



SALES DISCLOSURE FORM

State Form 46021 (R13 / 12-21)
Prescribed by Department of Local Government Finance
Pursuant to IC 6-1.1-5.5

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APR 10 2024

SDF ID

County

Year

Unique ID

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. Do NOT place personally identifiable information (e.g. consulate numbers, passport numbers; government ID numbers, etc.) on this form as it may become publicly available.

NOTE: All questions must be answered to the best of the individual's ability. If the question does not apply, write "N/A" in the space provided. If the information requested is unknown, leave the space provided blank. Failure to provide a response for the italicized fields shall not result in the rejection of the underlying conveyance document by local officials.

INSTRUCTIONS: For additional information on how to complete this form, see the Sales Disclosure Form Instructions.

PART 1 – To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED – Must be conveyed on a single conveyance document (Additional contiguous properties can be listed on Page 5.)

1. Parcel Number or Tax Identification Number	Check all boxes applicable to parcel.	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.) 82-06-28-015-006.009-0 27 09-450-15-006-009	☐ 2. Split ☒ 3. Land ☒ 4. Improvement	619 S Runnymede Ave Evansville, IN 47714	SAME

7. Legal Description of Parcel: Lot 10 Realty Place

B. CONDITIONS – Check only those that apply.

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

YES	NO	CONDITION
☒	☐	1. A transfer of real property interest for valuable consideration.
☐	☒	2. Buyer is an adjacent property owner.
☐	☒	3. Vacant land (No structures on land)
☐	☒	4. Exchange for other real property ("Trade") Parcel Number of traded property: _____
☐	☒	5. Land contract. Contract term (YYYY-YYYY): _____ Contract date (MM/DD/YYYY): _____
☐	☒	6. Partial interest. Describe: _____ _____ _____

YES	NO	CONDITION
☐	☒	7. Easements or right-of-way grants. (Please note that: (i) public utility/governmental easements; or (ii) rights-of-way that do not transfer fee simple; do not require a sales disclosure form. See the instructions for more information.)
If conditions 8-10 apply, filers are subject to disclosure, but not to the disclosure filing fee.		
☐	☒	8. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, eminent domain, or probate.
☐	☒	9. Documents involving the partition of land between tenants in common, joint tenants, or tenants by entirety.
☐	☒	10. Transfer to a charity, not-for-profit organization, or governmental entity or agency.

C. TRANSACTION DETAILS – Complete only those that apply.

YES	NO	CONDITION
☐	☒	1. Sheriff Sale or Tax Sale
☐	☒	2. Short Sale
☐	☒	3. Quitclaim Deed
☐	☒	4. Auction
5. Other: _____ _____ _____ _____ _____		
		6. Transaction includes multiple Sales Disclosure Forms? ☐ ☒ SDF Form _____ of _____
		7. Date conveyance document signed (MM/DD/YYYY): 4/4/2024
		8. Approximate number of days property was on the market: _____
		9. Total number of parcels on this disclosure: 1 (If there is more than one (1) parcel, see Page 5.)
		10. Select the type(s) of property below and fill out corresponding page(s). Check all that apply.
☒ Residential (Complete Page 2, Sec. D-E)		☐ Agricultural (Complete Page 2, Sec. D-E)
☐ Commercial (Complete Page 2, Sec. F-G)		☐ Industrial (Complete Page 2, Sec. F-G)

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RESIDENTIAL OR AGRICULTURAL PROPERTY

APR 10 2024

D. SALES DATA – Complete only those that apply.☐ Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4*Sub-Party*
Vanderburgh County Assessor

YES	NO	CONDITION	3. Planned use of the property?
☐	☒	1. Changes to the property between Jan. 1 and sale date? Describe: _____	Describe: <u>Primary Residence</u>
☐	☒	2. Property is a residential rental property.	

E. FINANCE DATA – Complete only those that apply.

YES	NO	CONDITION
	☒	6. Is the seller financing the sale? (If yes, answer questions 7-8)
	☒	7. Is buyer/borrower personally liable for loan?
☒	☐	8. Is this a mortgage loan?
☒	☐	9. Was an appraisal done?

1. Sales Price: <u>230,000</u>
2. Personal Property included in transfer. Amount: <u>NA</u>
3. Seller paid points/closing costs. Amount: <u>NA</u>
4. Existence of family or business relationship between the buyer and the seller. Amount of discount (if any): \$ <u>NA</u>
5. Describe any less-than-complete ownership interest and terms of seller financing. <u>NA</u>

COMMERCIAL OR INDUSTRIAL PROPERTY

F. SALES DATA – Complete only those that apply.☐ Information contained in question 3 is confidential and non-disclosable under IC § 5-14-3-4.

YES	NO	CONDITION	3. Planned use of the property?
☐	☐	1. Changes to the property between Jan. 1 and sale date? Describe: _____	Describe: _____
☐	☐	2. Property is a residential rental property.	

G. FINANCE DATA – Complete only those that apply.☐ Information contained in questions 2-13 is confidential and non-disclosable under IC § 5-14-3-4 and IC § 6-1.1-35-9

1. Sales price. Amount: _____	9. How was the sale financed? (Check any that apply)
Check only those conditions that apply.	☐ All Cash ☐ Seller Financing ☐ Construction Loan
YES NO CONDITION	☐ Mortgage Loan ☐ Sale Leaseback ☐ Small Business Loan
☐ ☐ 2. Sale price included an existing business?	10. How was property marketed? ☐ Word of mouth
☐ ☐ 3. Sale price included a liquor license?	☐ List with broker ☐ For sale sign ☐ Buyer approached
☐ ☐ 4. Transaction was part of a portfolio sale?	11. Special Circumstances? (Check any that apply)
☐ ☐ 5. Any part of the property was leased at time of sale?	☐ Sale between same business entity ☐ Sale in lieu of foreclosure ☐ Sold at auction
☐ ☐ 6. Sale included property receiving an abatement?	☐ Trade of equipment or services ☐ Sale of partial interest
☐ ☐ 7. Appraisal was completed for the sale? Appraisal Value \$ _____	12. Value of personal property included: \$ _____
☐ ☐ 8. Sale included property in a Tax Increment Finance (TIF) District?	13. Value of intangible personal property included: \$ _____

RELIGIOUS USE PROPERTY TAX EXEMPTION

	YES	NO
Is the property being transferred going to continue to be used by a church or religious society for the same property tax exempt purposes provided by IC 6-1.1-21-10(e)?	☐	☒

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H. PREPARERPreparer of the Sales Disclosure Form
Haley SmithTitle
Escrow OfficerCompany
Foreman Watson Land Title

E-mail address

Telephone number *Shirley*
Harrison County AssessorAddress (number and street, city, state, country, and ZIP Code)
7412 Eagle Crest Blvd Evansville, IN 47715**I. SELLER(S)/GRANTOR(S)**Seller 1 – Name as it appears on conveyance document
Michael T. MaySeller 2 – Name as appears on conveyance document
Elizabeth A. May

Address (number and street)

Address (number and street)

City, state, and ZIP Code

City, state, and ZIP Code

Country
USCountry
US

E-mail address

Telephone number

E-mail address

Telephone number

Under penalties of perjury, I hereby certify 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. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony.

Signature of Seller

Signature of Seller

Printed Name of Seller
Michael T. MayDate signed (mm/dd/yyyy)
4/4/2024Printed Name of Seller
Elizabeth A. MayDate signed (mm/dd/yyyy)
4/4/2024**J. BUYER(S)/GRANTEE(S) – APPLICATION FOR PROPERTY TAX DEDUCTIONS – IDENTIFY ALL THAT APPLY**Buyer 1 – Name as it appears on conveyance document
Samantha MeltonBuyer 2 – Name as it appears on conveyance document
Jack Melton, Jr.Address (number and street)
921 Edgar St Apt BAddress (number and street)
921 Edgar St Apt BCity, state, and ZIP Code
Evansville, IN 47710City, state, and ZIP Code
Evansville, IN 47710Country
USCountry
US

E-mail address

Telephone number

E-mail address

Telephone number

Pursuant to IC 6-1.1-12-44, the Sales Disclosure Form may be used to apply for certain deductions. Identify all of those that apply:

YES NO CONDITION

☒ ☐ 1. Will this property be the buyer's primary residence?☐ ☒ 2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:

Address (number and street)

City, state, ZIP code, and county

YES NO CONDITION

☒ ☐ 3. Homestead☐ ☒ 4. Solar Energy Heating or Cooling System☐ ☒ 5. Wind Power Device☐ ☒ 6. Hydroelectric Power Device☐ ☒ 7. Geothermal Energy Heating or Cooling Device

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. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony. (Note: Both spouse's information, SSN/Driver's License/ID/Other Number is necessary if a Homestead Deduction is being filed.)

Sign:

Signat

Print
Samantha MeltonSign Date (MM/DD/YY)
4/4/2024Printed Legal Name of Buyer or Spouse
Jack Melton, Jr.Sign Date (MM/DD/YY)
4/4/2024

Last 5 Digits of Buyer 1 SSN/Driver's License/ID/Other Number

Last 5 Digits of Buyer 2/Spouse SSN/Driver's License/ID/Other Number

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H. PREPARER		Title Escrow Officer		Vanderburgh County Assessor	
Preparer of the Sales Disclosure Form Haley Smith		E-mail address		Telephone number	
Company Foreman Watson Land Title					
Address (number and street, city, state, country, and ZIP Code) 7412 Eagle Crest Blvd Evansville, IN 47715					
I. SELLER(S)/GRANTOR(S)					
Seller 1 - Name as it appears on conveyance document Michael T. May		Seller 2 - Name as appears on conveyance document Elizabeth A. May			
Address (number and street) 501 Nutwood St		Address (number and street) 501 Nutwood St			
City, state, and ZIP Code Bowling Green, KY 42103		City, state, and ZIP Code Bowling Green, KY 42103			
Country US		Country US			
E-mail address		Telephone number		E-mail address	
Under penalties of perjury, I hereby certify 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. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony.					
Signature Michael T. May		Signature Elizabeth A. May			
Printed Name Michael T. May		Printed Name Elizabeth A. May			
Date (mm/dd/yyyy)		Date (mm/dd/yyyy) 4/4/2024			
J. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS - IDENTIFY ALL THAT APPLY					
Buyer 1 - Name as it appears on conveyance document Samantha Melton		Buyer 2 - Name as it appears on conveyance document Jack Melton, Jr.			
Address (number and street) 921 Edgar St Apt B		Address (number and street) 921 Edgar St Apt B			
City, state, and ZIP Code Evansville, IN 47710		City, state, and ZIP Code Evansville, IN 47710			
Country US		Country US			
E-mail address		Telephone number		E-mail address	
Telephone number		Telephone number		Telephone number	
Pursuant to IC 6-1.1-12-44, the Sales Disclosure Form may be used to apply for certain deductions. Identify all of those that apply:					
YES		NO		CONDITION	
☒		☐		3. Homestead	
☐		☒		4. Solar Energy Heating or Cooling System	
☐		☒		5. Wind Power Device	
☐		☒		6. Hydroelectric Power Device	
☐		☒		7. Geothermal Energy Heating or Cooling Device	
1. Will this property be the buyer's primary residence?					
2. Does the buyer have a homestead to be vacated for this residence? If yes, provide address:					
Address (number and street)					
City, state, ZIP code, and county					
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. A person who knowingly and intentionally falsifies the value of transferred real property, or omits or falsifies any information required to be provided, commits a Level 5 felony. (Note: Both spouse's information, SSN/Driver's License/ID/Other Number is necessary if a Homestead Deduction is being filed.)					
Signature Samantha Melton		Signature Jack Melton, Jr.			
Printed Legal Name Samantha Melton		Printed Legal Name Jack Melton, Jr.			
Sign Date (MM/DD/YY) 4/4/2024		Sign Date (MM/DD/YY) 4/4/2024			
Last 5 Digits of Buyer 1 SSN/Driver's License/ID/Other Number		Last 5 Digits of Buyer 2/Spouse SSN/Driver's License/ID/Other Number			

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PART 2 – COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending it to the auditor.

1. Property (Parcel Number)		2. AV of Land		3. AV of Improvement		4. Value of Depreciable Personal Property	
A.) 09-450-15-006-009		13700		180600		Vanderburgh County Assessor	
5. AV Total		6. Property Class Code		7. Neighborhood Code		8. Tax District	
A.) 194300		510		90707 —		027	
Assessor Stamp APPROVED APR 09 2024 Vanderburgh County Assessor		10. Identify physical changes to property between the assessment date and the date of sale:				YES NO CONDITION	
						☒ ☐ 11. Is form completed?	
						☒ ☐ 12. State sales disclosure fee required?	
						13. Date of sale (mm/dd/yyyy):	
						14. Date form received (mm/dd/yyyy):	
				4/4/24		4/9/24	

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

15. If applicable, identify any additional special	YES NO CONDITION
	☐ ☐ 16. Sale valid for trending?
	☐ ☐ 17. Validation of sale complete?
	18. Validated by: JMS

PART 3 – COUNTY AUDITOR

Auditor Stamp VANDERBURGH COUNTY FILED APR 09 2024 Auditor's Office	1. State sales disclosure fee amount collected: \$ 20	YES NO CONDITION
	2. Other local fee: \$ 20	☒ ☐ 6. Is form completed?
	3. Total fee collected: \$ 40	☒ ☐ 7. Is state sales disclosure fee collected?
	4. Auditor receipt book number: 389	☒ ☐ 8. Attachments complete?
	5. Date of transfer (mm/dd/yyyy): NA	

PART 4 – RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID	SDF Date (mm/dd/yyyy)	Buyer 1 – Name as appears on conveyance document	
		Samantha & Jack Melton	
Parcel number		Address of Property (number and street)	
82-06-28-015-006-009-027			
Check those deductions for which the individual has applied:		City, state, and ZIP Code of property	
☐ Homestead ☐ Solar Energy ☐ Wind Power			
☐ Hydroelectric ☐ Geothermal			
		Auditor Signature	Date (mm/dd/yyyy)
		Brian Gerth sp	4-9-24
A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in this form, commits a Level 5 felony.			

FILED

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APR 09 2024

Auditor's Office

HOMESTEAD RECEIPT
GIVEN TO TAXPAYERForeman Watson Land Title
7412 Eagle Crest Blvd
Evansville, IN 47715