SALES DISCLOSURE FORM

State Form 46021 (R14 / 1-23)

Prescribed by Department of Local Government Finance
Pursuant to IC 6-1.1-5.5

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.) 82-04-22-002-739.072-019	☐ 2. Split ☐ 3. Land ☐ 4. Improvement	2110 CHAMPIONSHIP DR EVANSVILLE, IN 47725-8053	

7. Legal Description of Parcel:
EAGLE CROSSING NORTH LOT 73

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.

YES	NO	CONDITION
☐	☐	**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: _____

YES	NO	
☐	☐	**6.** Transaction includes multiple Sales Disclosure Forms? SDF Form _____ of _____

7. Date conveyance document signed (MM/DD/YYYY): _____

8. *Approximate number of days property was on the market:* _____

9. Total number of parcels on this disclosure: _____
(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)

RESIDENTIAL OR AGRICULTURAL PROPERTY

D. 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
☐	☐	**1.** Changes to the property between Jan. 1 and sale date? Describe: _____
☐	☐	**2.** Property is a residential rental property.

3. Planned use of the property?
Describe: _____
_____
_____

E. FINANCE DATA – Complete only those that apply.

1. Sales Price: _____

2. Personal Property included in transfer. Amount: _____

3. Seller paid points/closing costs. Amount: _____

4. Existence of family or business relationship between the buyer and the seller. Amount of discount (if any): $_____

5. Describe any less-than-complete ownership interest and terms of seller financing. _____

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?*

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
☐	☐	**1.** Changes to the property between Jan. 1 and sale date? Describe: _____
☐	☐	**2.** Property is a residential rental property.

3. Planned use of the property?
Describe:_____
_____
_____

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: _____

Check only those conditions that apply.

YES	NO	CONDITION
☐	☐	**2.** Sale price included an existing business?
☐	☐	**3.** *Sale price included a liquor license?*
☐	☐	**4.** *Transaction was part of a portfolio sale?*
☐	☐	**5.** *Any part of the property was leased at time of sale?*
☐	☐	**6.** *Sale included property receiving an abatement?*
☐	☐	**7.** *Appraisal was completed for the sale?* *Appraisal Value $* _____
☐	☐	**8.** *Sale included property in a Tax Increment Finance (TIF) District?*

9. How was the sale financed? (Check any that apply.)
☐ All Cash ☐ Seller Financing ☐ Construction Loan
☐ Mortgage Loan ☐ Sale Leaseback ☐ Small Business Loan

10. *How was property marketed?* ☐ *Word of mouth*
☐ *List with broker* ☐ *For sale sign* ☐ *Buyer approached*

11. *Special Circumstances? (Check any that apply.)*
☐ *Sale between same business entity* ☐ *Sale in lieu of foreclosure* ☐ *Sold at auction*
☐ *Trade of equipment or services* ☐ *Sale of partial interest*

12. Value of personal property included: $_____

13. Value of intangible personal property included: $_____

RELIGIOUS USE PROPERTY TAX EXEMPTION

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 6-1.1-10-21(e)?	YES	NO
	☐	☐

H. PREPARER

Preparer of the Sales Disclosure Form	Title	
Company	Email Address	Telephone Number ( )
Address (number and street, city, state, country, and ZIP Code)		

I. SELLER(S)/GRANTOR(S)

Seller 1 – Name as it appears on conveyance document BANNING, KEVIN & JENNIFER T/E		Seller 2 – Name as appears on conveyance document	
Address (number and street) 2110 CHAMPIONSHIP DR		Address (number and street)	
City, State, and ZIP Code EVANSVILLE, IN 47725		City, State, and ZIP Code	
Country		Country	
Email Address	Telephone Number ( )	Email 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	Date Signed (mm/dd/yyyy)	Printed Name of Seller	Date Signed (mm/dd/yyyy)

J. BUYER(S)/GRANTEE(S) – APPLICATION FOR PROPERTY TAX DEDUCTIONS – IDENTIFY ALL THAT APPLY

Buyer 1 – Name as it appears on conveyance document		Buyer 2 – Name as it appears on conveyance document	
Address (number and street)		Address (number and street)	
City, State, and ZIP Code		City, State, and ZIP Code	
Country		Country	
Email Address	Telephone Number ( )	Email 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, and ZIP Code 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 only if a Homestead Deduction is being filed.)***

Signature of Buyer 1		Signature of Buyer 2/Spouse	
Printed Legal Name of Buyer 1	Sign Date (MM/DD/YY)	Printed Legal Name of Buyer 2/Spouse	Sign Date (MM/DD/YY)
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	

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.)	82-04-22-002-739.072-019	$59,500	$389,500	

	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)	$449,000	510	202063-019	82019	0.220

Assessor Stamp

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)*:

____

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:

____

____

____

____

____

YES	NO	CONDITION
☐	☐	16. Sale valid for trending?
☐	☐	17. Validation of sale complete?

18. Validated by:

____

PART 3 – COUNTY AUDITOR

Auditor Stamp

1. State Sales Disclosure Fee Amount Collected: $ __________

2. Other Local Fee: $ ______________________________

3. Total Fee Collected: $ ______________________________

4. Auditor Receipt Book Number: ____________________

5. Date of Transfer *(mm/dd/yyyy)*: ____________________

YES	NO	CONDITION
☐	☐	6. Is form completed?
☐	☐	7. Is state sales disclosure fee collected?
☐	☐	8. Attachments complete?

- -

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	
Parcel Number		Address of Property *(number and street)*	
Check those deductions for which the individual has applied: ☐ Homestead ☐ Solar Energy ☐ Wind Power ☐ Hydroelectric ☐ Geothermal		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 Level 5 felony.

SALES DISCLOSURE PART 1(A)

State Form 55632 (R / 1-21)

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.

SDF ID | | | |

County **Year** **Unique ID**

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

A. **PROPERTY TRANSFERRED –** Must be conveyed on a single conveyance document. (Multiple parcels can be listed on this form and attached to State Form 46021 only if they are contiguous and located entirely within a single taxing district.)

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)
B.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel B:			
C.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel C:			
D.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel D:			
E.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel E:			
F.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel F:			
G.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel G:			
H.)	☐ 2. Split ☐ 3. Land ☐ 4. Improvement		
7. Legal Description of Parcel H:			