



GENERAL RELEASE & HOLD HARMLESS AGREEMENT

We agree to the following Waiver and Release:

We, _____ & _____, BUYERS, and
New Hope Services & _____, SELLERS, for
ourselves, our heirs, successors, executors, assigns, and subrogates, hereby KNOWINGLY
AND INTENTIONALLY WAIVE AND RELEASE, INDEMNIFY AND HOLD HARMLESS Core
Group SI DBA Keller Williams Realty Consultants, its broker and agents, specifically
Brian Haeseley, Property Solutions Group, from and against any claims, actions, causes of
action, liabilities, suits, expenses (including reasonable attorney's fees) which are related to,
arise out of, or are in any way connected to the use the Sales Agreement used for the sale of
the property of 835 Spring St, Ste 124, Jeffersonville, IN 47130.

It is strongly advised that the parties use the Indiana Association of Realtors Purchase
Agreement. However, the parties have agreed to use their own form. Core Group SI DBA Keller
Williams Realty Consultants, its broker and agents, specifically

Brian Haeseley, Property Solutions Group are not attorneys and have not drafted the form,
nor do they give any opinion of the legal validity of the form. **The Parties are advised to see
personal legal advice regarding the use of the Sales Agreement.**

This agreement shall be binding upon the undersigned, their heirs, legal representatives,
assigns and is intended to forever discharge and indemnify Core Group SI DBA Keller Williams
Realty Consultants, its broker and agents, specifically Brian Haeseley, Property Solutions Group.

**I HAVE CAREFULLY READ, CLEARLY UNDERSTAND, AND VOLUNTARILY SIGN THIS
WAIVER AND RELEASE AGREEMENT.**

		<i>Elizabeth Boyd</i>	<small>dotloop verified 03/20/26 12:58 PM EDT FK4D-VT8O-2XBQ-U2K2</small>
Client Signature	Date	Client Signature	Date
Client Signature	Date	Client Signature	Date

RELEASE AND HOLD HARMLESS AGREEMENT

(for viewing, inspecting, or making authorized repairs)

Date: 03/19/2026

Subject Property Address: 835 Spring St, Ste 124, Jeffersonville, IN 47130

Listing Brokerage: Keller Williams Realty Consultants

The Undersigned acknowledges that:

The Seller has disclosed to the Undersigned that due to the condition, the property presents a risk of personal injury or death; the property may have health/safety risk(s) including, without limitation, illegal or industrial chemicals and substances and associated environmental conditions, mold, mildew or fungus, high-sulfur content building materials, or other risks unknown to the Seller; and the Undersigned desires and intends to enter the property for the purpose of viewing, inspecting, or making repairs that have been previously authorized by Seller or its duly authorized contractor, Vendor Resource Management, Inc., to said property.

Therefore, having been advised of the possible health risks and having conducted independent inquiries with appropriate professionals, if desired, the Undersigned elects to enter the subject property.

The Undersigned, having read this Release and Hold Harmless Agreement ("Agreement"), in consideration of being granted access to the subject property and other good and valuable consideration received from or on behalf of Seller, the receipt and sufficiency of which is hereby acknowledged, hereby agrees to release and hold harmless Seller, its agents, employees, contractors, and representatives from and against any claims, damages, losses, costs or expenses of any kind, financial or otherwise, sustained or arising from the Undersigned's entry onto and/or physical inspection of the subject property.

The Undersigned agrees that this Agreement shall be binding upon him/ her/ them, his/ her/ their heirs, representatives, executors, administrators, assigns and insurance carrier, and shall insure to the benefit of the Seller, its agents, employees, servants, successors and assigns.

THE UNDERSIGNED HAVE READ THE FOREGOING AGREEMENT AND FULLY UNDERSTAND IT:

Purchaser:

Printed name: _____

Purchaser:

Printed name: _____

Listing Agent:

Brian Haeseley dotloop verified
03/19/26 7:20 PM EDT
CRE8-CQ7H-9XWM-87CF

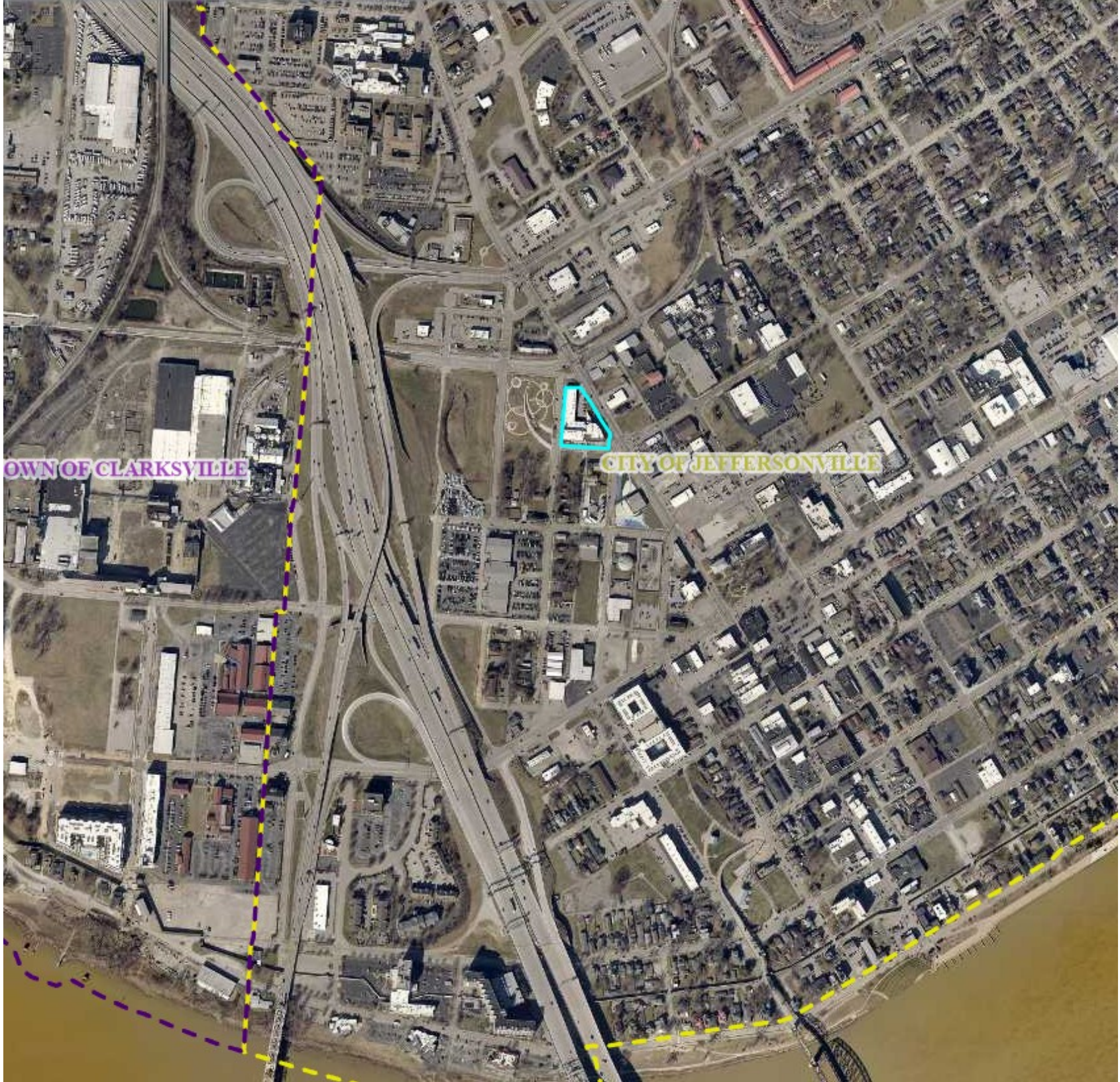
Printed name: Brian Haeseley

Purchaser's Agent:

Printed name: _____

Other Entrant:

Printed name: _____



TOWN OF CLARKSVILLE

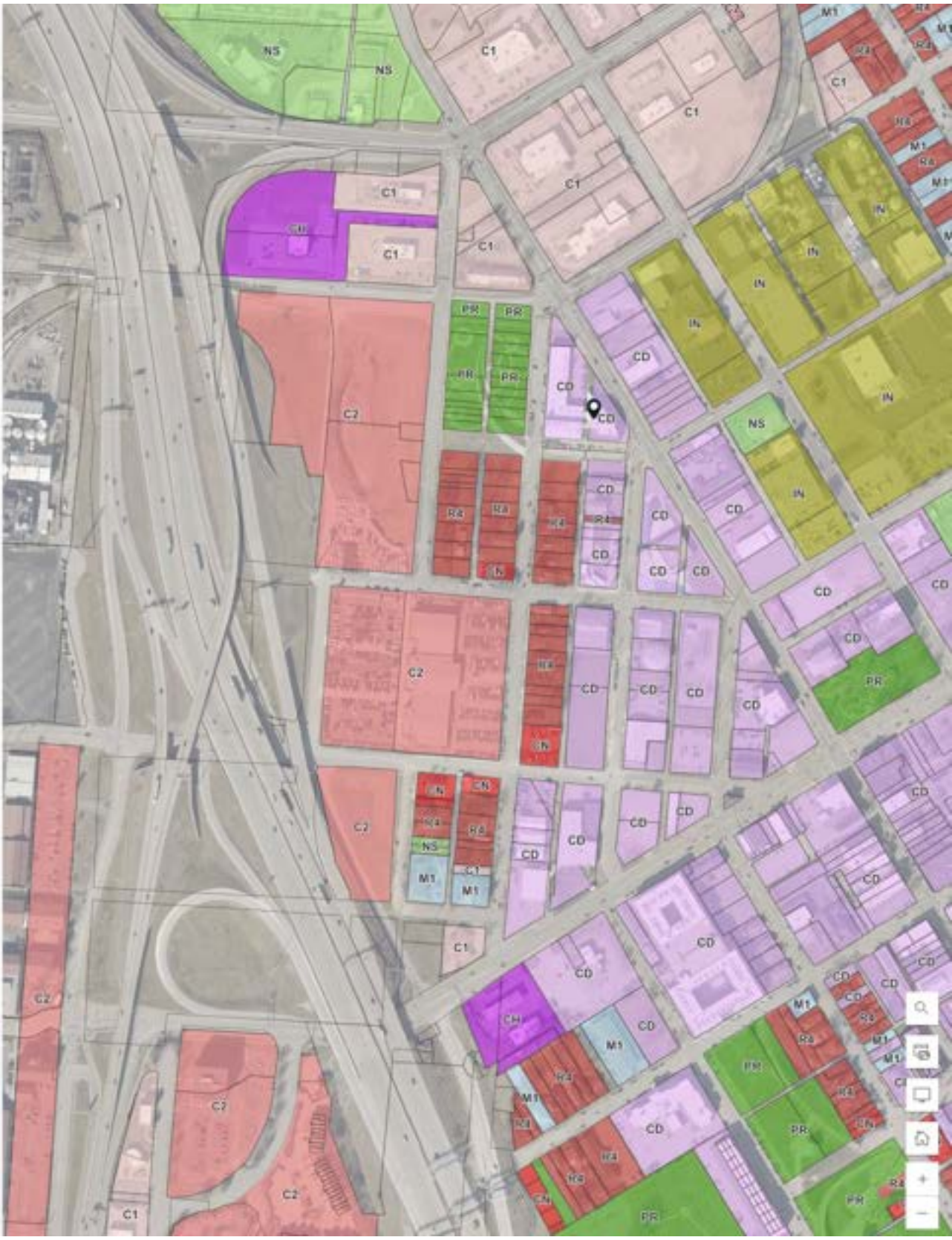
CITY OF JEFFERSONVILLE

Legend

Parcel

Zone District

- A1: Agricultural
- C1: Small to Medium Scale General Commercial
- C2: Large Scale General Commercial
- CD: Commercial, Downtown**
- CH: Commercial, Highway
- CN: Commercial, Neighborhood
- CO: Commercial, Office
- I1: Business Park/Light Industrial
- I2: Industrial Park/Heavy Industrial
- IN: Industrial, Neighborhood
- IR: Industrial, River Ridge
- M1: Small Scale Multifamily Residential
- M2: Medium Scale Multifamily Residential
- M3: Large Scale Multifamily Residential
- MP: Mobile Home Park
- NS: Institutional Use
- PD: Planned Unit Developments
- PR: Parks and Recreation
- R1: Single Family Residential - Large Lot
- R2: Single Family Residential - Medium Lot
- R3: Single Family Residential - Small Lot
- R4: Single Family Residential - Old City





CITY OF JEFFERSONVILLE

SPRING ST

O-AVE

MICHIGAN AVE

Clark County, IN

Summary

Parcel Number 10-19-00-101-550.000-010
Alt Parcel Number 19-00037-015-0
Property Address 835 Spring Street
Class Code 403
Property Class 40 or More Family Apartments
Nbhd Code 10044112
Neighborhood Dist 10 Apts
Legal Description Lots 1-6, 9-12 Blk 92 & 0.275 Ac per 201518373 of vacated alley- Pt vacate 8th st
Township JEFFERSONVILLE TOWNSHIP
Corporation GREATER CLARK COUNTY
Taxing District 010 - JEFFERSONVILLE CITY-IFW



Owners

M Fine on Spring LP
1390 Olivia Ln Ste 110
Lexington, KY 40511

Land

Land Type	Acres	Dimensions
11 - PRIMARY	0.28	

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
6/30/2015	M Fine on Spring LP	201511436	WR	\$404,000
9/11/2006	DT Ventures LLC		WD	\$0
4/21/2001	LEWIS EQUITY GROUP LLC		WD	\$0

Valuation Record

Assessed Year	2025 (3)	2025 (2)	2025	2024 (2)	2024
Assessment Date	2025-04-22	2025-04-21	2025-04-17	2025-03-24	2024-04-18
Reason for Change	MISCELLANEOUS	MISCELLANEOUS	ANNUAL ADJUSTMENT	MISCELLANEOUS	ANNUAL ADJUSTMENT
Land	\$42,000.00	\$42,000.00	\$105,600.00	\$42,000.00	\$42,000.00
Improvements	\$1,775,300.00	\$1,775,300.00	\$1,775,300.00	\$1,466,000.00	\$1,466,000.00
Total Valuation	\$1,817,300.00	\$1,817,300.00	\$1,880,900.00	\$1,508,000.00	\$1,508,000.00

Sales

Sale Date	Sale Price	Buyer Name	Seller Name
6/23/2015 12:30:45 PM	\$404,000	M Fine on Spring LP	DT Ventures LLC

Public Utilities

Water N
Sewer N
Gas N
Electricity N
All Y

Exterior Features

Exterior Feature	Size/Area
Balcony	2,068
Porch, Enclosed Frame	224
Stoop, Masonry	80
Stoop, Masonry	110

Special Features

Description	Size/Area
Passenger Elevators, Passenger Operated	0
Passenger Elevators, Passenger Operated	0
Canopies, Commercial Type	578

Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
C/I BUILDING	C	A	2018	2018	73,673
Paving	C	A	2018	2018	9,260

Commercial Buildings

Building	C/I BUILDING	Area	73,673	
Floor	Usage	Area in Use	Area AC	Area Heat
1	Apartment	31,078	0	28,678
2	Apartment	30,825	0	30,825
3	Apartment	11,770	2,700	11,770

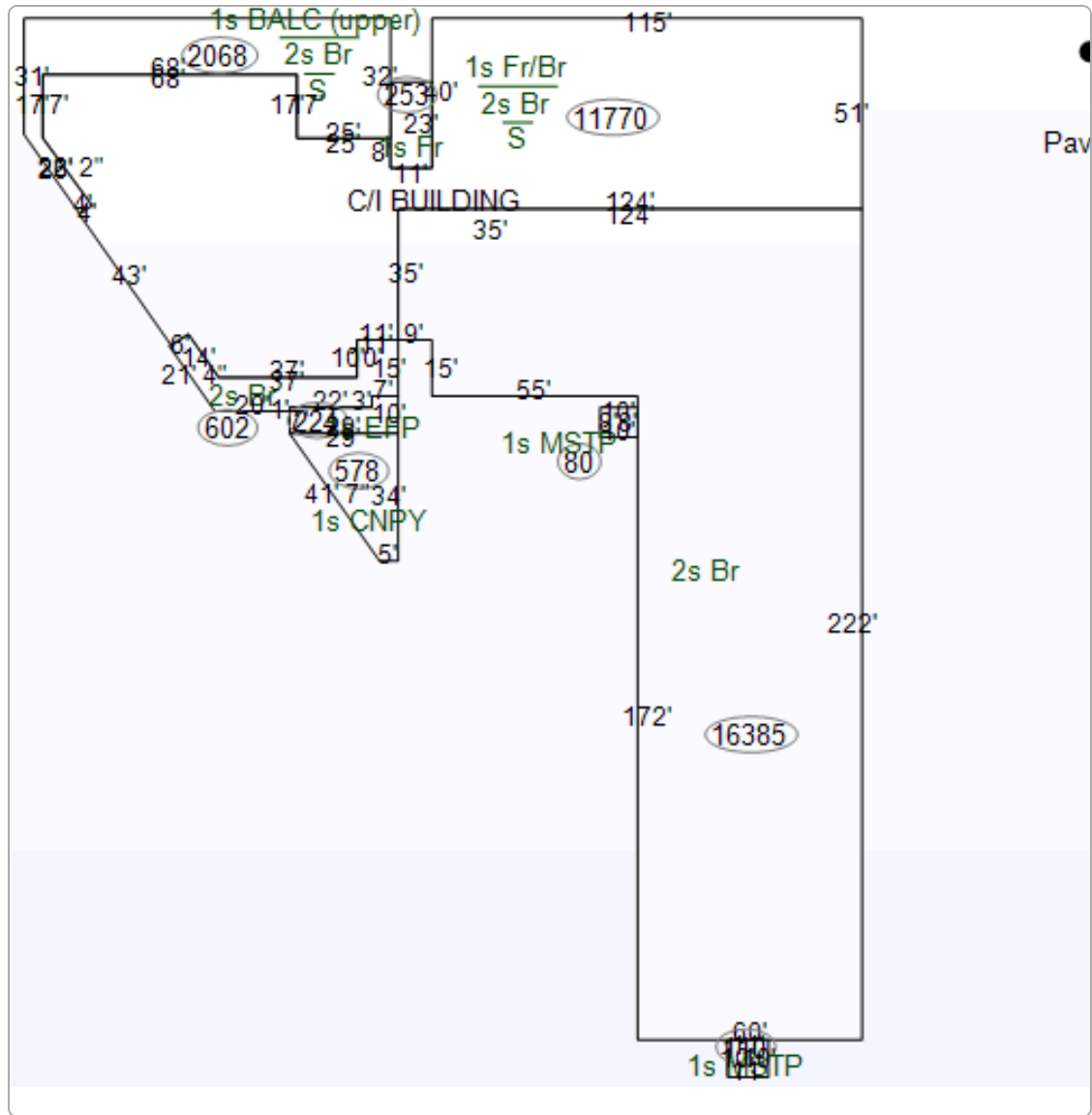
Tax Deductions

Year	Type	Amount
2026	Enterprise Zone	\$1,775,300
2026	2% Deduction	\$42,000
2025	Enterprise Zone	\$1,466,000
2024	Enterprise Zone	\$1,437,400
2022	Enterprise Zone	\$1,386,200
2021	Enterprise Zone	\$1,386,200

Tax History

Tax Year	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,582.01	\$617.97	\$860.28	\$663.96	\$1,182.92
+ Spring Penalty	\$158.20	\$0.00	\$86.03	\$0.00	\$0.00
+ Spring Annual	\$61.80	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,582.01	\$617.97	\$860.28	\$663.96	\$1,182.92
+ Fall Penalty	\$158.20	\$30.90	\$43.01	\$0.00	\$0.00
+ Fall Annual	\$61.80	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$617.97	\$860.28	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$61.80	\$86.03	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$3,034.50	\$2,731.05	\$1,864.05	\$1,734.00	\$1,734.00
+ 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	\$7,318.29	\$4,944.20	\$3,713.65	\$3,061.92	\$4,099.84
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$3,384.98)	(\$1,900.01)	(\$3,061.92)	(\$4,099.84)
= Total Due	\$7,318.29				

Sketches



Photos





Map



No data available for the following modules: Sales Disclosures, Residential Dwellings, Plat.

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.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/20/2026, 9:17:57 AM

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

10-19-00-101-550.000-010

M Fine on Spring LP

835 SPRING STREET

403, 40 or More Family Apartments

Dist 10 Apts/10044112

1/4

General Information

Parcel Number 10-19-00-101-550.000-010
Local Parcel Number 19-00037-015-0

Tax ID:

Routing Number 039.000

Property Class 403
40 or More Family Apartments

Year: 2025

Location Information

County Clark

Township JEFFERSONVILLE TOWNSHIP

District 010 (Local 019)
JEFFERSONVILLE CITY-IFW

School Corp 1010
GREATER CLARK COUNTY

Neighborhood 10044112
Dist 10 Apts

Section/Plat

Location Address (1)
835 SPRING STREET
JEFFERSONVILLE, IN 47130

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 26, 2025

Review Group 2

Ownership

M Fine on Spring LP
1390 Olivia Ln Ste 110
c/o Winterwood ,Inc
Lexington, KY 40511

Legal

Lots 1-6, 9-12 Blk 92 & 0.275 Ac per 201518373 of
vacated alley-Pt vacate 8th st



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

Table with columns for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total. Includes sub-totals for Land, Total Res, Total Non Res, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Includes entries for 06/30/2015, 09/11/2006, and 04/21/2001.

Commercial

Notes

11/1/2023 GENERAL : REASSESSMENT- 24/25-
UPDATED GRADE AND MRKT FACTOR ON
BUILDING. UPDATED SIZE ON PAVING. EB/GI
11/2/2020 GENERAL : 20-21 APPEAL IS
WITHDRAWN
11/4/2019 GENERAL : BUILDING PERMIT 20-21
NO CHANGE CW -MS
9/17/2019 GENERAL : REASSESSMENT -- (LG-
MS) -- NO CHANGE
2/4/2019 GENERAL : 19-20-PER REVIEW
APPLIED MKT FACTOR
2/1/2019 GENERAL : 19-20 COMBINED 19-37-017-
0 TO 19-37-019-0

11/9/2018 GENERAL : F-134 (18-19) AGREED TO
TOTAL AV OF \$1,510,300. TOTAL OF 4 PARCELS
19-37-015-0, 19-37-017-0, 19-37-019-0, 19-37-018-
0. APPEAL IS SETTLED.

3/13/2018 GENERAL : 18-19 bldg permit-sf/ks-the
old industrial nightmare is now converted into apts.
will recheck back 19-20 for the 2400 sf now assessed
as util shed, will be finished out to be dining

11/15/2016 GENERAL : 17-18 BLDG PERMIT-
SF/KS-NO CHANGE AT THIS TIME-NO ACTUAL
BLDG PERMIT IS ON FILE BUT THEY APPLIED
FOR AN ENTERPRISE EXEMPTION PER
AUDITORS OFFICE-SO I SENT SOMEONE TO
CHECK IT OUT. RECHECK 18-19 FOR
REMODELING-OR DEMO

8/21/2015 GENERAL : REASSESSMENT- ADD

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

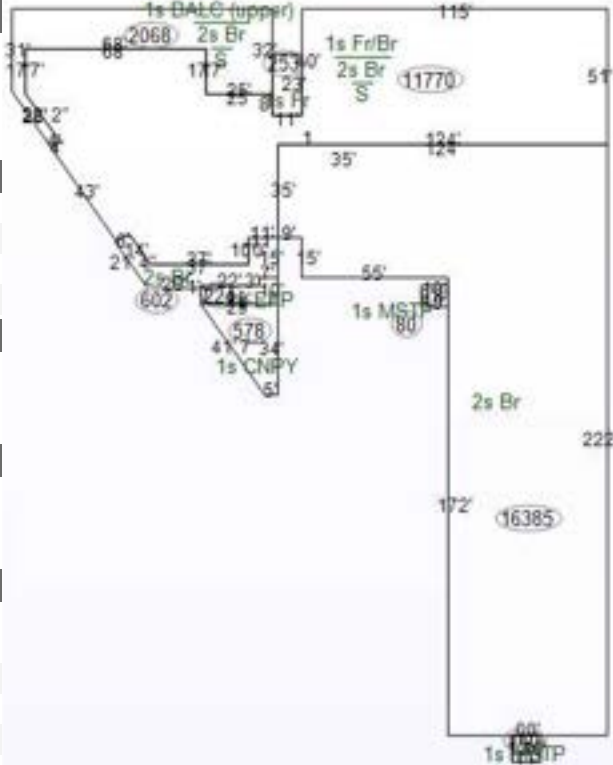
General Information			
Occupancy	C/I Building	Pre. Use	Apartment
Description	C/I BUILDING	Pre. Framing	Fire Resistant
Story Height	3	Pre. Finish	Finished Divided
Type	N/A	# of Units	51

	SB	B	1	U
Wall Type		1: 2(1032')		U: 1(329'),2(1407')
Heating			28678 sqft	42595 sqft
A/C				2700 sqft
Sprinkler			31078 sqft	42595 sqft

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	10	30	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	10	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	10	30	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value
Balcony	2068	\$22,400
Porch, Enclosed Frame	224	\$15,000
Stoop, Masonry	80	\$2,700
Stoop, Masonry	110	\$3,200

Special Features		Other Plumbing	
Description	Value	Description	Value
PE, PO	\$129,000		
Can, CT 578sqft	\$8,990		
PE, PO	\$129,000		



Building Computations			
Sub-Total (all floors)	\$6,767,929	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$7,118,219
Plumbing	\$40,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$266,990	Repl. Cost New	\$6,192,851
Exterior Features	\$43,300		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	APART	APART	HOSERV
Use Area	2400 sqft	28678 sqft	30825 sqft	2700 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	7.7%	92.3%	100.0%	22.9%
Eff Perimeter	1032'	1032'	1078'	658'
PAR	3	3	3	6
# of Units / AC	0	21 / Y	23 / Y	0 / N
Avg Unit sz dpth	0	1366	1340	
Floor	1	1	2	3
Wall Height	11'	11'	13'	11'
Base Rate	\$50.49	\$79.30	\$72.42	\$118.61
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$3.30)	\$2.17	\$6.51	(\$2.78)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$47.19	\$81.47	\$78.93	\$115.83
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$47.19	\$81.47	\$78.93	\$115.83
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$2.45	\$3.43	\$3.43	\$4.22
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$7.24	\$7.24	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$48.31	\$92.14	\$89.60	\$120.05
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$115,944	\$2,642,391	\$2,761,920	\$324,122

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age 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: C/I BUILDING	3	5/6 Maso	C	2018	2018	7 A	0.87	0.87		73,673 sqft	\$6,192,851	8%	\$5,697,420	69%	100%	1.0000	1.0000	0.00	100.00	0.00	\$1,766,200
2: Paving	1	Asphalt	C	2018	2018	7 A	\$2.81	0.87	\$2.44	9,260 sqft	\$22,638	60%	\$9,060	0%	100%	1.0000	1.0000	0.00	100.00	0.00	\$9,100

Floor/Use Computations	
Pricing Key	GCM
Use	APART
Use Area	9070 sqft
Area Not in Use	0 sqft
Use %	77.1%
Eff Perimeter	658'
PAR	6
# of Units / AC	7 / Y
Avg Unit sz dpth	1296
Floor	3
Wall Height	11'
Base Rate	\$87.33
Frame Adj	\$0.00
Wall Height Adj	\$2.78
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$90.11
BPA Factor	1.00
Sub Total (rate)	\$90.11
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$4.22
Lighting	\$0.00
Unit Finish/SR	\$7.50
GCK Adj.	\$0.00
S.F. Price	\$101.83
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$923,553

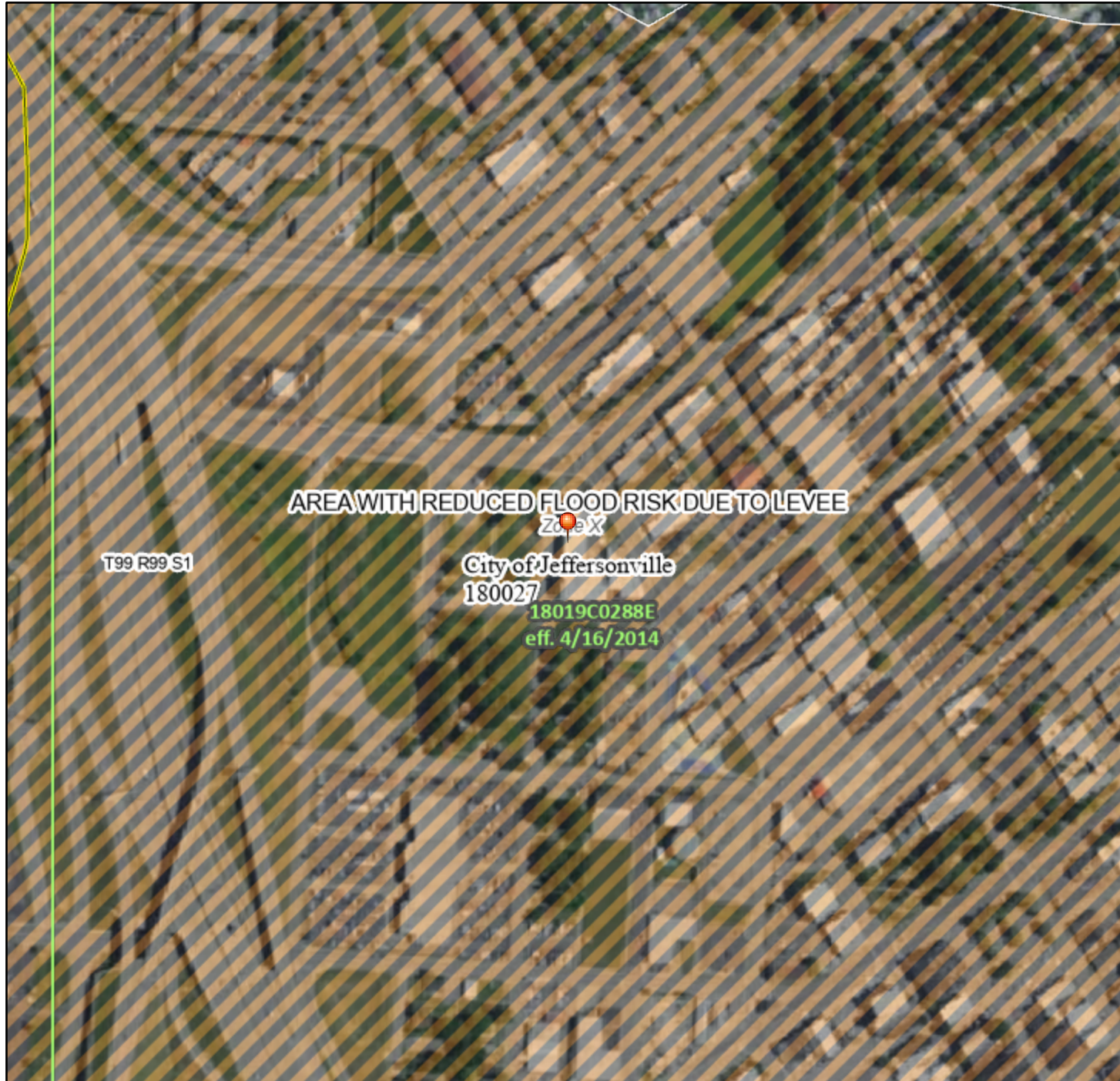
Special Features		Exterior Features		
Description	Value	Description	Area	Value
Other Plumbing				
Description	Value			

Summary of Improvements																					
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age 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	

National Flood Hazard Layer FIRMette



85°45'2"W 38°16'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

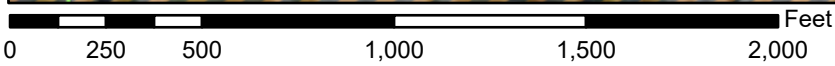


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/20/2026 at 1:59 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

85°44'24"W 38°16'24"N

Basemap Imagery Source: USGS National Map 2023