Robert Steele Agency, Inc.

# eVAL Report

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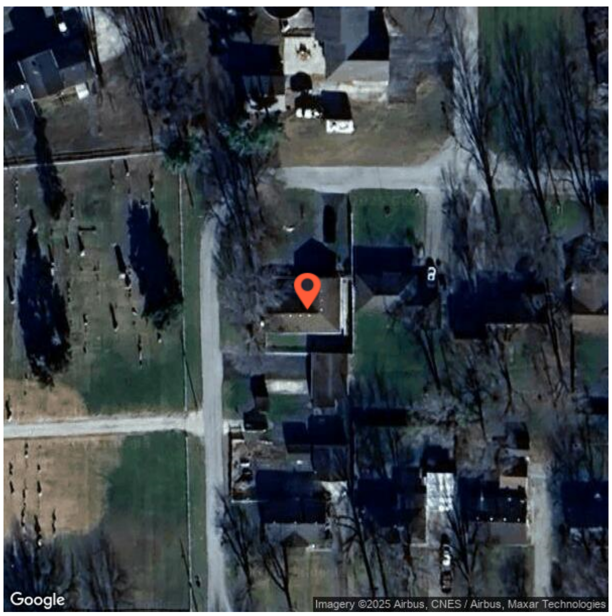
| | | | |
|---|---|---|---|
| Property Address | | Order # | 6412548 |
| 305 W STEVENSON ST | | Loan # | Not Specified |
| MOROCCO, IN 47963 - NEWTON COUNTY | | Inspection Type | Exterior/Street |
| Address is consistent with client-submitted data | | Assignment Type | Other: N/A |

| | |
|---|---|
| Lender | Robert Steele |
| Borrower | Billie Miller |
| Coborrower | Not Specified |

| | | |
|---|---|---|
| Evaluated Value | **$175,000** | Reasonable Exposure Time |
| Effective Date | 3/14/2025 | 20 - 60 Days |

## PROPERTY DETAILS




| | | | |
|---|---|---|---|
| Property Type | Single Family Residence | County | NEWTON |
| Lot Size | 11,250 | Parcel Number | 56-10-21-443-038.000-002 |
| Year Built | 1956 | Assessed Year | 2023 |
| Gross Living Area | 1,456 | Assessed Value | $123,300 |
| Bedroom | 3 | Assessed Taxes | $802 |
| Baths | 1.0 | Sold Date | |
| Pool | No | Sold Price | $0 |
| Condition | Good | List Date | |
| Carrier Route | R777 | List Price | |
| HOA | No | | |

| | |
|---|---|
| Location Comments | None |
| Owner of Public Records | MILLER,BILLIE J & ROXELLEN |
| Amenities | None |
| Legal Description | LOT:10,9 DIST:0001 CITY/MUNI/TWP:BEAVER TOWNSHIP LOT 10 & W1/2 LOT 9 BLK 2 COLBOURNE & ROBINSON SUB MOROCCO MP 09-21-443-038.00 |

## MARKET STATISTICS

| **Inventory Analysis** | **Same Quarter Last Year** | **Previous 3 Months** | **Last 3 Months** | **% Change YoY** | **% Change QoQ** |
|---|---|---|---|---|---|
| Total # of Comparable Sales (Settled) | 0 | 0 | 0 | 0% - | 0% - |
| Absorption rate (total sales/month) | 0 | 0 | 0 | 0% - | 0% - |
| Total # of Comparable Active Listings | 14 | 12 | 5 | -64.3% ↓ | -58.3% ↓ |
| Months of housing supply (Total listings / ab. rate) | 0 | 0 | 0 | 0% - | 0% - |
| **Median Sale & List Price, DOM, Sale/List %** | **Same Quarter Last Year** | **Previous 3 Months** | **Last 3 Months** | **% Change YoY** | **% Change QoQ** |
| Median Comparable Sale Price | $0 | $190,500 | $148,000 | 0% - | -22.3% ↓ |
| Median Comparable Sales Days on Market | 0d | 81d | 14d | 0% - | -82.7% ↓ |
| Median Sale Price as % of List Price | 0% | 94% | 90% | 0% - | -4.3% - |
| Median Comparable List Price (Currently Active) | $154,900 | $189,775 | $203,995 | 31.7% ↑ | 7.5% ↑ |
| Median Competitive Listings Days on Market (Currently Active) | 164d | 81d | 6d | -96.3% ↓ | -92.6% ↓ |
| **Foreclosure & REO & Short Sale Analysis** | **Same Quarter Last Year** | **Previous 3 Months** | **Last 3 Months** | **% Change YoY** | **% Change QoQ** |
| Foreclosure Sales | 0 | 0 | 0 | 0% - | 0% - |
| REO Sales | 0 | 0 | 0 | 0% - | 0% - |
| Short Sales | 0 | 0 | 0 | 0% - | 0% - |
| Foreclosure % of Regular & REO Sales | 0% | 0% | 0% | 0% - | 0% - |

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# SELECTED COMPARABLES SALES AND LISTINGS

| | Subject Property | Sale Comp 1 | | Sale Comp 2 | | Sale Comp 3 | |
|---|---|---|---|---|---|---|---|
| |  |  | |  | |  | |
| **Address** | 305 W STEVENSON ST MOROCCO IN, 47963 | 102 E WASHINGTON ST MOROCCO IN, 47963 | | 202 W STATE ST MOROCCO IN, 47963 | | 306 E STATE ST MOROCCO IN, 47963 | |
| **MLS Comments** | -- | | | | | | |
| **Proximity (mi)** | -- | 0.36 NE | | 0.27 NE | | 0.42 NE | |
| **MLS# \| DOC#** | -- | **809960 \| N**/A | | **805490 \| N**/A | | **543690 \| N**/A | |
| **Sale Price / Price per Sq.Ft.** | -- | $190,500 / $110/sqft | | $200,000 / $127/sqft | | $146,000 / $128/sqft | |
| **List Price / Price per Sq.Ft.** | -- | $188,000 / $109/sqft | | $187,900 / $119/sqft | | $154,900 / $136/sqft | |
| **Sale Price % of List Price** | -- | 1.01 / 101% | | 1.06 / 106% | | 0.94 / 94% | |
| **Property Type** | SFR | SFR | | SFR | | SFR | |
| | **Value (Subject)** | **Value** | **Adj** | **Value** | **Adj** | **Value** | **Adj** |
| **Sale/List Date** | | 10/15/24 33 DOM | | 09/13/24 90 DOM | | 03/22/24 73 DOM | |
| **Location** | Neutral | Neutral | | Neutral | | Neutral | |
| **Location Comment** | None | None | | None | | None | |
| **Site** | 11,250 | 3,150 | $4,000 | 7,000 | $2,000 | 10,450 | |
| **View** | None | None | | None | | None | |
| **Design** | Typical | Typical | | Typical | | Typical | |
| **Quality** | Average | Average | | Average | | Average | |
| **Age** | 1956 | 1924 | | 1907 | | 1890 | |
| **Condition** | Good | Good | | Good | | Average | $14,500 |
| **Bedrooms** | 3 | 3 | | 3 | | 3 | |
| **Full / Half Baths** | 1 / 0 | 1 / 0 | | 1 / 1 | -$1,000 | 1 / 0 | |
| **Gross Living Area** | 1,456 | 1,726 | -$11,000 | 1,575 | -$5,000 | 1,140 | $12,500 |
| **Basement** | None | Full Basement | -$15,000 | Full Basement | -$15,000 | None | |
| **Parking Type** | Garage | Garage | | Garage | | Garage | |
| **Parking Spaces** | 3 | 2 | $2,000 | 2 | $2,000 | 2 | $2,000 |
| **Pool** | No | No | | No | | No | |
| **Amenities** | None | Unfinished Basement, | | Unfinished Basement, | | None | |
| **Other** | | | | | | | |
| **Other** | | | | | | | |
| **Net Adj. (total)** | | -10.50% | -$20,000 | -8.50% | -$17,000 | 19.86% | $29,000 |
| **Gross Adj.** | | 16.80% | $32,000 | 12.50% | $25,000 | 19.86% | $29,000 |
| **Adj. Price** | | | $170,500 | | $183,000 | | $175,000 |
| **Price and Listing History** | | Sold | 10/15/2024 | Sold | 09/13/2024 | Sold | 03/22/2024 |
| | | **Price** | $190,500 | **Price** | $200,000 | **Price** | $146,000 |
| | | Pending | 09/18/2024 | Pending | 07/02/2024 | Pending | 02/20/2024 |
| | | **Price** | $188,000 | **Price** | $187,900 | **Price** | $154,900 |
| | | | | Listed | 06/15/2024 | Listed | 01/09/2024 |
| | | | | **Price** | $187,900 | **Price** | $154,900 |
| | | | | | | Sold | 06/14/2023 |
| | | | | | | **Price** | $32,000 |
| | | | | | | Pending | 05/02/2023 |
| | | | | | | **Price** | $37,200 |
| | | | | | | Price Changed | 02/11/2023 |
| | | | | | | **Price** | $37,200 |

## SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to conform to the area. No significant foreclosure rate present. No adverse external site influences noted. Subject location appears to be suburban. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.

## COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: $170,500 to $183,000

***Sales Commentary***
Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Due to lack of recent sales subject site size could not be bracketed, however Sale #3 is within 1,000 SF and no adjustment applied. Due to lack of recent sales subject age could not be bracketed, however no age adjustments warranted. Sale #3 adjusted for condition based on listing photos and/or listing remarks. Due to lack of recent sales subject garage count could not be bracketed and was adjusted across the board.

***Listing Commentary***
Due to lack of recent similar listings, no comparable listing has been provided.

***Additional Notes***
-Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
-Due to a lack of recent and similar listings/sales in subject's area, comparables with a living area difference of >20% were necessary.
-Due to a lack of similar and more proximate comparables, it was necessary to expand search parameters across major roadways.
-Due to a lack of recent and similar listings/sales in subject's area, comparables that require adjustments over recommended guidelines were necessary.
-Due to a lack of recent and similar listings/sales in subject's area, it was deemed necessary to use comparables over 120 days.
-Outbuildings have only been reported as an amenity and in the grid if appear to be located on a permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property.
-MLS commentary was unavailable for comparables; therefore, secondary sources have been utilized.

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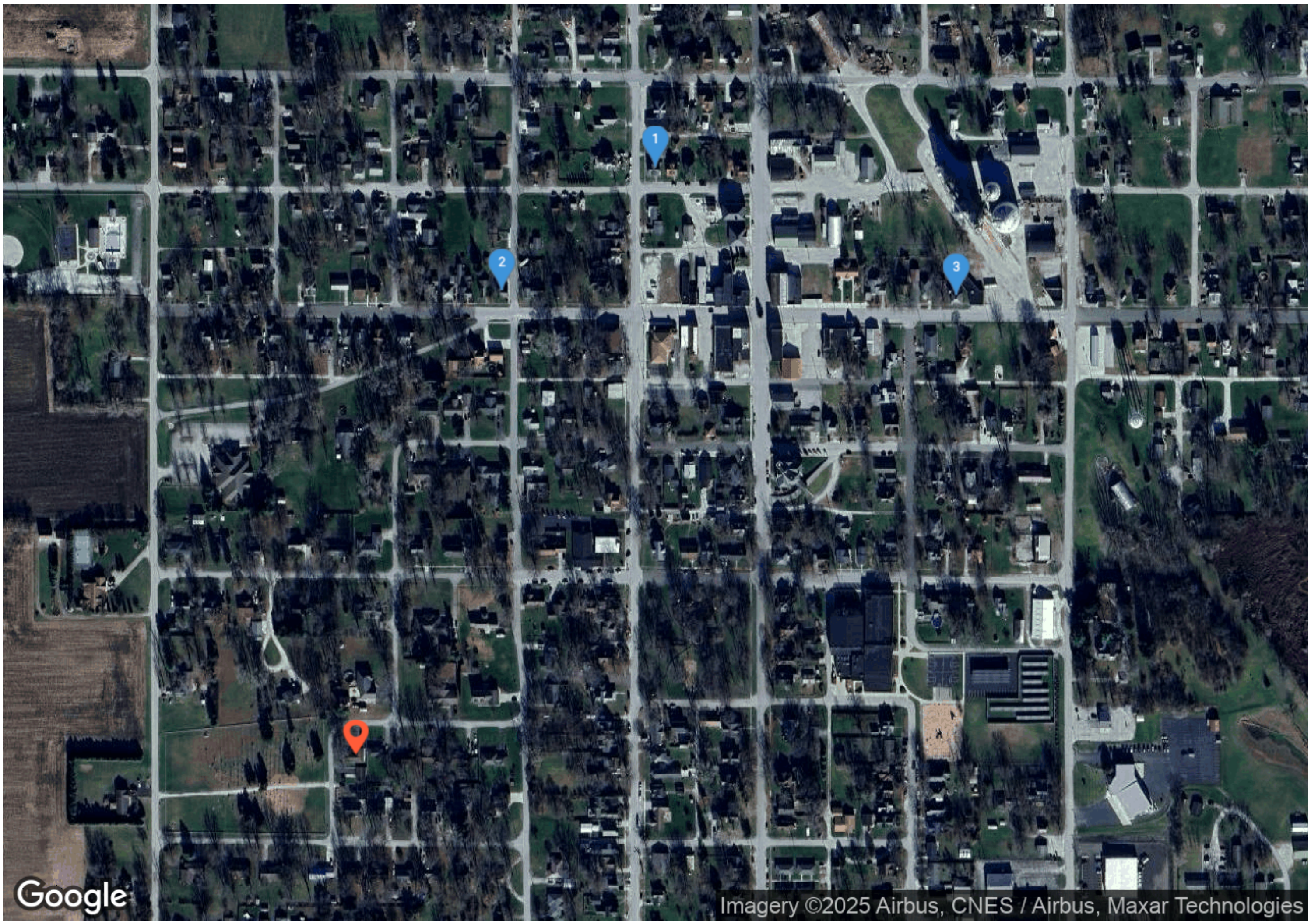
## SELECTED COMPARABLES MAP




| | Address | Type | Sale Price | Sale Date | Dist (mi) | Site | Year Built | Bed | Bath | GLA | Bsmt | Pool | Sale Type | Source |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 305 W STEVENSON ST MOROCCO, IN 47963 | Single Family Residence | | | | 11250 | 1956 | 3 | 1 | 1456 | | No | | Public Records |
| 1 | 102 E WASHINGTON ST MOROCCO, IN 47963 | Single Family Residence | $190,500 | 10/15/2024 | 0.36 | 3150 | 1924 | 3 | 1 | 1726 | 783 | No | | MLS |
| 2 | 202 W STATE ST MOROCCO, IN 47963 | Single Family Residence | $200,000 | 09/13/2024 | 0.27 | 7000 | 1907 | 3 | 2 | 1575 | 983 | No | | MLS |
| 3 | 306 E STATE ST MOROCCO, IN 47963 | Single Family Residence | $146,000 | 03/22/2024 | 0.42 | 10450 | 1890 | 3 | 1 | 1140 | 570 | No | | MLS |

# SELECTED COMPARABLES PHOTOS

Comp 1: 102 E WASHINGTON ST
MOROCCO IN, 47963

Comp 2: 202 W STATE ST
MOROCCO IN, 47963


Comp 3: 306 E STATE ST
MOROCCO IN, 47963

## PRICE AND LISTING HISTORY

There is insufficient data to provide Price and Listing History for this property.

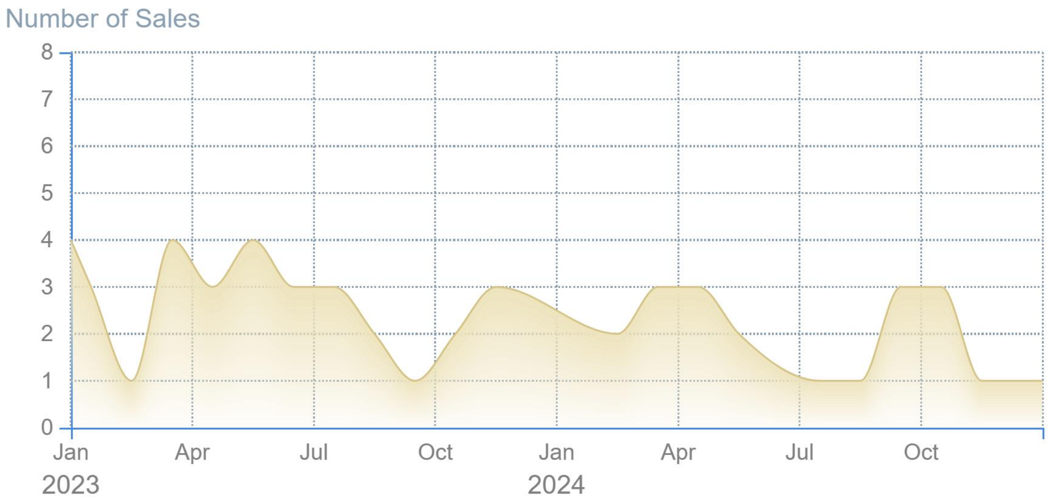
## TRANSACTION HISTORY

There is no property transaction history available.

# ZIP-CODE DATA

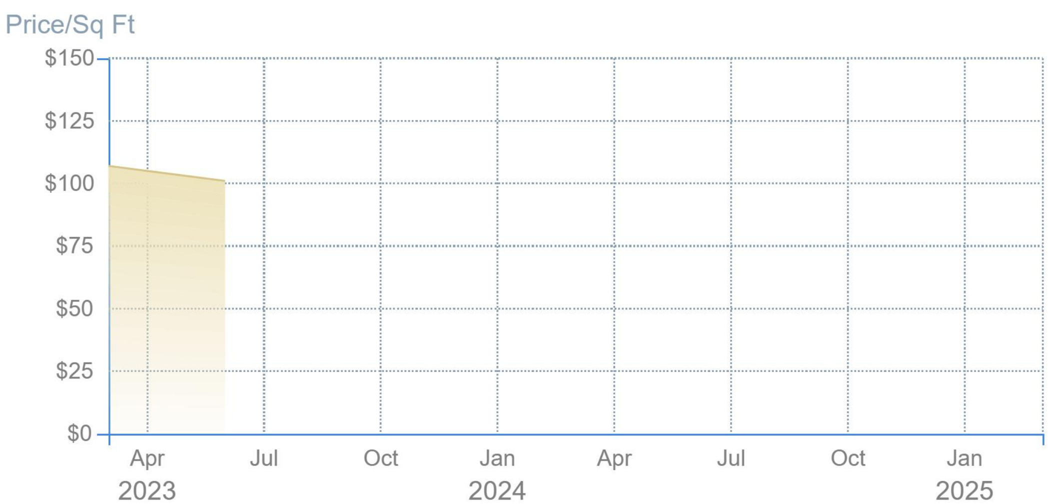
## Number of Properties Sold in 47963

This chart tells you how many properties have sold in the selected area over time.



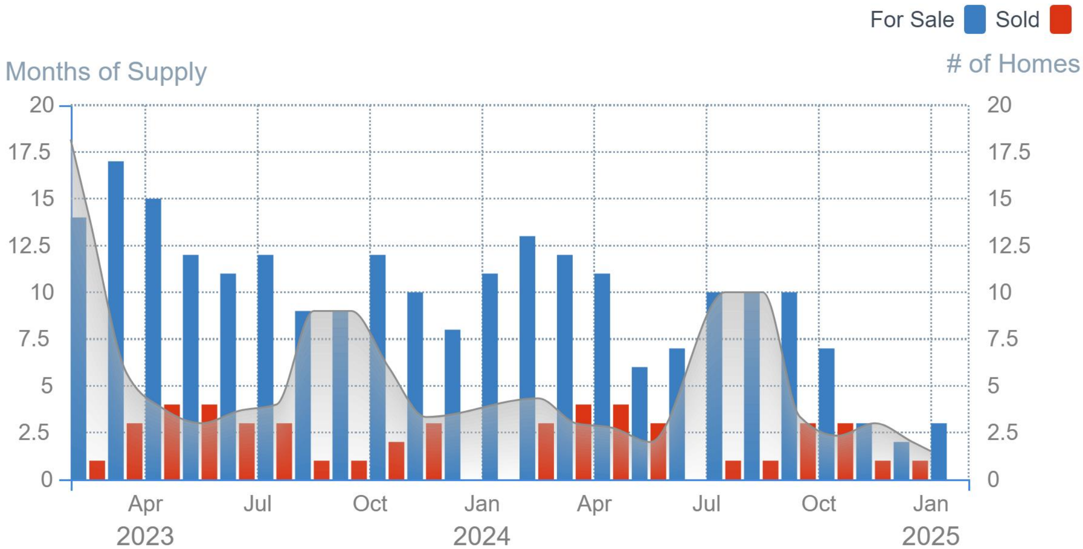

## Median Sale Price/Sq.Ft. (quarterly) in 47963

Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property’s market value.



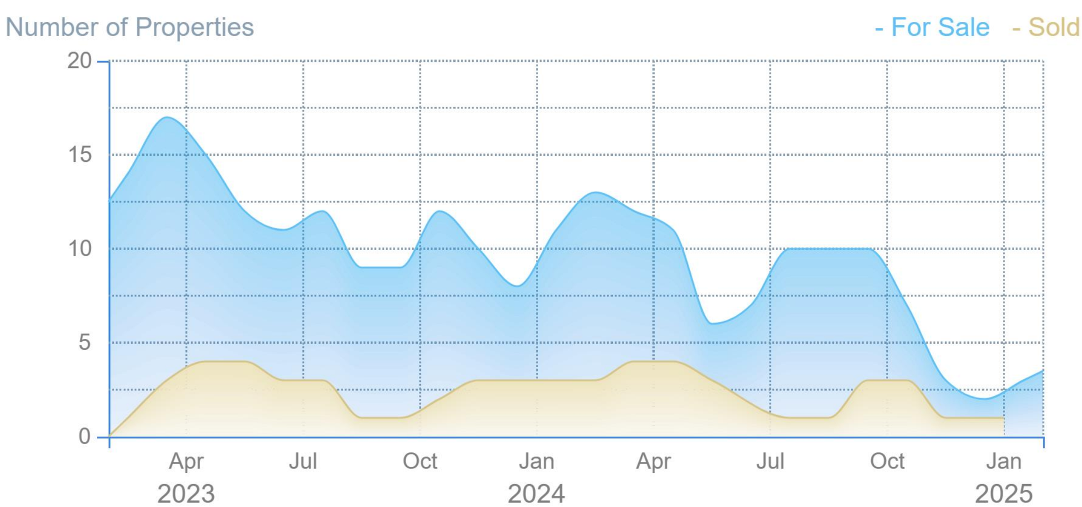
## Months of Supply in 47963

This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.

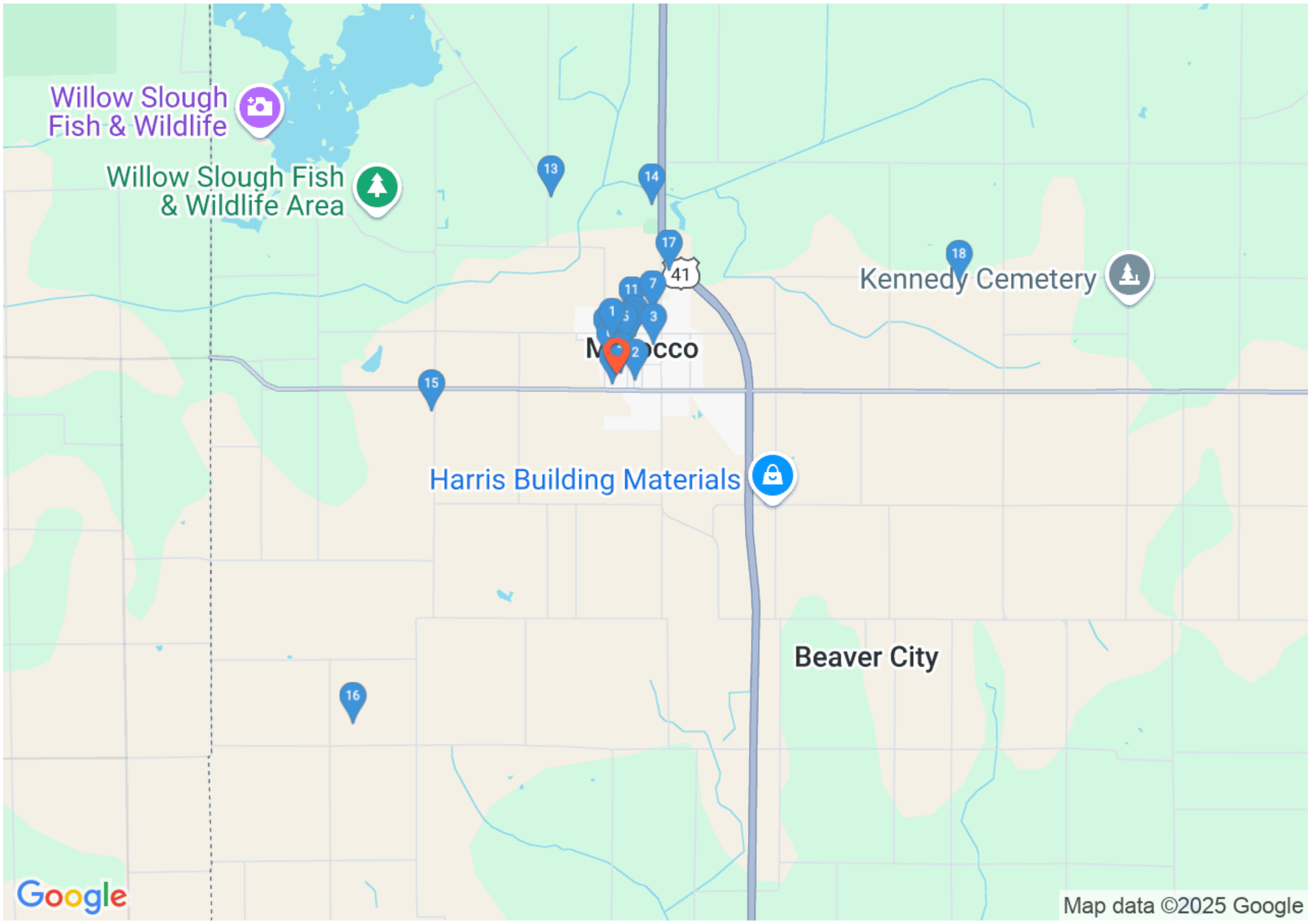



## Supply / Demand in 47963

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.



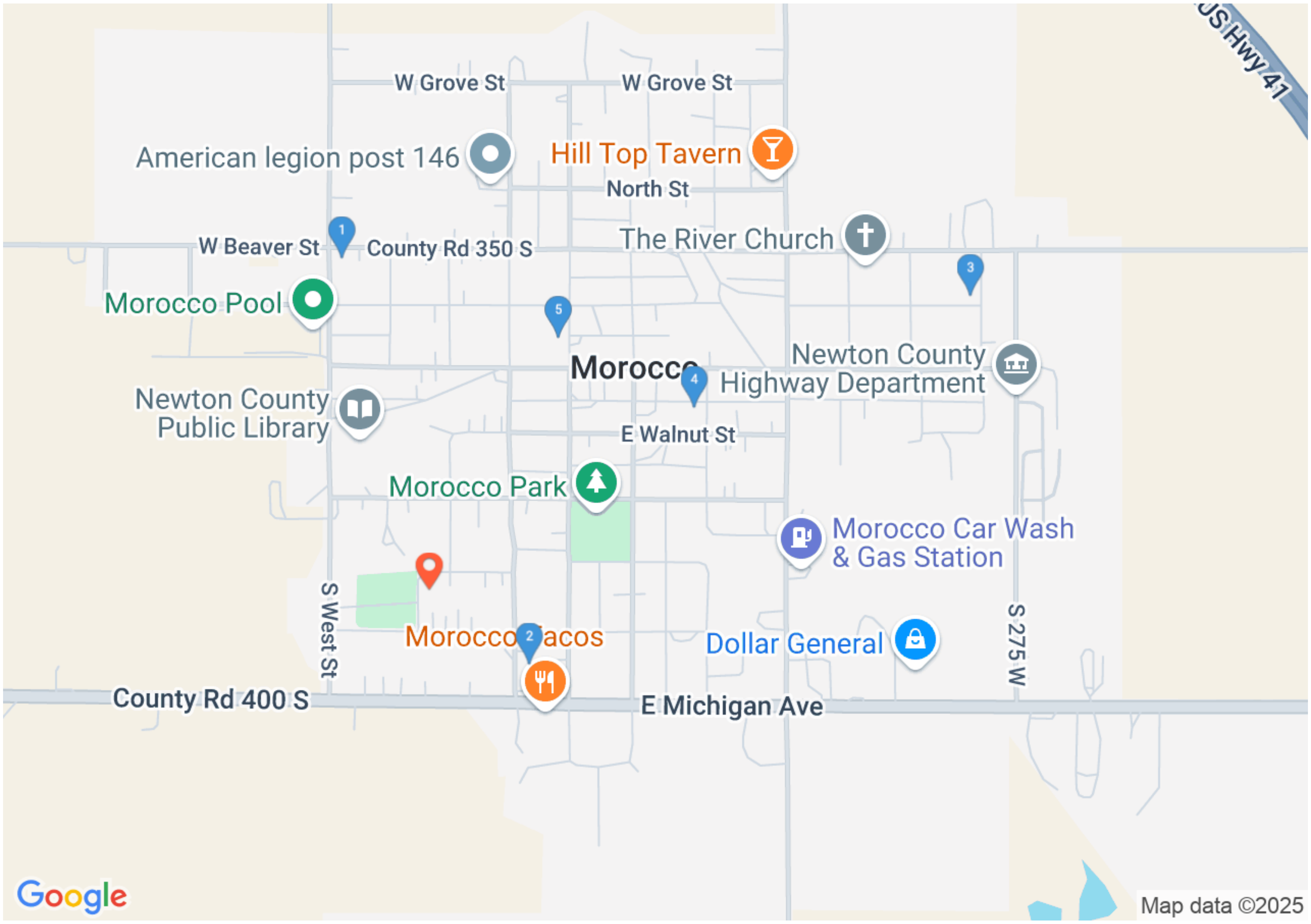
# COMPARABLE PROPERTY SALES




| # | Address | Sold Price | Sold Date | Beds | Baths | Sq.Ft. | Price/Sq.Ft | Distance | Site | Score | Year Built |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 305 W STEVENSON ST, MOROCCO, IN 47963 | -- | -- | 3 | 1 | 1,456 | -- | -- | 0.26 | -- | 1956 |
| 1 | 311 W WASHINGTON ST MOROCCO, IN 47963 | $109,500 | Sep 03, 2024 | 3 | 2 | 1,308 | $83 | 0.30 | 0.32 | 74 | 1905 |
| 2 | 501 S MAIN ST MOROCCO, IN 47963 | $178,000 | Apr 19, 2024 | 3 | 1 | 1,844 | $96 | 0.18 | 0.33 | 66 | 1900 |
| 3 | 306 E STATE ST MOROCCO, IN 47963 | $146,000 | Mar 22, 2024 | 3 | 1 | 1,140 | $128 | 0.42 | 0.24 | 66 | 1890 |
| 4 | 209 W STEVENSON ST MOROCCO, IN 47963 | $222,000 | Oct 14, 2024 | 3 | 1 | 2,092 | $106 | 0.04 | 0.26 | 62 | 1957 |
| 5 | 202 W STATE ST MOROCCO, IN 47963 | $200,000 | Sep 13, 2024 | 3 | 2 | 1,575 | $126 | 0.27 | 0.16 | 60 | 1907 |
| 6 | 402 W COLLEGE AVE MOROCCO, IN 47963 | $68,000 | May 24, 2024 | 3 | 1 | 888 | $76 | 0.13 | 0.25 | 49 | 1951 |
| 7 | 301 E GROVE ST MOROCCO, IN 47963 | $165,750 | Oct 28, 2024 | 2 | 1 | 900 | $184 | 0.63 | 0.21 | 45 | 1922 |
| 8 | 108 N MAIN ST MOROCCO, IN 47963 | $40,000 | Apr 03, 2024 | 3 | 1 | 2,267 | $17 | 0.31 | 0.17 | 39 | 1889 |
| 9 | 102 E WASHINGTON ST MOROCCO, IN 47963 | $190,500 | Oct 15, 2024 | 3 | 2 | 1,726 | $110 | 0.36 | 0.07 | 38 | 1924 |
| 10 | 310 W MICHIGAN AVE MOROCCO, IN 47963 | $225,000 | Jul 25, 2024 | 3 | 2 | 2,200 | $102 | 0.10 | 0.66 | 35 | 1959 |
| 11 | 410 N MAIN ST MOROCCO, IN 47963 | $148,000 | Nov 01, 2024 | 2 | 1 | 820 | $180 | 0.51 | 0.32 | 35 | 1996 |
| 12 | 407 W STATE ST MOROCCO, IN 47963 | $80,000 | Mar 29, 2024 | 4 | 2 | 2,420 | $33 | 0.24 | 0.52 | 32 | 1900 |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 13 | 2333 S 400 W<br>MOROCCO, IN 47963 | $490,000 | Aug 09, 2024 | 3 | 2 | 1,893 | $258 | 1.65 | 1.10 | 31 | 1984 |
| 14 | 2406 S US HIGHWAY 41 HWY<br>MOROCCO, IN 47963 | $25,000 | Apr 29, 2024 | 3 | 1 | 1,000 | $25 | 1.52 | 1.00 | 30 | 1955 |
| 15 | 4216 S 500 RD W<br>MOROCCO, IN 47963 | $260,500 | Mar 29, 2024 | 3 | 2 | 2,263 | $115 | 1.65 | 1.00 | 27 | 1919 |
| 16 | 5790 W 700 S<br>MOROCCO, IN 47963 | $158,000 | Dec 20, 2024 | 2 | 1 | 1,688 | $93 | 3.85 | 1.00 | 24 | 1920 |
| 17 | 2995 S 300 W<br>MOROCCO, IN 47963 | $150,000 | May 14, 2024 | 2 | 1 | 768 | $195 | 1.02 | 10.00 | 19 | 1978 |
| 18 | 393 W 300 S<br>MOROCCO, IN 47963 | $370,000 | Sep 04, 2024 | 3 | 2 | 1,956 | $189 | 3.12 | 3.00 | 18 | 2012 |

# COMPARABLE PROPERTY LISTINGS




| | Address | Listed Price | Listed Date | Beds | Baths | Sq.Ft. | Price/Sq.Ft | Distance | Site | Score | Year Built |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 305 W STEVENSON ST, MOROCCO, IN 47963 | -- | -- | 3 | 1 | 1,456 | -- | -- | 0.26 | -- | 1956 |
| 1 | 409 W BEAVER ST MOROCCO, IN 47963 | $53,000 | Feb 27, 2025 | 2 | 1 | 1,181 | $44 | 0.38 | 0.31 | 85 | 1948 |
| 2 | 505 S ROOSEVELT AVE MOROCCO, IN 47963 | $203,995 | Jan 26, 2025 | 3 | 2 | 2,046 | $99 | 0.14 | 0.29 | 64 | 1959 |
| 3 | 614 E WASHINGTON ST MOROCCO, IN 47963 | $169,900 | Feb 13, 2025 | 3 | 1 | 888 | $191 | 0.68 | 0.29 | 48 | 1940 |
| 4 | 108 S LINCOLN ST MOROCCO, IN 47963 | $204,900 | Jan 30, 2025 | 4 | 1 | 1,881 | $108 | 0.35 | 0.10 | 38 | 1900 |
| 5 | 106 N MAIN ST MOROCCO, IN 47963 | $129,000 | Mar 11, 2025 | 1 | 1 | 776 | $166 | 0.31 | 0.17 | 31 | 1896 |

**EVALUATION LIMITING CONDITIONS AND CERTIFICATIONS**

**REPORTING OPTION AND PURPOSE OF EVALUATION:** This is an Evaluation as defined by the Interagency Appraisal and Evaluation Guidelines. The purpose of this Evaluation is to develop an opinion of market value (as defined) for the identified subject property.

**INTENDED USE:** The intended use of this Evaluation report is to assist the client in evaluating the suitability of the subject property as collateral for a lending transaction. This report is not intended for any other use.

**INTENDED USER:** The only intended user of this Evaluation report is the client identified on the first page of the report. Use of this report by any others is not intended. If you are not identified as the client, you are an unauthorized party and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
(1) Buyer and seller are typically motivated;
(2) Both parties are well-informed or well advised, and acting in what they consider their own best interests;
(3) A reasonable time is allowed for exposure in the open market;
(4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
(5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C)

**REAL PROPERTY INTEREST:** The real property interest is Fee Simple interest, unless otherwise indicated in this report.

**SCOPE OF WORK:** The scope of this assignment includes analysis of the subject data and comparable data, as well as, other relevant information by the evaluator. If an inspection is included within this report, the subject data is provided by a qualified third party and assumed to be accurate. The evaluator has reviewed and validated the inspection data. The evaluator also relies on varied sources of additional data about the subject property and comparables from public record data services, multiple listing services, automated valuation models and/or other data sources considered relevant to the opinion of value.
Comparables or comparable data includes, but is not limited to, closed sales, available listings, pending sales, or any other transaction(s) that the evaluator determines to be comparable applying the criteria that would be used by a perspective buyer for the subject property. The confirmation of closed sales is from public data sources, unless otherwise noted in the report. Any photographs of comparables used in the report are taken from Multiple Listing Service (MLS) or other online sources, unless otherwise noted in the report.
The type and extent of analyses applied to arrive at opinions or conclusions in the sales comparison approach is based on qualitative analysis. This method of analysis accounts for differences between comparables but without quantified, numerical adjustments. Common qualitative techniques include ranking and relative comparison analyses. In ranking analysis, the comparables are ranked to determine each of their positions relative to the subject property’s relevant characteristics. Relative comparison analysis is used to determine if the relative characteristics of a comparable are inferior, superior or similar to those of the subject property. Quantitative analysis may also be employed, and adjustments made reflective of market preferences.
Certain automated adjustments are generated based on an application of Quantarium’s AVM (QVM) technologies. Such adjustments leverage machine learning valuation adjustments derived from a broad analysis of location relevant larger data sets, including among other, statistically reliable common factors of gla, lot size, age and other property characteristics. Some or all of those adjustments MAY have been overridden by the evaluator based on local market expertise.

**INTENDED USER (CLIENT) SCOPE OF WORK AGREEMENT:** All data is collected, confirmed and analyzed in accordance with the scope of work; determined appropriate by the evaluator given the intended use. The client agrees, by use of this evaluation report, such limitations of the assignment will not affect the credibility of the opinions and conclusions given the intended use; and, is consistent with the client's level of risk tolerance. WARNING: From the perspective of the client, this scope of work may result in an opinion of value that is not as reliable in comparison to a full appraisal that includes a personal viewing of the interior and exterior of the subject property, overall neighborhood or market area and comparables used and, if employed, providing a qualitative analysis in the sales comparison approach.

**SUBJECT PROPERTY EXISTING USE AND HIGHEST AND BEST USE:** Given the zoning and other relevant legal and physical characteristics, the highest and best use continues to be its present use, unless otherwise indicated in the report.

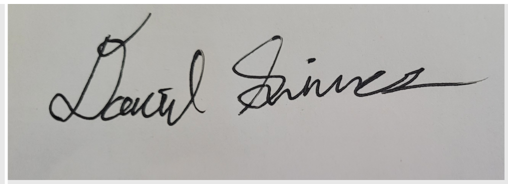
**APPROACHES TO VALUE:** The sales comparison approach is used exclusively, unless otherwise indicated in the report.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The evaluator's certification in this report is subject to the following assumptions and limiting conditions and to such other specific and limiting conditions as are set forth by the evaluator in the report.

**WARNING: The use of assumptions may affect assignment results.**
1. The evaluator will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator assumes that the title is good and marketable, and will not render any opinions about the title.
2. The evaluator will not give testimony or appear in court because he or she made an evaluation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this evaluation report, the evaluator has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has made an assumption that there are no such conditions or influences; the evaluator makes no guarantees, or warranties, express or implied. The evaluator will not be responsible for any such conditions or influences that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the evaluator is not an expert in the field of environmental hazards, this evaluation report must not be considered as an environmental assessment of the property.
4. The evaluator obtained the information, estimates, and opinions that were expressed in the evaluation report from sources he or she considers to be reliable and believes them to be true and correct. However, the evaluator does not assume responsibility for the accuracy of such items furnished by other parties.
5. The evaluator has based the valuation conclusion on the identified and available data sources, which are considered reliable and include, but are not limited to, public records, and MLS data.
6. The evaluator assumes the subject property complies with zoning, environmental and land use regulations, and that the present use is the Highest and Best Use as improved.
7. The evaluator will not disclose the contents of this report except as required by applicable law.
8. When an interior viewing of the subject is not performed as part of an assignment, the interior of the subject is assumed to be consistent with the condition of the exterior of the property, and that interior appointments and amenities are consistent with similar properties located within the area.
9. Factors such as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature that would significantly affect the evaluator's opinion of value are not apparent.
10. Components, such as mechanical, electrical, plumbing that constitute the subject property are fundamentally sound and in good working order.
11. The source and data collected and provided by a qualified professional inspector is assumed reliable and believed to be true and correct; and, the evaluator has a reasonable basis to believe that such a professional is competent.

**EVALUATOR'S CERTIFICATION:** The evaluator certifies and agrees that:
1) the statements of fact contained in this report are true and correct.
2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3) I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5) my engagement in this assignment was not contingent upon developing or reporting predetermined results.
6) my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this evaluation.
7) I have **not** made a personal inspection (viewing) of the property that is the subject of this report.
8) I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the evaluation report.

## EVALUATOR SIGNOFF

| | |
|---|---|
| Evaluator Name | David Simoes |
| Evaluator Signature |  |
| Signature Date | 3/18/2025 |

File # 6412548.2
Loan #

# PROPERTY INSPECTION ANALYSIS

## SUBJECT & CLIENT

Address 305 W Stevenson St. | City Morocco | County Newton | State IN | Zip 47963

Borrower Billie Miller | Co-Borrower

Client Robert Steele Agency Inc | Address 11 Motif Boulevard | City Brownsburg | State IN | Zip 46112

## TYPE OF INSPECTION PERFORMED

- ☒ **Exterior-Only From Street**
- ☐ **Walk-In Interior & Exterior**
- ☐ **Virtual Exterior-Only From Street**
- ☐ **Virtual Walk-In Interior & Exterior**

## EVIDENCE OF LISTING STATUS

Evidence Subject For Sale ☐ Yes ☒ No
If Yes, Distressed Listing ☐ Yes ☐ No
List Price [ $ ]
List Date [ ] DOM [ ]

## MARKET INFLUENCES

### Significant Area Non-Residential Use

| | Yes | No |
|---|---|---|
| Commercial | ☐ | ☒ |
| Industrial | ☐ | ☒ |
| Agricultural | ☐ | ☒ |
| Golf/Recreational | ☐ | ☒ |
| Lake or Ocean | ☐ | ☒ |
| National Park/Forest | ☐ | ☒ |
| Vacant | ☐ | ☒ |
| Other [None ] | ☐ | ☒ |

## EXTERNAL FACTORS

### Adverse External Factors

| | Yes | No |
|---|---|---|
| Fronts/Sides/Backs Busy Street | ☐ | ☒ |
| High Tension Electrical Wires | ☐ | ☒ |
| Vacant/Abandoned Property | ☐ | ☒ |
| Landfill or Transfer Station | ☐ | ☒ |
| Commercial/Industrial Influences | ☐ | ☒ |
| Railroad Tracks | ☐ | ☒ |
| Freeway/Highway Influence | ☐ | ☒ |
| Private or Public Airport | ☐ | ☒ |
| Other [None ] | ☐ | ☒ |

### Positive External Factors

| | Yes | No |
|---|---|---|
| Golf Course | ☐ | ☒ |
| Waterfront | ☐ | ☒ |
| Beach Access | ☐ | ☒ |
| Lake Access | ☐ | ☒ |
| Marina/Boat Ramp Access | ☐ | ☒ |
| Gated Community / Security Gate | ☐ | ☒ |
| View [Residential ] | ☐ | ☒ |
| Other [None ] | ☐ | ☒ |

## PROPERTY TYPE

- ☒ SFR - Detached
- ☐ SFR - Attached
- ☐ SFR - Semi-Detached / End
- ☐ SFR - With Accessory Unit
- ☐ Duplex
- ☐ Triplex
- ☐ Quadruplex
- ☐ Condo - Garden Style
- ☐ Condo - Mid-Rise or High-Rise
- ☐ Condo - Other
- ☐ Manufactured [Add Date]
- ☐ Commercial / Mixed-Use
- ☐ Other [ ]

## CONDO OR PLANNED UNIT DEV

☐ Subject is in a Condo or PUD
Dues [ ]
Dues Term [ ]

*Homeowner's association information is provided as available. Lender may wish to confirm with the association.

## CAR STORAGE

- ☐ None
- ☐ Carport # Cars [ ]
- ☒ Garage # Cars [ 3 ]
- ☒ Driveway # Cars [ 4 ]

Surface [Asphalt ]

### Garage/Carport Design

- ☐ Attached
- ☒ Detached
- ☐ Built-In

## SUBJECT CONDITION

- ☐ New / Like New
- ☐ Very Good
- ☒ Good
- ☐ Average
- ☐ Fair / Below-Average
- ☐ Poor / Uninhabitable

### Occupancy

☒ Occupied ☐ Vacant ( If Vacant, Is Home Secured? ☐ Yes ☐ No )
☐ Tenant Occupied
Rent [ ]
Terms [ ]
Length [ ]

### Subject Condition Related to Neighboring Properties

☒ Similar ☐ Inferior ☐ Superior ☐ Unknown

### Deferred Maintenance

| | Yes | No | | Yes | No |
|---|---|---|---|---|---|
| Siding Damaged | ☐ | ☒ | Roof Disrepair / Lifting Shingles | ☐ | ☒ |
| Peeling Paint | ☐ | ☒ | Dry Rot / Decaying Wood | ☐ | ☒ |
| Broken Windows | ☐ | ☒ | Fire / Wildfire or Smoke Damage | ☐ | ☒ |
| Foundation Damaged | ☐ | ☒ | Water or Flood Damage | ☐ | ☒ |
| Landscape Not Maintained | ☐ | ☒ | Storm or Hurricane Damage | ☐ | ☒ |
| Landscape Damage | ☐ | ☒ | Earthquake Damage | ☐ | ☒ |
| Under Construction | ☐ | ☒ | Tornado Damage | ☐ | ☒ |
| Other (Describe Below) | ☐ | ☒ | Safety or Habitability Issues Noted | ☐ | ☒ |

Was any of the above deferred maintenance caused by a recent natural disaster? ☐ Yes ☒ No
If yes, does it appear the interior suffered significant damage? ☐ Yes ☐ No
Is the property located in an active FEMA disaster area? ☐ Yes ☒ No
Rate the disaster related damage to the property: [ ]
Percent of neighborhood properties that suffered damage: [ % ]
Estimate of total cost to repair: [ $ ] Estimated time to repair: [ ]
Describe the damage to the subject and any damage to neighborhood:

There does not appear to be any damage to the subject or surrounding area.

## ADDITIONAL IMPROVEMENTS

- ☐ Accessory Unit
- ☐ Outbuildings
- ☐ Solar Panels [ ]
- ☐ Porch [ ]
- ☐ Patio [ ]
- ☐ Pool [ ]
- ☐ Fence [ ]
- ☐ Other [ ]

## ADDITIONS OR CONVERSIONS

☐ Apparent Additions
Added GLA [ SqFt ]
Permitted? ☐ Yes ☐ No
☐ Conversions

## SUBJECT SITE / LOT

Lot Size [0.26 ] Lot Shape [ Rectangular ]

| Utilities | Public | Other | Description |
|---|---|---|---|
| Electricity | ☒ | ☐ | [ ] |
| Gas | ☒ | ☐ | [ ] |
| Water | ☒ | ☐ | [ ] |
| Sewer | ☒ | ☐ | [ ] |

| Offsite Improvements | Public | Private | Description |
|---|---|---|---|
| Street | ☒ | ☐ | [ Asphalt ] |
| Alley | ☐ | ☐ | [ None ] |

## SUBJECT IMPROVEMENTS

# Stories [ 1 ] Year Built [ 1956 ]
Design [Ranch ]
Construction [Wood Frame ]
Exterior Walls [Other ]
Roof Surface [Comp Shingle ]
Fireplace # [ ] [None ]
Heating Type [Forced ]
Cooling Type [Central/Forced Air ]

### Foundation / Basement

- ☐ Concrete Slab
- ☒ Crawl Space
- ☐ Basement
  - ☐ Full
  - ☐ Partial

% Finished [ % ]

## ROOM INFORMATION AND LOCATION

[ 6 ] # Total Rooms Above Grade
[ 3 ] # Bedrooms Above Grade
[ 1.0 ] # Bathrooms Above Grade

# PROPERTY INSPECTION ANALYSIS

**File #** 6412548.2
**Loan #**

## SUBJECT & CLIENT

| | | | | | |
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| Address 305 W Stevenson St. | | City Morocco | County Newton | State IN | Zip 47963 |
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## COMMENTS

The subject is a ranch style home located on a corner lot. It is located in the small town of Morocco. Most of the surrounding homes are maintained in average to good condition. They vary widely as to style, size, and age.

There is no address visible on the house or mailbox. However, I always verify the location with the county mapping system before I go to any property. I am certain that I have the correct house and the house to the east did have an address on the front.

## SCOPE, CERTIFICATION AND LIMITING CONDITIONS

**SCOPE OF WORK:** The scope of this property inspection assignment is as follows:

- An inspector has conducted either a property inspection of the described property via use of a personal physical inspection or remotely utilizing proprietary video/audio technology (inspection type is noted within the report), and this inspection is the source of the photographs and salient information contained within this report. Information obtained from county websites, local MLS, and other public sources of data has, in some cases, also been relied upon and or reported.
- Unless otherwise indicated, the use of this technology has allowed the inspector to optically view all areas of the subject property which are typically viewed during a physical inspection. When needed, the inspector has also interfaced with the borrower to obtain and confirm information about the features and characteristics of the property. Any items of deferred maintenance will be photographed and included within the report.
- Information about the neighborhood, site and surrounding property characteristics have been, when available, obtained from secondary online sources. Aerial imagery, unless unavailable for the property in question, has been analyzed in the course of this inspection.

**CERTIFICATION:** The inspector, hereby certifies and agrees that:

- I have personally conducted the inspection, as defined herein, of the subject property identified in this report.
- The subject photos, contained herein, were taken at the time of the inspection.
- I have viewed subject from all sides, as possible, and have reported any external influences.
- If identified within the report as a physical inspection, I have completed an exterior or interior (as noted) inspection of subject property and have reported all observable factors that have an effect on subject value and marketability.
- If identified within the report as a virtual inspection, I have completed and exterior and/or interior (as noted) inspection of the subject property via proprietary video technology, and have reported all observable factors that have an effect on the subject value and marketability.
- The statements of fact contained in this report are true and correct and I have not knowingly withheld any information.
- The reported opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have adequate knowledge and training to complete this inspection assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- In completion of this assignment I have utilized technology sufficient to perform a complete and adequate visual inspection of the interior and exterior areas of the subject property. I have reported the condition of the improvements in factual, specific terms, and have identified and reported the physical deficiencies that could affect the livability, soundness and/or structural integrity of the property.

**CONTINGENT AND LIMITING CONDITIONS:** The above certification is subject to the following conditions:

Unless otherwise stated in this report, the inspector has no knowledge of any concealed or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and make no guarantees or warranties, expressed or implied, regarding the condition of the property. Inspector will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This report must not be considered as an environmental assessment of the property. In addition, this inspection report is not an estimate of value, but may be utilized as part of a valuation assignment. This report is intended to help determine the existence and condition of the subject property on the date and time of the inspection for a mortgage finance transaction.

Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine, imprisonment, or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Company Pamela J Drangmeister
Address 13425 Delaware Street
City, St Zip Crown Point, IN 46307
Phone

Location Validation (VPI Inspection Only)

Pamela Drangmeister / 03/14/2025
Inspector / Inspection Date

File # 6412548.2

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## SUBJECT PROPERTY PHOTO ADDENDUM

Front View

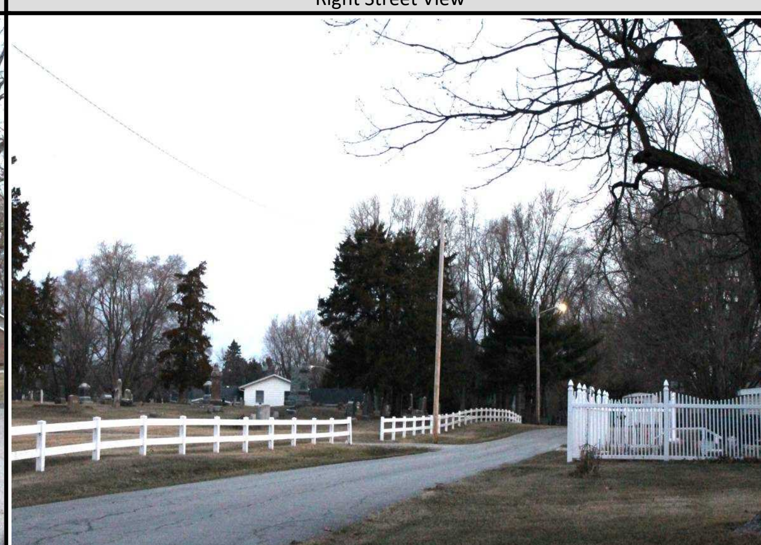
Address Verification

Left Side View

Right Side View

Left Street View

Right Street View



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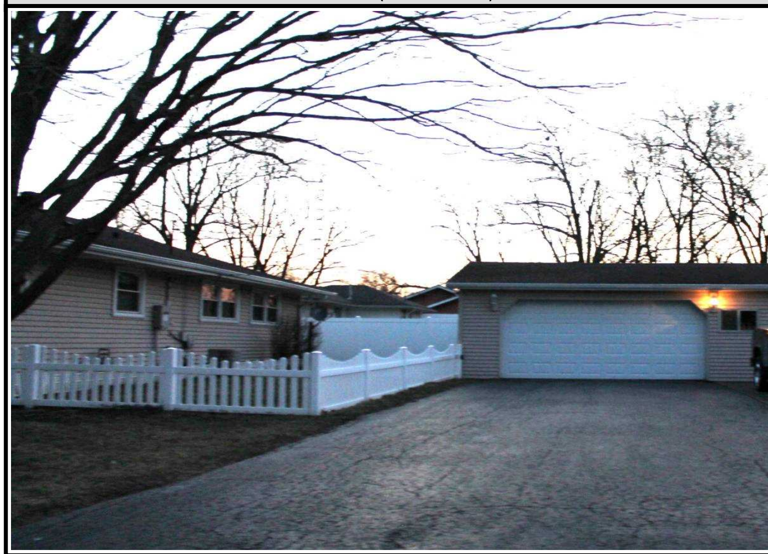
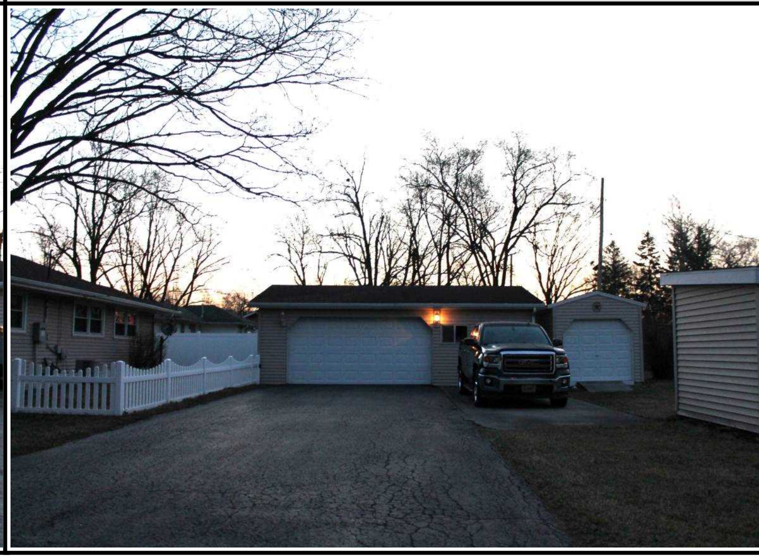
**SUBJECT PROPERTY PHOTO ADDENDUM**

Rear View (If accessible)



Garage



Across from subject