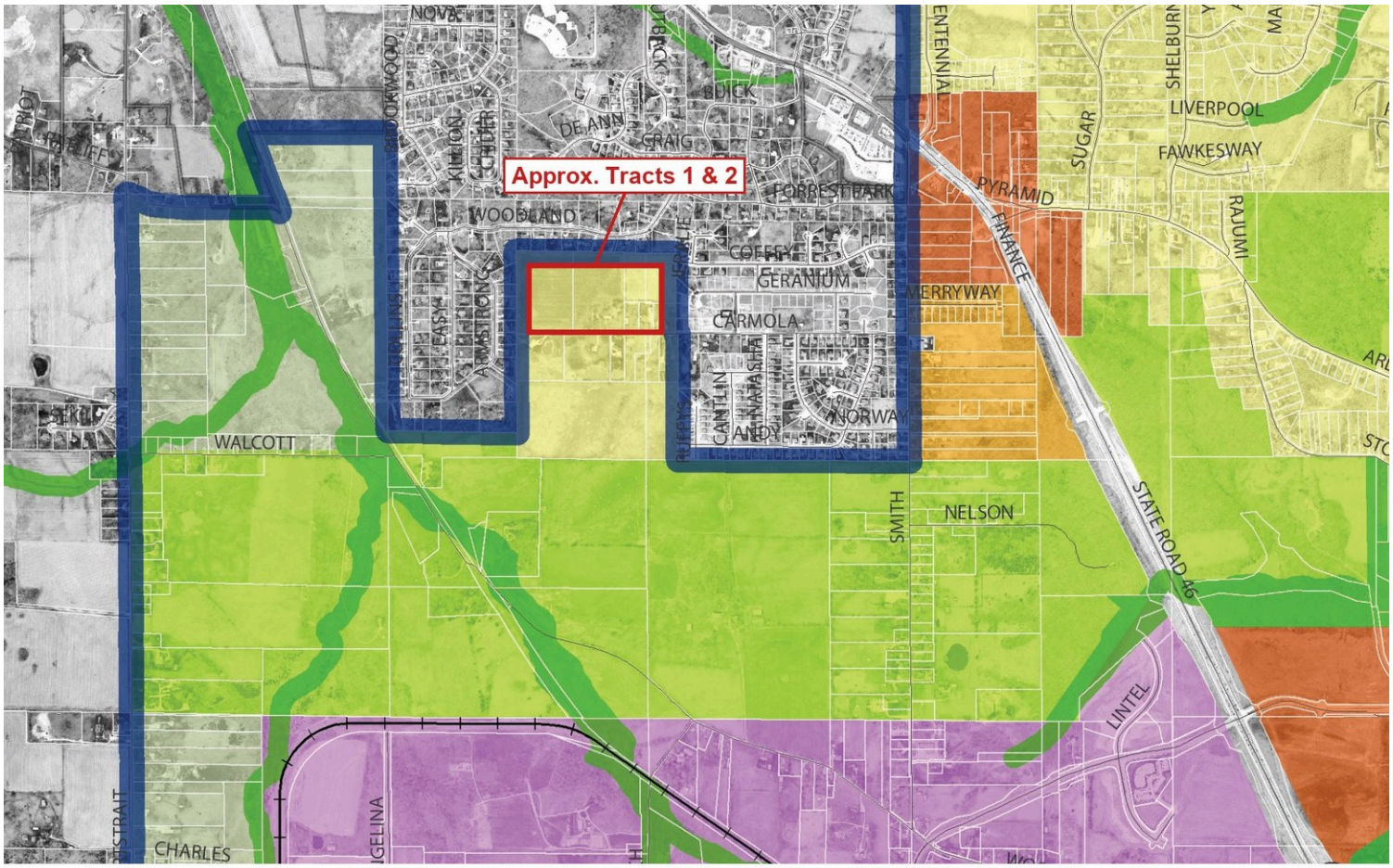
USGS elevation data, smoothed for display. Not a survey or engineering document.

SOILS MAP



USDA NRCS soil data. Soil boundaries are general and not a site-specific soil study.

FUTURE LAND USE MAP

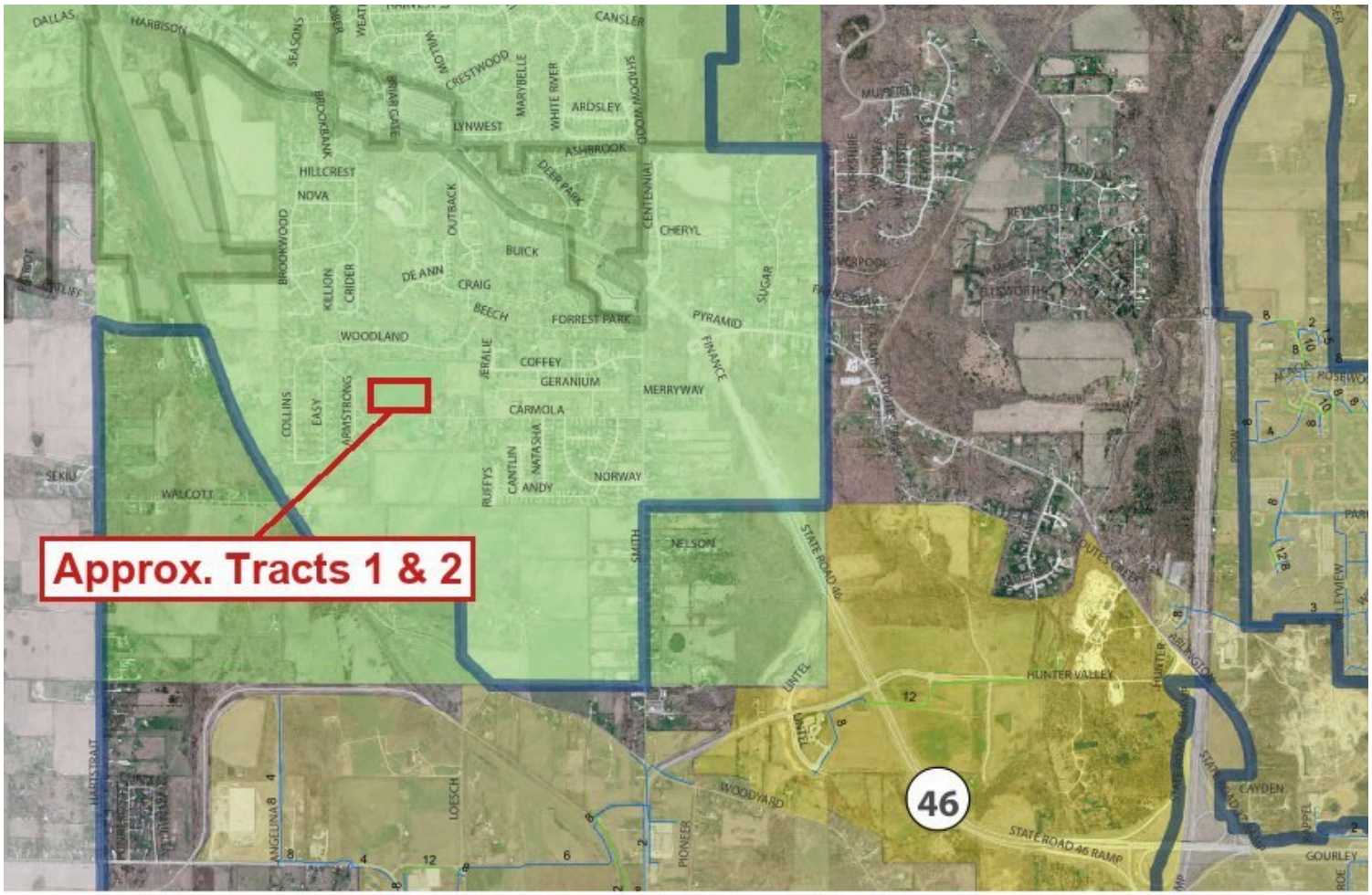


LEGEND **DEFINITION PAGE REFERENCE**

MIXED-USE	84-85
MIXED-RESIDENTIAL	86-87
SUBURBAN RESIDENTIAL	88-89
CONSERVATION RESIDENTIAL	90-91
EMPLOYMENT	92-93
INSTITUTIONAL	94-95
QUARRY LANDSCAPE	96-97
RURAL TRANSITION	98-99
OPEN SPACE	100-101

Monroe County Urbanizing Area Plan (2015), Figure 5.2. Property location is approximate.

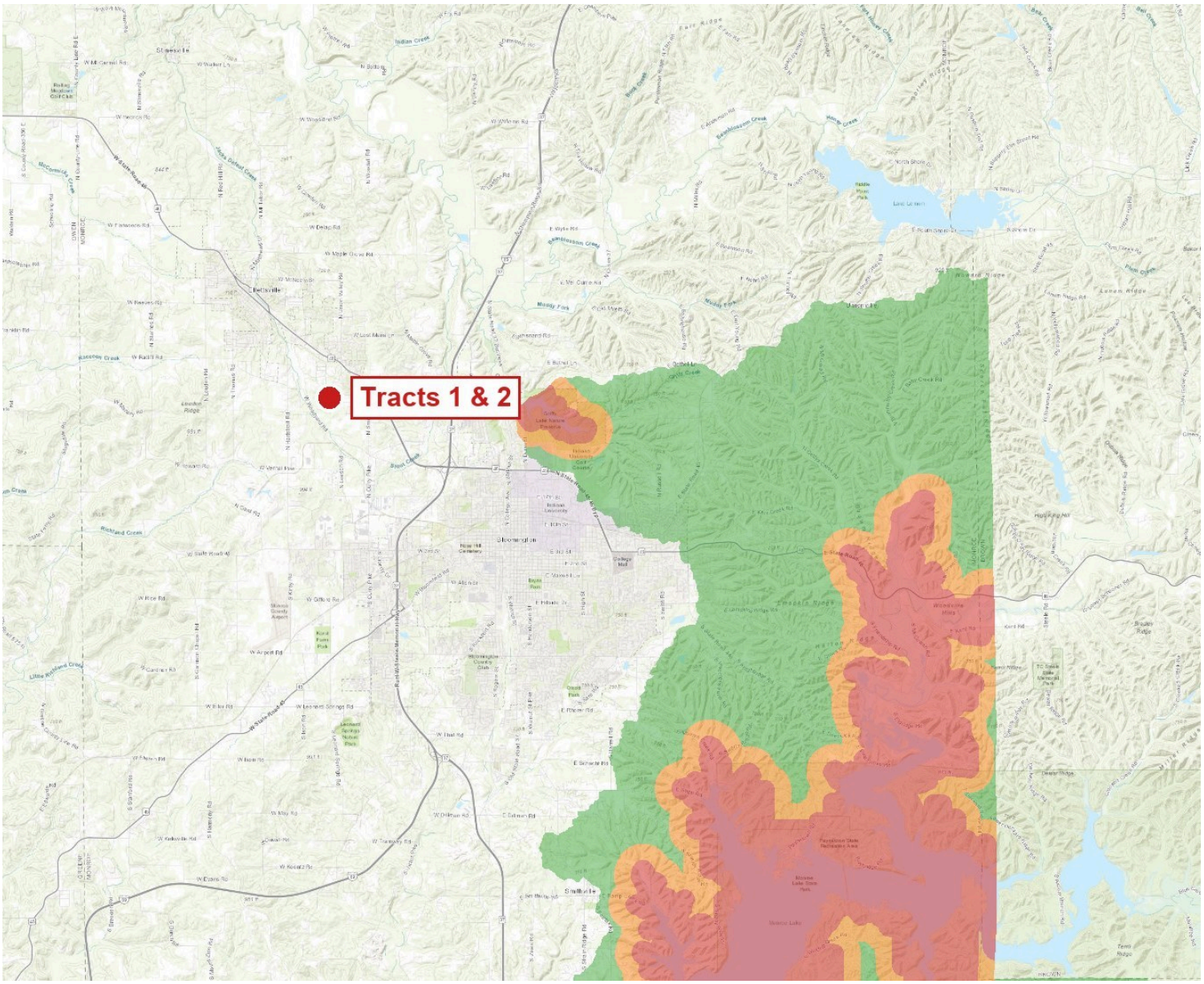
SEWER SERVICE AREA MAP



- City of Bloomington Service Area A
- City of Bloomington Service Area B
- Ellettsville Service Area
- Northern Richland (Ellettsville Sewer Jurisdiction)
- Eastern Richland (Ellettsville Sewer Jurisdiction)
- Approved North Park Sewer Service Area

Monroe County Urbanizing Area Plan (2015). Property location is approximate. Confirm service with the provider.

ENVIRONMENTAL OVERLAY MAP



Monroe County ECO map layer. Property location is approximate.

Internal Office Use
Received _____ _____
Date Time By Approved By

United Country Real Estate | Coffey Realty & Auction

BID CERTIFICATION

I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's 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 I am responsible for completing my own due diligence to confirm the property suits my intended use, including zoning, septic and soil suitability, utilities, access, easements and permits. The property sells AS IS, and survey information is as stated in the Terms & Conditions.
10. 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.

Property Address: Check each tract you will bid on:

☐ Tract 1: 4602 W. Carmola Dr., 4890 W. Carmola Dr. and Woodland Dr., Bloomington, IN 47404 (±21.66 acres)

☐ Tract 2: W. Carmola Dr., Bloomington, IN 47404 (±6 acres)

Printed Name: _____

Bidder Address: _____

Phone: _____

Email Address: _____

Signature: _____

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

SAMPLE CONTRACT: TRACT 1

United Country Real Estate | Coffey Realty & Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____day of _____2026, by and between C. Douglas Graham, Nikki Graham, James Graham, Joseph R. Oliver Trust, Abigail E. Oliver Trust, and Amy M. Oliver Trust 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**: 4602 W. Carmola Dr., 4890 W. Carmola Dr. and Woodland Dr. (Tract 1, ±21.66 acres)**
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as: 007-16000-00 PT E1/2 NE 23-9-2W 10.68A PLAT 36 (Parcel 53-04-23-100-030.000-011); 007-16020-00 PT E1/2 NE 23-9-2W 10.79A PLAT 94 (Parcel 53-04-23-100-006.000-011); 007-16010-00 PT E1/2 NE 23-9-2W .19A PLAT 96 (Parcel 53-04-23-100-007.000-011)

Buyer herewith agrees to deposit with John Bethell Title Co., $ 30,000.00 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 Warranty 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 January 6, 2027 and shall take place at the office of John Bethell Title Co., Bloomington, Indiana
The buyer will pay the closing fee.
The buyer 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

SAMPLE

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.

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: December 3, 2026 at 5:00 PM

Purchased By:

_____ Date_____
Buyer

_____ Phone_____
Printed
Buyer Address:_____ City_____ State____ Zip _____

_____ Date_____
Buyer

_____ Phone_____
Printed
Buyer Address:_____ City_____ State____ Zip _____

_____ Date_____
Buyer's Agent

_____ Phone_____
Printed
Agent Address:_____ City_____ State____ Zip _____
Names for Deed:_____

SAMPLE

SAMPLE CONTRACT: TRACT 1

Accepted By:

_____ Date_____
Seller
C. Douglas Graham, Individually Time: _____
Printed

_____ Date_____
Seller
C. Douglas Graham, Attorney-in-Fact for Nikki Graham Time: _____
Printed

_____ Date_____
Seller
C. Douglas Graham, Attorney-in-Fact for James Graham Time: _____
Printed

_____ Date_____
Seller
C. Douglas Graham, Trustee, Joseph R. Oliver Trust Time: _____
Printed

_____ Date_____
Seller
C. Douglas Graham, Trustee, Abigail E. Oliver Trust Time: _____
Printed

_____ Date_____
Seller
C. Douglas Graham, Trustee, Amy M. Oliver Trust Time: _____
Printed

SAMPLE

PROMISSORY NOTE

4602 W. Carmola Dr., 4890 W. Carmola Dr. and Woodland Dr. (Tract 1)
Bloomington, Monroe County, Indiana

$30,000.00_____
Amount Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
John Bethell Title Company, Inc.
2626 S. Walnut St.
Bloomington, Indiana 47401

The Sum of Thirty Thousand and 00/100 dollars

($30,000.00), 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.

_____ _____, 2026
Signature Date

_____ _____, 2026
Signature Date

SAMPLE

SAMPLE CONTRACT: TRACT 2

United Country Real Estate | Coffey Realty & Auction

REAL ESTATE AUCTION PURCHASE CONTRACT

This Contract of sale made and entered this _____day of _____2026, by and between Billy D. Fleetwood & Jinni L. Fleetwood 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**: W. Carmola Dr. (Tract 2, ±6 acres)**_____
in the City of Bloomington, County of Monroe, and State of Indiana

Legally described as: 007-13385-00 PT NW NW 24-9-2W 3.60A (Parcel 53-04-24-200-160.000-011); 007-13380-01 PT NE NE 23-9-2W 2.40A (Parcel 53-04-23-100-009.000-011)

Buyer herewith agrees to deposit with John Bethell Title Co., $ 30,000.00 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 Warranty 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 January 6, 2027 and shall take place at the office of John Bethell Title Co., Bloomington, Indiana
The buyer will pay the closing fee.
The buyer 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

SAMPLE CONTRACT: TRACT 2

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: December 3, 2026 at 5:00 PM

Purchased By:

_____ Date_____
Buyer

_____ Phone_____
Printed
Buyer Address:_____ City_____ State____ Zip _____

_____ Date_____
Buyer

_____ Phone_____
Printed
Buyer Address:_____ City_____ State____ Zip _____

_____ Date_____
Buyer's Agent

_____ Phone_____
Printed
Agent Address:_____ City_____ State____ Zip _____
Names for Deed:_____

Accepted By:

_____ Date_____
Seller
Billy D. Fleetwood Time: _____
Printed

_____ Date_____
Seller
Jinni L. Fleetwood Time: _____
Printed

SAMPLE

PROMISSORY NOTE

W. Carmola Dr. (Tract 2)
Bloomington, Monroe County, Indiana

$30,000.00_____
Amount Date

FOR VALUE RECEIVED, the undersigned promises to pay by wire transfer to the Order of:
John Bethell Title Company, Inc.
2626 S. Walnut St.
Bloomington, Indiana 47401

The Sum of Thirty Thousand and 00/100 dollars

($30,000.00), 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.

_____ _____, 2026
Signature Date

_____ _____, 2026
Signature Date

SAMPLE