



### GENERAL RELEASE & HOLD HARMLESS AGREEMENT

We agree to the following Waiver and Release:

We, Russell Meredith R and M Leasing LLC & Michael E Meredith Jr for Meredith Family Trust, Trustee, BUYERS, and 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 7720 County Rd 311, Sellersburg, IN 47172.

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 VOLUNTAIRLY SIGN THIS WAIVER AND RELEASE AGREEMENT.**

\_\_\_\_\_  
Client Signature Date

*Russell Meredith for R and M Leasing LLC* dotloop verified 04/16/26 4:55 PM EDT EXQD-N7I9-UJ01-YI6P  
\_\_\_\_\_  
Client Signature Date

\_\_\_\_\_  
Client Signature Date

*Michael E Meredith Jr for Meredith Family Trust, Trustee* dotloop verified 04/17/26 1:58 PM EDT 6YJG-RGZA-PF6M-1XFP  
\_\_\_\_\_  
Client Signature Date

## RELEASE AND HOLD HARMLESS AGREEMENT

(for viewing, inspecting, or making authorized repairs)

Date: 04/17/2026

Subject Property Address: 7720 County Rd 311, Sellersburg, IN 47172

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  
04/16/26 3:18 PM EDT  
QQHX-3E9C-FZMY-VWEG

Printed name: Brian Haeseley

Purchaser's Agent:

Printed name: \_\_\_\_\_

Other Entrant:

Printed name: \_\_\_\_\_

TOWN OF SELLERSBUR

CR-311

OLD SR-60

WIDE DR

128.99 ft

40.32 ft

20.86 ft

121.20 ft

10.46 ft

63.93 ft

170.85 ft

145.18 ft

14.76 ft

11.08 ft

143.87 ft

115.35 ft

Area: 0.73 acres  
Distance: 736.56 ft







# Clark County, IN

## Summary

**Parcel Number** 10-09-10-800-610.000-030  
**Alt Parcel Number** 09-00007-059-0  
**Property Address** 7720 Highway 311  
**Class Code** 452  
**Property Class** Service Station  
**Nbhd Code** 10084002  
**Neighborhood** sc com area 2 dist 030  
**Legal Description** GT 108 .599 AC  
**Township** SILVER CREEK TOWNSHIP  
**Corporation** SILVER CREEK SCHOOLS  
**Taxing District** 030 - SILVER CREEK TOWNSHIP



## Owners

[R and M Leasing LLC](#)  
 2834 Sandalwood Dr  
 New Albany, IN 47150

## Land

Land Type	Acres	Dimensions
11 - PRIMARY	0.6	

## Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
9/25/2018	R and M Leasing LLC	<a href="#">201817533</a>	WR	\$0
4/14/2000	MEREDITH MICHAEL & MEREDITH RUSSELL		WD	\$0

## Valuation Record

Assessed Year	2025	2024	2023	2022	2021
Assessment Date	2025-04-17	2024-04-18	2023-04-06	2022-04-14	2021-03-31
Reason for Change	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
Land	\$113,800.00	\$113,800.00	\$113,800.00	\$113,800.00	\$113,800.00
Improvements	\$43,500.00	\$36,800.00	\$37,700.00	\$38,100.00	\$34,000.00
<b>Total Valuation</b>	<b>\$157,300.00</b>	<b>\$150,600.00</b>	<b>\$151,500.00</b>	<b>\$151,900.00</b>	<b>\$147,800.00</b>

## Public Utilities

**Water** Y  
**Sewer** N  
**Gas** Y  
**Electricity** Y  
**All** N

## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
C/I BUILDING	D	A	1945	1945	1,854
PAVING, ASPHALT	C	A	1926	1985	20,000
Car Shed	C	A	2016	2016	360

## Commercial Buildings

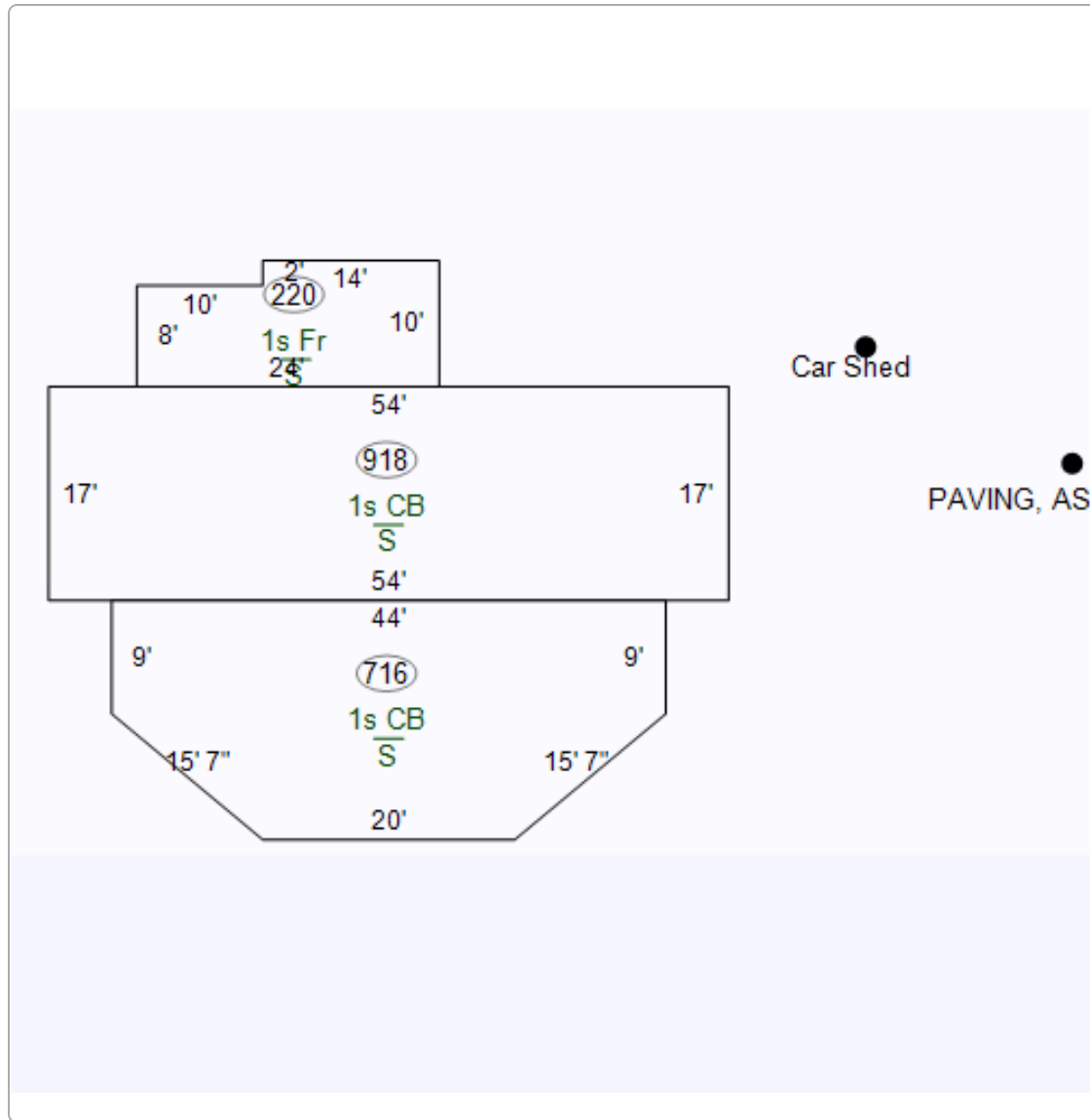
Building	C/I BUILDING	Area	1,854	
Floor	Usage	Area in Use	Area AC	Area Heat
1	Auto Service	1,854	716	1,854

## Tax History

Tax Year	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$1,329.29	\$1,319.30	\$1,003.68	\$1,056.06	\$1,033.71

Tax Year	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$1,329.29	\$1,319.30	\$1,003.68	\$1,056.06	\$1,033.71
+ 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	\$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
<b>= Charges</b>	<b>\$2,658.58</b>	<b>\$2,638.60</b>	<b>\$2,007.36</b>	<b>\$2,112.12</b>	<b>\$2,067.42</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2,658.58)	(\$2,638.60)	(\$2,007.36)	(\$2,112.12)	(\$2,067.42)
<b>= Total Due</b>	<b>\$0.00</b>				

Sketches



Photos



Map



No data available for the following modules: Sales Disclosures, Sales, Exterior Features, Special Features, Residential Dwellings, Tax Deductions, 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.

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[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

10-09-10-800-610.000-030

R and M Leasing LLC

7720 HIGHWAY 311

452, Service Station

sc com area 2 dist 030/100 1/2

General Information

Ownership

Transfer of Ownership

Notes

Parcel Number 10-09-10-800-610.000-030
Local Parcel Number 09-00007-059-0

R and M Leasing LLC
2834 Sandalwood Dr
New Albany, IN 47150

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/25/2018 R and M Leasing LLC and 04/14/2000 MEREDITH MICHAEL.

11/17/2021 GENERAL : REASSESSMENT- ADDED CARPORT WITH SV. LT/HD
1/4/2018 GENERAL : REASSESSMENT CHANGED PAVING SQ FT. BL/KH

Tax ID:

Legal

GT 108 .599 AC

Routing Number 032.000

Property Class 452 Service Station



Commercial

6/22/2012 GENERAL : REASSESSMENT CHANGE USE FOR BLDG TO STORAGE, AUTO SERVICE AND GEN OFFICE. CHANGED GRADE AND CONDITION ON BLDG AND EFF YR AND CONDITION ON PAVING. BL. KH
6/3/2003 : GMM 12-11-01 DSH SELLERSBURG AUTO SALES F-133 CHANGE SQ. FTG. FOR PAVING & FIXTURES.

Year: 2025

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

4/14/2000 : COMMERCIAL- BAKERY

Location Information

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2025, 2024, 2023, 2022, 2021.

County Clark

Township SILVER CREEK TOWNSHIP

District 030 (Local 009) SILVER CREEK TOWNSHIP

School Corp 0945 SILVER CREEK SCHOOLS

Neighborhood 10084002 sc com area 2 dist 030

Section/Plat

Location Address (1) 7720 HIGHWAY 311 SELLERSBURG, IN 47172

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.60), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$113,800), Total Value (\$113,800).

Zoning

Table with columns: 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. Row 1: 11, A, 0, 0.5990, 1.42, \$100,000, \$142,000, \$113,799, 0%, 1.0000, 0.00, 0.00, 100.00, \$113,800.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, April 27, 2025 Review Group 4

Data Source N/A

Collector

Appraiser

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<b>Description</b>	C/I BUILDING	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Semi-Finished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(187')
<b>Heating</b>	1854 sqft
<b>A/C</b>	716 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

#	TF	#	TF
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	4	4
<b>Total</b>	0	4	4

**Roofing**

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

**GCK Adjustments**

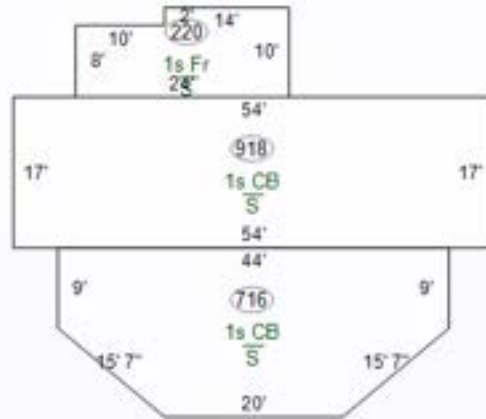
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

Description	Area	Value
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**Special Features**

Description	Value	Description	Value
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**Floor/Use Computations**

<b>Pricing Key</b>	GCM	GCM	GCM
<b>Use</b>	UTLSTOR	AUTOSER	GENOFF
<b>Use Area</b>	220 sqft	918 sqft	716 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft	0 sqft
<b>Use %</b>	11.9%	49.5%	38.6%
<b>Eff Perimeter</b>	187'	187'	187'
<b>PAR</b>	10	10	10
<b># of Units / AC</b>	0	0	0
<b>Avg Unit sz dpth</b>	0	0	0
<b>Floor</b>	1	1	1
<b>Wall Height</b>	8'	12'	8'

<b>Base Rate</b>	<b>\$96.63</b>	<b>\$126.18</b>	<b>\$162.57</b>
<b>Frame Adj</b>	\$0.00	\$0.00	\$0.00
<b>Wall Height Adj</b>	(\$10.74)	(\$4.16)	(\$12.16)
<b>Dock Floor</b>	\$0.00	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$85.89</b>	<b>\$122.02</b>	<b>\$150.41</b>
<b>BPA Factor</b>	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$85.89</b>	<b>\$122.02</b>	<b>\$150.41</b>
<b>Interior Finish</b>	\$0.00	\$0.00	\$0.00
<b>Partitions</b>	\$0.00	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$85.89</b>	<b>\$122.02</b>	<b>\$150.41</b>
<b>Sub-Total</b>			
<b>Unit Cost</b>	\$0.00	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$18,896</b>	<b>\$112,014</b>	<b>\$107,694</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$238,604</b>	<b>Garages</b>	\$0
Racquetball/Squash	\$0	<b>Fireplaces</b>	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$245,004</b>
Plumbing	\$6,400	<b>Quality (Grade)</b>	\$1
Other Plumbing	\$0	<b>Location Multiplier</b>	0.87
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$170,523</b>
Exterior Features	\$0		

**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	1	Concrete	D	1945	1945	80	A		0.87		1,854 sqft	\$170,523	80%	\$34,100	0%	100%	1.0000	1.0000	0.00	0.00	100.00	\$34,100
2: Car Shed	1	SV	C	2016	2016	9	A		0.87		18'x20'		20%		0%	100%	1.0000	1.0000	0.00	0.00	100.00	\$500
3: PAVING, ASPHALT	1	Asphalt	C	1926	1985	40	A	\$2.57	0.87	\$2.24	20,000 sqft	\$44,718	80%	\$8,940	0%	100%	1.0000	1.0000	0.00	0.00	100.00	\$8,900

# Clark County, IN

## Summary

**Parcel Number** 10-09-10-800-307.000-030  
**Alt Parcel Number** 09-00022-027-0  
**Property Address** Hwy 60  
**Class Code** 456  
**Property Class** Parking Lot or Structure  
**Nbhd Code** 10084002  
**Neighborhood** sc com area 2 dist 030  
**Legal Description** LOT 2 N W PT LOT 21 .15 AC  
**Township** SILVER CREEK TOWNSHIP  
**Corporation** SILVER CREEK SCHOOLS  
**Taxing District** 030 - SILVER CREEK TOWNSHIP

## Owners

[R & M Leasing LLC](#)  
 2834 Sandalwood Dr  
 New Albany, IN 47150

## Land

Land Type	Acres	Dimensions
13 - UNDEVELOPED USABLE	0.33	

## Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
9/25/2018	R & M Leasing LLC	<a href="#">201817533</a>	WR	\$0
4/14/2000	MEREDITH MICHAEL & MEREDITH RUSSELL		WD	\$0

## Valuation Record

Assessed Year	2025	2024	2023	2022	2021
Assessment Date	2025-04-17	2024-04-18	2023-04-06	2022-04-14	2021-03-31
Reason for Change	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
Land	\$33,500.00	\$33,500.00	\$33,500.00	\$33,500.00	\$33,500.00
Improvements	\$3,600.00	\$3,600.00	\$3,700.00	\$3,700.00	\$3,400.00
<b>Total Valuation</b>	<b>\$37,100.00</b>	<b>\$37,100.00</b>	<b>\$37,200.00</b>	<b>\$37,200.00</b>	<b>\$36,900.00</b>

## Public Utilities

**Water** Y  
**Sewer** N  
**Gas** Y  
**Electricity** Y  
**All** N

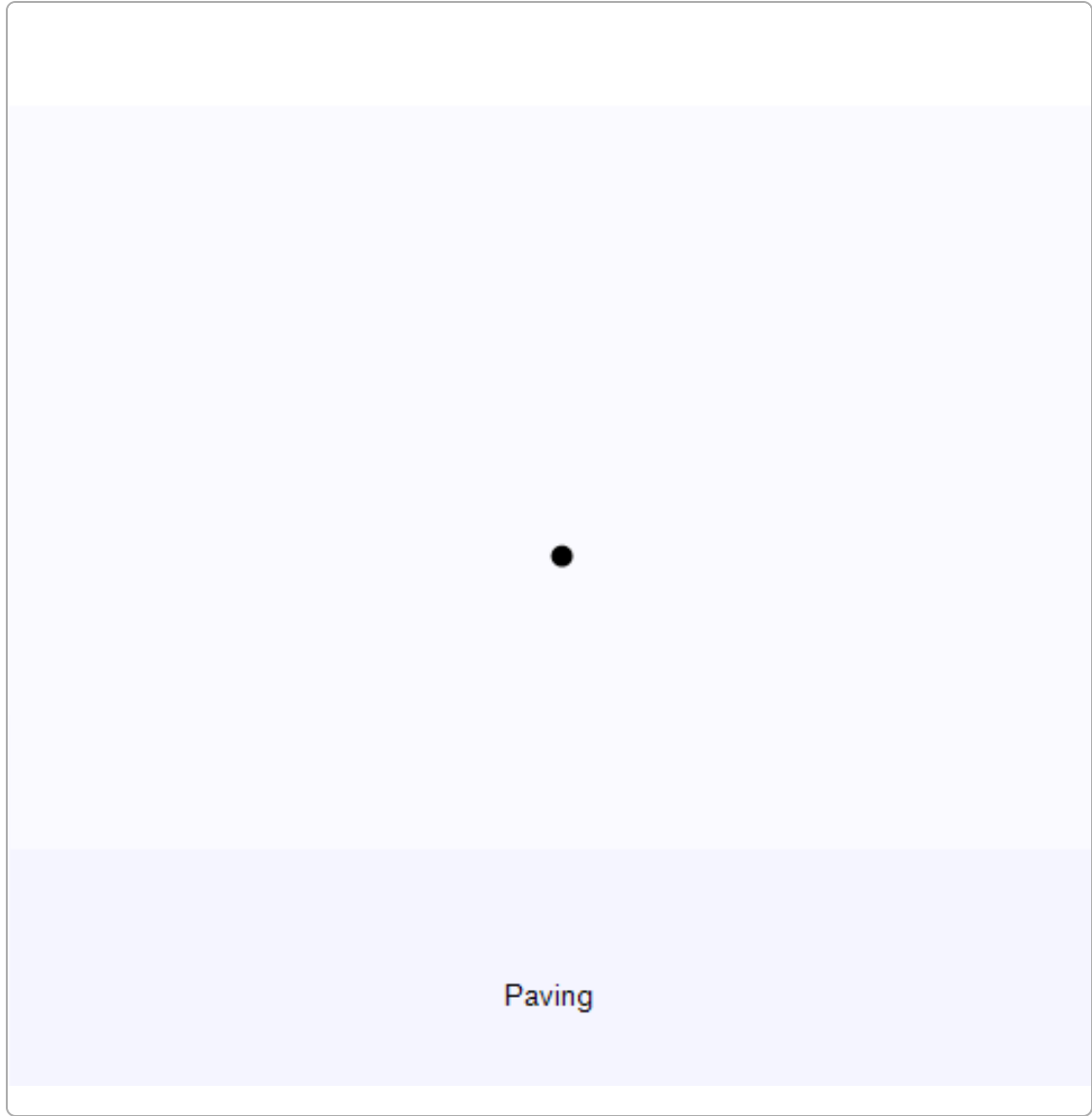
## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Paving	C	A	2000	2000	7,300

## Tax History

Tax Year	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$327.47	\$323.94	\$245.80	\$263.66	\$258.08
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$327.47	\$323.94	\$245.80	\$263.66	\$258.08
+ 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	\$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
<b>= Charges</b>	<b>\$654.94</b>	<b>\$647.88</b>	<b>\$491.60</b>	<b>\$527.32</b>	<b>\$516.16</b>
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$654.94)	(\$647.88)	(\$491.60)	(\$527.32)	(\$516.16)
<b>= Total Due</b>	<b>\$0.00</b>				

### Sketches



Map



No data available for the following modules: Sales Disclosures, Sales, Exterior Features, Special Features, Residential Dwellings, Commercial Buildings, Tax Deductions, Plat, Photos.

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[Contact Us](#)



10-09-10-800-307.000-030

R & M Leasing LLC

HWY 60

456, Parking Lot or Structure

sc com area 2 dist 030/100 1/2

General Information

Parcel Number 10-09-10-800-307.000-030
Local Parcel Number 09-00022-027-0

Ownership

R & M Leasing LLC
2834 Sandalwood Dr
New Albany, IN 47150

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 09/25/2018 R & M Leasing LLC and 04/14/2000 MEREDITH MICHAEL.

Notes

11/1/2021 GENERAL : REASSESSMENT NO CHANGE CW/KS
9/27/2017 GENERAL : REASSESSMENT-SF/BL-ADDED PAVING
5/14/2003 : ALB PJP 3-11-02
4/14/2000 : VACANT LOT.

Tax ID:

Legal

LOT 2 N W PT LOT 21 .15 AC

Routing Number 033.000

Property Class 456
Parking Lot or Structure



Commercial

Year: 2025

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Location Information

County Clark

Township SILVER CREEK TOWNSHIP

District 030 (Local 009) SILVER CREEK TOWNSHIP

School Corp 0945 SILVER CREEK SCHOOLS

Neighborhood 10084002 sc com area 2 dist 030

Section/Plat

Location Address (1) HWY 60 SELLERSBURG, IN 47172

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.33), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$33,500), Total Value (\$33,500).

Zoning

Table with columns: 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. Row 1: 13, A, 0, 0.3345, 1.00, \$100,000, \$100,000, \$33,450, 0%, 1.0000, 0.00, 0.00, 100.00, \$33,450.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, April 27, 2025

Review Group 4

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy Paving  
 Description Paving  
 Story Height 0  
 Style N/A  
 Finished Area  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
1		

**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**

Specialty Plumbing		
Description	Count	Value
1		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Total Base**  
**Adjustments**  
**Row Type Adj.**

Unfin Int (-)  
 Ex Liv Units (+)  
 Rec Room (+)  
 Loft (+)  
 Fireplace (+)  
 No Heating (-)  
 A/C (+)  
 No Elec (-)  
 Plumbing (+ / -)  
 Spec Plumb (+)  
 Elevator (+)

<b>Sub-Total, One Unit</b>	\$0
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$0 \$0
Garages (+) 0 sqft	\$0 \$0
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.87
<b>Replacement Cost</b>	<b>\$17,846</b>

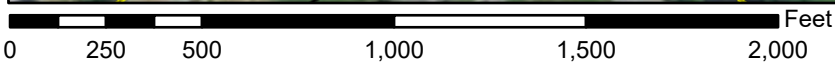
**Summary of Improvements**

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: Paving	1	Asphalt	C	2000	2000	25	A	\$2.81	0.87	\$2.44	7,300 sqft	\$17,846	80%	\$3,570	0%	100%	1.0000	1.0000	0.00	0.00	100.00	\$3,600

# National Flood Hazard Layer FIRMMette



85°46'21"W 38°23'16"N



1:6,000

85°45'43"W 38°22'48"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

- |                                    |  |  |
|------------------------------------|--|--|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                                    |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                                    |  | Regulatory Floodway  |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 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>  |
| <b>OTHER AREAS</b>                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                                    |  | Effective LOMRs  |
| <b>GENERAL STRUCTURES</b>          |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                                    |  | Channel, Culvert, or Storm Sewer   |
|                                    |  | Levee, Dike, or Floodwall  |
| <b>OTHER FEATURES</b>              |  | 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  |
| <b>MAP PANELS</b>                  |  | Coastal Transect Baseline  |
|                                    |  | Profile Baseline   |
|                                    |  | Hydrographic Feature   |
|                                    |  | 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 **4/15/2026 at 9:42 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.

