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CB2-2013-2020067



SALES DISCLOSURE FORM
State Form 46021 (R10/10-09)

RECEIVED

SDF ID

County Year Unique ID

SDF Date: _____

Prescribed by Department of Local Government Finance
 Pursuant to IC 6-1.1-5.5
 GET COUNTED IN 2010! LEARN MORE AT WWW.CENSUS.INDIANA.EDU
 PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

MAY 21 2013

PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR
A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT

SS
4

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.) 82-06-31-022-059.003-029 11-150-22-059-003	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input checked="" type="checkbox"/> 4. Improvement	5 E Riverside Dr Evansville IN 47713	1 NW Martin Luther King Room 100 Evansville IN 47708

7. Legal Description of Parcel A: Pt of Lot 20 plat of Dunham's Heirs

B.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
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7. Legal Description of Parcel B:

B. CONDITIONS - IDENTIFY ALL THAT APPLY **C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1-15**

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.

YES	NO	CONDITION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. A transfer of real property interest for valuable consideration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Buyer is an adjacent property owner.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Vacant land.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Exchange for other real property ("Trade").
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Seller paid points. (Provide the value Table C Item 12.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Change planned in the primary use of the property? (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Existence of family or business relationship between buyer and seller. (Complete Table C Item 4.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Land contract. Contract term (Y): _____ and contract date (MM/DD/YYYY): _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Personal property included in transfer. (Provide the value Table C Item 5.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Physical changes to property between March 1 and date of sale. (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. Partial interest. (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. Easements or right-of-way grants.

1. Conveyance date (MM/DD/YYYY): 05/10/2013

2. Total number of parcels: 1

3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Family or business relationship existing between buyer and seller? Amount of discount: \$ _____

Disclose actual value in money, property, a service, an agreement, or other consideration.

If conditions 13-15 apply, filers are subject to disclosure, but no disclosure filing fee.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Transfer to a charity, not-for-profit organization, or government.

5. Estimated value of personal property:	\$ <u>0.00</u>
6. Sales price:	\$ <u>170,000.00</u>

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Is the seller financing sale? If yes, answer questions (8-13).
<input type="checkbox"/>	<input type="checkbox"/>	8. Is buyer/borrower personally liable for loan?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this a mortgage loan?
10. Amount of loan:		\$ _____
11. Interest rate:		%
12. Amount in points:		\$ _____
13. Amortization period:		_____

D. PREPARER

Chris Lenfers
Preparer of the Sales Disclosure Form
501 Main St Ste 100
Address (Number and Street)
Evansville IN 47708
City, State, and ZIP Code

Closing agent
Title
Boss Title Co
Company
MAY 21 2013
Liz Hutz
Vanderburgh County Assessor
E-mail

E. SELLER(S)/GRANTOR(S)

GROWTH ALLIANCE FOR GREATER EVANSVILLE INC FKA
Seller 1 - Name as appears on conveyance document
318 Main St Ste 500
Address (Number and Street)
Evansville IN 47708
City, State, and ZIP Code
Telephone Number
E-mail

A Business Center for Developing Enterprise
Seller 2 - Name as appears on conveyance document
Address (Number and Street)
City, State, and ZIP Code
Telephone Number
E-mail

Disclosure, to the best of my knowledge and belief, is true, correct and complete with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Signature of Seller
Printed Name of Seller
Sign Date (MM/DD/YYYY)

Signature of Seller
Printed Name of Seller
Sign Date (MM/DD/YYYY)
Deborah D. Dewey Pres. 05/10/2013

F. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS - IDENTIFY ALL ITEMS THAT APPLY

CITY OF EVANSVILLE INDIANA / Water & Sewer Utility Department
Buyer 1 - Name as appears on conveyance document
1 NW Martin Luther King Room 100
Address (Number and Street)
Evansville IN 47708
City, State, and ZIP Code
E-mail

Buyer 2 - Name as appears on conveyance document
Address (Number and Street)
City, State, and ZIP Code
Telephone Number
E-mail

THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY.

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county: Address (Number and Street) City, State ZIP Code County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Does the buyer have a homestead in Indiana to be vacated for this residence? If yes, provide complete address of residence being vacated, including county: Address (Number and Street) City, State ZIP Code County

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Homestead
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Solar Energy Heating/Cooling System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wind Power Device
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Hydroelectric Power Device
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Geothermal Energy Heating/Cooling Device
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Is this property a residential rental property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Would you like to receive tax statements for this property via e-mail? (Provide contact information below. Please see instructions for more information. Not available in all counties.) Primary property owner contact name E-mail

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act". (Note: Numbers are not necessary if no Homestead Deduction is

Allen R. Mounts
Printed Legal Name of Buyer 1
Sign Date (MM/DD/YYYY)
05/10/2013
Last 5 digits of Buyer 1 Driver's License/ID/Other Number State Last 5 Digits of Social Security Number

Signature of Buyer 2/Spouse
Printed Legal Name of Buyer 2/Spouse
Sign Date (MM/DD/YYYY)
Last 5 digits of Buyer 2/Spouse Driver's License/ID/Other Number State Last 5 Digits of Social Security Number

C82-2013-2020067

RECEIVED

MAY 21 2013

INDIANA SALES DISCLOSURE FORM

SDF ID: _____

PART 2 - COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending to the auditor: Vanderburgh County Assessor

1. Property	2. AV Land	3. AV Improvement	4. Value of Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)	209800	164500	0	374300	699	455	82029	7.8401
B.)								

Assessor Stamp
APPROVED
 MAY 20 2013
Siv-Hutz
 Vanderburgh County Assessor

10. Identify physical changes to property between March 1 and date of sale. _____

YES	NO	CONDITION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Is form completed?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. State sales fee required?
13. Date of sale (MM/DD/YYYY): <u>5/10/13</u>		
14. Date form received (MM/DD/YYYY): <u>5/20/13</u>		

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale. _____
I-N _____

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. Sale valid for trending?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17. Validation of sale complete?
18. Validated by: <u>[Signature]</u>		

PART 3 - COUNTY AUDITOR

Auditor Stamp
 VANDERBURGH COUNTY
FILED
 MAY 20 2013
Joe Cox
 AUDITOR

1. Disclosure fee amount collected: \$ 000
 2. Other Local Fee: \$ _____
 3. Total Fee Collected: \$ 000
 4. Auditor receipt book number: _____
 5. Date of transfer (MM/DD/YYYY): 13

YES	NO	CONDITION
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Is form completed?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Is state fee collected?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Attachments complete?

PART 4 - RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID _____ SDF Date (MM/DD/YYYY) _____
 Parcel Number _____

Check all that apply:

Homestead Solar Energy Wind Power
 Hydroelectric Geothermal Rental Property
 Electronic Statement (e-mail)

Buyer 1 - Name as appears on conveyance document _____
 Address of Property (Number and Street) _____
 City, State, and ZIP Code of Property _____
 Auditor Signature _____ Date (MM/DD/YYYY) _____

A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form commits a Class C felony.

Property Address 5 E RIVERSIDE DR Bk/Pg: 13, 13316
 Neighborhood 455 Mixed Use Poor Bk/Pg: 13, 2339
 Property Class 699 Exempt: Other structures Bk/Pg: 12, 3541
 TAXING DISTRICT INFORMATION DENNEDY KATHRYN J & Bk/Pg: AEDT,
 Jurisdiction 82 VANDERBURGH WALTON MARGARET K C/O CNB TRUST Bk/Pg: AEDT.,
 Area 006 PIGEON 03/01/1996 \$0
 Corporation Y 03/01/1996 \$0
 District 029
 Section & Plat 32
 Routing Number 22-59-3

EXEMPT

VALUATION RECORD

Assessment Year	03/01/2007	03/01/2008	03/01/2009	03/01/2010	03/01/2011	03/01/2012	Worksheet
Reason for Change	Trending	Trending	Trending	Trending	Trending	Trending	
VALUATION	L 273600	273600	273600	273600	273600	273600	209800
Appraised Value	B 135700	135700	135700	135700	132900	164500	172000
	T 409300	409300	409300	409300	406500	374300	381800
VALUATION	L 273600	273600	273600	273600	273600	209800	209800
True Tax Value	B 135700	135700	135700	135700	132900	164500	172000
	T 409300	409300	409300	409300	406500	374300	381800

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor
Soil ID	132	-or-	
Actual Effective	Effective	Depth	Depth Factor
Frontage	Frontage	Square Feet	Square Feet
1 PRIMARY	136784.00		1.75
2 UNDEVELOPED USABLE	204883.21		0.88
			239370 4 -50%
			180300 4 -50%

Site Description

Topography: Level
 Public Utilities: All
 Street or Road: Paved, Sidewalk
 Neighborhood: Static
 Land Type: 1 PRIMARY
 Zoning: 2 UNDEVELOPED USABLE
 Legal Acres: 7.8436
 Admin Legal: 0.0000

FARMLAND COMPUTATIONS

Parcel	Acres	Measured Acreage	Average True Tax Value/Acre
81 Legal Drain NV	[-]		
82 Public Roads NV	[-]		
83 UT Towers NV	[-]		
9 Homesteads	[-]		
91/92 Excess Acreage	[-]		
TOTAL ACRES FARMLAND			
TRUE TAX VALUE			

MEMO: EXEMPTION INFORMATION
 2008 PTABOA Approved 100% Exemption 12/8/08. FCC changed to 699. 2/13/09 (jkg)
 MEMO: Vol 495 Pg 129 10/18/66
 92P94 Pt cut to 22-59-2 17 X 135 ft
 Drw 7 Cd 3053 6/5/92 N/C Value
 96P97 F 11 Wall Ht corrected on 2 Bldgs
 T Drw 12 Cd 3541 1/6/99
 T Drw 13 Cd 2339 1/4/00
 2002p2003 Reassmt- no changes made-contact person Steve Gosnell -sf 8/20/2002
 2000-2002 PTABOA approved 100% exemption(dj)
 2004 PTABOA approved 100% exemption. 7/26/04 (jks)
 2006p2007 F-120 PTABOA approved 100% exemption 11/3/06 (sf)

Supplemental Cards
 TRUE TAX VALUE 209840
 Measured Acreage 7.8436
 TRUE TAX VALUE FARMLAND
 Classified Land Total
 Homestead(s) Value (+)
 Excess Acreage Value (+)
 Supplemental Cards
TOTAL LAND VALUE 209800

Date

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID	Measured Acreage	Table	Prod. Factor	Adjusted Rate	Extended Value	Influence Factor	Value
	-or-	-or-	Effective Depth	Depth Factor	Base Rate	Value		
	Actual Frontage	Effective Frontage	Effective Depth	Square Feet	Adjusted Rate	Extended Value	Influence Factor	Value

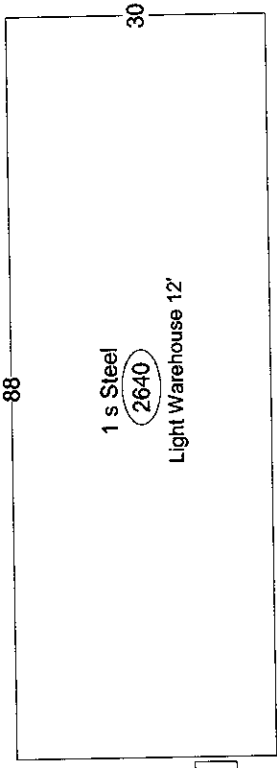
IMPROVEMENT DATA

p Key GCI30

PHYSICAL CHARACTERISTICS

ROOFING
Metal
WALLS
Frame
Brick
Metal
Guard
FRAMING
Wd Jst
FINISH
1
Total
HEATING AND AIR CONDITIONING
B

B 1 2 U
Yes
B 1 2 U
0 2640 0 0
UF SF FO FD
2640 0 0 0
2640 0 0 0



#Units
AVSize
Floor
Perim
PAR
Height
Use
Use SF
Use %

1
236
9
8
LWRHSE
2640
100.00%

Rate
Fr Adj
WH Adj
OT Adj
BASE
BPA %

77.25
-11.42
-9.20
0.00
56.63
100%

Subtot

56.63

U Fin
Ot Adj
IntFin
Div W
Lightg
AirCon
Heat
Sprink

0.00
0.00
0.00
0.00
0.00
0.00
-1.38
0.00

SF Fx
x SF

55.25
145860

Subtot
Plumb
Spreat
ExFeat
TOTAL
Qual/Gr

145860
0
3010
0
148870
D-1

RCN
Use Dep

104210
80/0

(LCM: 100.00)

SPECIAL FEATURES

Description Value
TRUCKWL 3010 C LWRHSE 0.00

SUMMARY OF IMPROVEMENTS

ID	Use	Hgt	Const	Year	Eff	Base	Feat-	Adj	Size or	Computed	PhysObsol	Market	%			
			Type	Grade	Const	Year	Rate	Area	Rate	Value	Depr	Adj	Comp			
													Value			
3010	C	LWRHSE	0.00	D-1	1968	1965	F	0.00	N	0.00	2640	104210	80	0	100	20800

Supplemental Cards
TOTAL IMPROVEMENT VALUE 20800

Data Collector/Date
rj 06/22/1999

Appraiser/Date
sf 08/20/2002

Neighborhood
Neigh 455 AV

Date _____

VALUATION RECORD

Assessment Year

Reason for Change

VALUATION

Site Description

LAND DATA AND CALCULATIONS

Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table Effective Depth	Prod. Factor -or- Depth Factor -or- Square feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
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Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

P Key GCI18
 #Units
 AVSize
 Floor 1
 Perim 114
 PAR 18
 Height 10
 Use SMSHOP
 Use SF 630
 Use % 100.00%

Rate 138.35
 Fr Adj -10.32
 WH Adj -8.40
 Ot Adj 0.00
 BASE 119.63
 BPA % 100%

Subtot 119.63

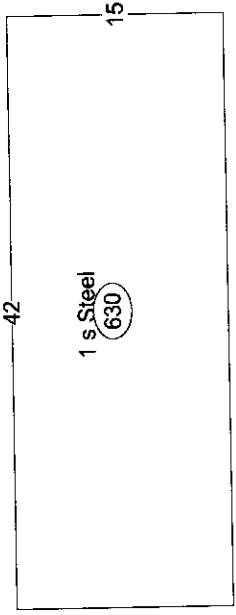
TU Fin 0.00
 Ot Adj 0.00
 IntFin 0.00
 Div W 0.00
 Lightg 0.00
 AirCon 0.00
 Heat -1.38
 Sprink 0.00

SF Pr 118.25
 x SF 74500

Subtot 74500
 Plumb 0
 SpFeat 0
 ExFeat 0
 TOTAL 74500
 Qual/Gr D-1

RCN 52150
 Use Dep 80/ 0

(LCM: 100.00)



PHYSICAL CHARACTERISTICS

ROOFING	B	1	2	U
Metal		Yes		
WALLS				
Frame				
Brick				
Metal				
Guard				
FRAMING				
Wd Jst	B	1	2	U
		0	630	0
FINISH				
		UF	SF	FO
1		630	0	0
Total		630	0	0
HEATING AND AIR CONDITIONING				
	B	1	2	U

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year	Eff Const	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	PhysObsol	Market %	Depr	Adj	Comp	Value
C SMSHOP	0.00				D-1		1968	1965	F	0.00	N	0.00	630	52150	80	0	100	10400	

SPECIAL FEATURES

Description	Value

Supplemental Cards
 TOTAL IMPROVEMENT VALUE

Neighborhood
 Neigh 455 AV

Appraiser/Date
 SF 08/20/2002

Data Collector/Date
 SF 06/22/1999

10400