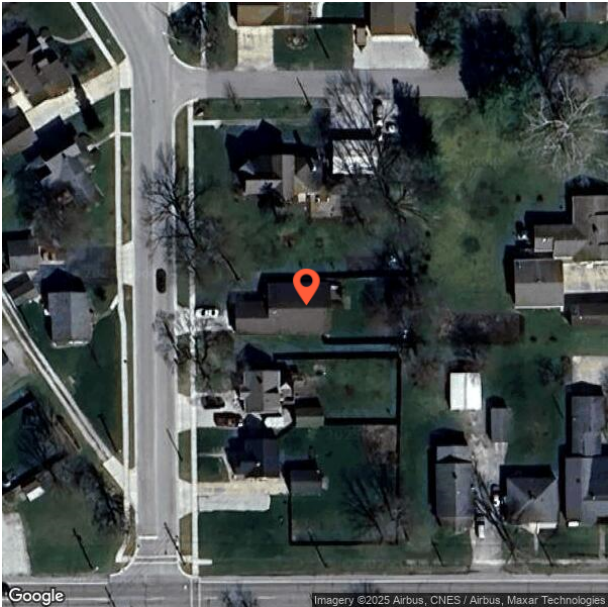
	Property Address	Order #	6421104.3
	415 S SCOTT ST	Loan #	N/A
	RENSSELAER, IN 47978 - JASPER COUNTY	Inspection Type	Exterior/Street
	Address is consistent with client-submitted data	Assignment Type	Other: Unk
	Lender	Robert Steele	
	Borrower	John Davis	
	Coborrower	N/A	
	Evaluated Value	\$250,000	Reasonable Exposure Time
	Effective Date	3/25/2025	10 - 50 Days





PROPERTY DETAILS



	Property Type	Single Family Residence	County	JASPER
	Lot Size	7,492	Parcel Number	37-07-30-000-019.201-027
	Year Built	2004	Assessed Year	2023
	Gross Living Area	1,410	Assessed Value	\$163,200
	Bedroom	3	Assessed Taxes	\$851
	Baths	2.0	Sold Date	5/30/2017
	Pool	No	Sold Price	\$138,500
	Condition	Good	List Date	3/8/2017
	Carrier Route	C004	List Price	\$139,900
	HOA	No		
	Location Comments	Interior Lot		
	Owner of Public Records	DAVIS,JOHN M & JESSICA L		
	Amenities	Typical Amenities		
	Legal Description	DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP LEOPOLDS ADD LOT 6 BLK 21		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	49	18	42	-14.3% ↓	133.3% ↑
Absorption rate (total sales/month)	16	6	14	-12.5% ↓	133.3% ↑
Total # of Comparable Active Listings	59	72	43	-27.1% ↓	-40.3% ↓
Months of housing supply (Total listings / ab. rate)	4	12	3	-25% ↓	-75% ↓
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	\$224,500	\$199,000	\$250,500	11.6% ↑	25.9% ↑
Median Comparable Sales Days on Market	73d	18d	16d	-78.1% ↓	-11.1% ↓
Median Sale Price as % of List Price	95%	96%	96%	1.1% -	0% -
Median Comparable List Price (Currently Active)	\$249,900	\$250,000	\$260,000	4% -	4% -
Median Competitive Listings Days on Market (Currently Active)	132d	37d	56d	-57.6% ↓	51.4% ↑
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	2	0	2	0% -	0% -
Short Sales	1	0	0	-100% ↓	0% -
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -

SELECTED COMPARABLES SALES AND LISTINGS

Subject Property		Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	415 S SCOTT ST RENSSELAER IN, 47978	1014 SCOUTS BLUFF RD RENSSELAER IN, 47978		414 LEA ANNE ST RENSSELAER IN, 47978		513 COUNTRYSIDE CIR RENSSELAER IN, 47978	
MLS Comments	--	Welcome to this charming 1,848 sq. ft. ranch-style home, perfectly nestled in a...		Welcome to your dream home in a charming neighborhood! This adorable 3 bed, 2...		The freshly painted interior allows you to experience the perfect blend of...	
Proximity (mi)	--	0.90 W		1.41 N		1.30 W	
MLS# DOC#	--	808348 F202024		802386		801576	
Sale Price / Price per Sq.Ft.	--	\$295,000 / \$160/sqft		\$200,000 / \$159/sqft		\$270,000 / \$176/sqft	
List Price / Price per Sq.Ft.	--	\$295,000 / \$160/sqft		\$213,900 / \$171/sqft		\$294,900 / \$193/sqft	
Sale Price % of List Price	--	1.00 / 100%		0.94 / 94%		0.92 / 92%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		09/04/24 26 DOM		06/17/24 60 DOM		10/16/24 198 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Interior Lot	Interior Lot		Interior Lot		Interior Lot	
Site	7,492	9,060	-\$1,568	6,098	\$1,394	11,979	-\$4,487
View	NONE	NONE		NONE		NONE	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	2004	2004		2004		1999	
Condition	Good	Good		Good		Good	
Bedrooms	3	3		3		3	
Full / Half Baths	2 / 0	2 / 0		2 / 0		2 / 0	
Gross Living Area	1,410	1,848	-\$26,280	1,254	\$9,360	1,530	-\$7,200
Basement	None	None		None		None	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		2		2	
Pool	No	No		No		No	
Amenities	Typical Amenities	Typical Amenities		Typical Amenities		Typical Amenities	
Other							
Other							
Net Adj. (total)		-9.44%	-\$27,848	5.38%	\$10,754	-4.33%	-\$11,687
Gross Adj.		9.44%	\$27,848	5.38%	\$10,754	4.33%	\$11,687
Adj. Price			\$267,152		\$210,754		\$258,313
Price and Listing History		Sold	09/03/2024	Sold	06/17/2024	Sold	10/16/2024
		Price	\$295,000	Price	\$200,000	Price	\$270,000
		Pending	08/11/2024	Pending	04/23/2024	Pending	09/12/2024
		Price	\$295,000	Price	\$213,900	Price	\$294,900
		Listed	08/09/2024	Listed	04/18/2024	Price Changed	09/10/2024
		Price	\$295,000	Price	\$213,900	Price	\$294,900
						Price Changed	08/02/2024
						Price	\$299,900
						Price Changed	05/23/2024
						Price	\$309,900
						Listed	04/01/2024
						Price	\$319,900

Subject Property		List Comp 1		List Comp 2	
					
Address	415 S SCOTT ST RENSSELAER IN, 47978	817 E THOMPSON ST RENSSELAER IN, 47978		111 N MCKINLEY AVE RENSSELAER IN, 47978	
MLS Comments	--	Welcome Home! This 4 Bedroom Home has so much to offer! Beautiful Windows that...		This 3 bedroom, plus flex space for a 4th bedroom or office/study, 1.5 bath home...	
Proximity (mi)	--	0.21 SE		0.35 NW	
MLS# DOC#	--	815736		812623	
Sale Price / Price per Sq.Ft.	--				
List Price / Price per Sq.Ft.	--	\$249,900 / \$161/sqft		\$190,000 / \$125/sqft	
Sale Price % of List Price	--				
Property Type	SFR	SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj
Sale/List Date		02/05/25 48 DOM		11/06/24 139 DOM	
Location	Neutral	Neutral		Neutral	
Location Comment	Interior Lot	Interior Lot		Interior Lot	
Site	7,492	11,021	-\$3,529	6,534	
View	NONE	NONE		NONE	
Design	Typical	Typical		Typical	
Quality	Average	Average		Average	
Age	2004	1957	\$23,500	1950	\$27,000
Condition	Good	Good		Good	
Bedrooms	3	4		3	
Full / Half Baths	2 / 0	1 / 1	\$2,500	1 / 1	\$2,500
Gross Living Area	1,410	1,550	-\$8,400	1,520	-\$6,600
Basement	None	Partial	-\$5,000	None	
Parking Type	Garage	Garage		Garage	
Parking Spaces	2	2		1	\$10,000
Pool	No	No		No	
Amenities	Typical Amenities	Typical Amenities		Typical Amenities	
Other					
Other					
Net Adj. (total)		3.63%	\$9,071	17.32%	\$32,900
Gross Adj.		17.18%	\$42,929	24.26%	\$46,100
Adj. Price			\$258,971		\$222,900
Price and Listing History		Pending Price	03/16/2025 \$249,900	Price Changed Price	01/23/2025 \$190,000
		Price Changed Price	03/07/2025 \$249,900	Listed Price	11/06/2024 \$199,000
		Price Changed Price	02/05/2025 \$255,000	Sold Price	07/20/2022 \$182,000
		Listed Price	07/22/2024 \$259,900	Pending Price	06/20/2022 \$180,000
		Sold Price	07/05/2022 \$229,000	Listed Price	05/22/2022 \$180,000
				Price Changed Price	05/22/2022 \$180,000

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

Subject is located on an interior lot with no apparent adverse site conditions noted. The inspection indicates subject to be in good condition which appears supported by photos provided.. Subject market trends indicate an overall stable market with a stable median sales price in the area over the past year. Minimal REO and short sale activity noted.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$210,754 to \$267,152

Sales Comparison Commentary: Comparables are all located within subject market area and were deemed to be among the best available. Comparables 1 and 2 are sales over 180 days old but both were utilized due to a lack of more recent, similar sales available. Comparables 2 and 3 are sales over 1 mile from the subject but were included for their overall similar age and similarity to the subject as no additional sales closer in proximity could be located. Comparable 1 is over 20% larger than the subject but was utilized for its proximity and similar age. Lot size adjusted after 1,000 sq ft difference established. GLA is adjusted after 100 sq ft difference is established. Age adjustments applied after 10 year difference. Remaining adjustments are considered self explanatory. There is a wide range of sales prices in subject market and therefore a wide range of adjusted values. This was unavoidable in this case.

.Listing Comparison Commentary: Comparable listings 1 and 2 utilized were deemed to be the most reasonable listings for use. Both are over 10 years older than the subject but no listings of more similar age could be located within 2 miles of the subject.

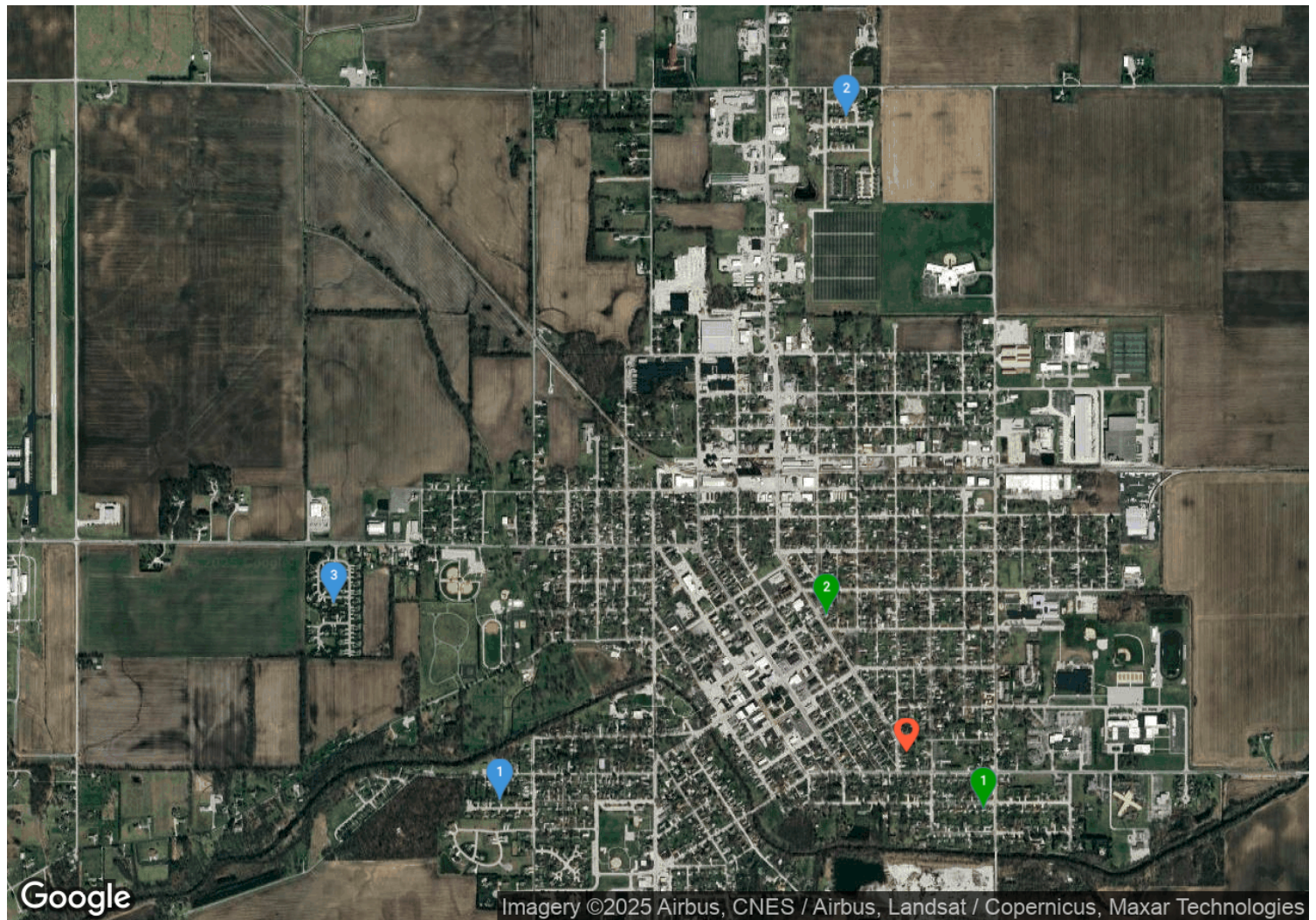
Comparables 1-3 are given primary weight in determination of the conclusion with support from listing data with comparables 1 and 3 given more weight based on the majority of data available in subject market.

It should be noted that public records data is utilized for lot size reporting. MLS Data is utilized for GLA and bed/bath reporting in comparables as this is deemed the most accurate in this case.

Note: Outbuildings have only been reported as an amenity and in the grid if they appear to be built on a permanent foundation. If foundation is unknown, no amenity rating or value is given as they are considered personal property. Similarly, above ground pools/spas are considered personal property and given no value in this report.

.All comparables were verified either with MLS comments & photos from Quantarium or online sources. Only sales which were listed on MLS were considered for comparison. Some properties listed in the comparable section of this report which may appear similar to the subject were not considered for use as they were not listed on MLS.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	415 S SCOTT ST RENSSELAER, IN 47978	Single Family Residence				7492	2004	3	2	1410		No		Public Records
1	1014 SCOUTS BLUFF RD RENSSELAER, IN 47978	Single Family Residence	\$295,000	09/04/2024	0.90	9060	2004	3	2	1848		No		MLS, Public Records
2	414 LEA ANNE ST RENSSELAER, IN 47978	Single Family Residence	\$200,000	06/17/2024	1.41	6098	2004	3	2	1254		No		MLS
3	513 COUNTRYSIDE CIR RENSSELAER, IN 47978	Single Family Residence	\$270,000	10/16/2024	1.30	11979	1999	3	2	1530		No		MLS, Public Records
1	817 E THOMPSON ST RENSSELAER, IN 47978	Single Family Residence	\$249,900	02/05/2025	0.21	11021	1957	4	2	1550	775	No		MLS
2	111 N MCKINLEY AVE RENSSELAER, IN 47978	Single Family Residence	\$190,000	11/06/2024	0.35	6534	1950	3	2	1520		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 1014 SCOUTS BLUFF RD
RENSSELAER IN, 47978

Welcome to this charming 1,848 sq. ft. ranch-style home, perfectly nestled in a quiet, cul-de-sac neighborhood. This beautiful residence boasts a classic brick front, offering timeless curb appeal. Step inside to discover an inviting open-concept layout, where the spacious great room, complete with a cozy fireplace, flows seamlessly into the dining area and kitchen--ideal for modern living and entertaining. This home features three generous bedrooms, one a primary suite with bath and walk-in closet, and a second full bath, providing ample space for you and your guests. A family room offers additional living space, perfect for relaxing or hosting gatherings. Enjoy the tranquility of the outdoors from the screened porch or step out onto the deck to soak up the sun. The covered front porch is a perfect spot to enjoy your morning coffee while taking in the peaceful surroundings. Additional amenities include a two-car garage, a handy storage shed, and a picturesque setting where deer are known to stroll down the street. This home is a true sanctuary, blending comfort, convenience, and a touch of nature in a wonderful location.



Comp 2: 414 LEA ANNE ST
RENSSELAER IN, 47978

Welcome to your dream home in a charming neighborhood! This adorable 3 bed, 2 bath split ranch features ample space for you to entertain or enjoy time with your family. The open concept layout creates a warm and inviting atmosphere. With its cute curb appeal and friendly neighborhood this is the epitome of perfect for you! Don't miss your opportunity to make this yours!



Comp 3: 513 COUNTRYSIDE CIR
RENSSELAER IN, 47978

The freshly painted interior allows you to experience the perfect blend of comfort and elegance with this 3 bdrm, 2 bath home located in the desirable Countryside Subdivision. The covered front porch welcomes you inside to the beautiful front entry. The LR offers cathedral ceilings, gas fireplace, and tall windows giving you a light and bright feel. The kitchen has a dining area, island with electric range, new dishwasher & pantry closet. The formal DR is just off of the kitchen. The split floor plan offers a primary suite with walk-in closet, jetted tub & separate shower. The 2 car attached garage has pull-down attic stairs with floored attic storage above. Outside you'll find a large lot with a newer composite deck, great for entertaining. An added benefit is a new roof in December 2022. This amazing home offers an abundance of character and is waiting for you! Don't miss this opportunity!



Listing 1: 817 E THOMPSON ST
RENSSELAER IN, 47978

Welcome Home! This 4 Bedroom Home has so much to offer! Beautiful Windows that let in tons of Natural Light, a Lovely, Fully Appliance Kitchen, an Open Concept Dining Room/Living Room with a Fireplace and door leading to the beautifully fenced backyard with fire pit, that is perfect for relaxation and outdoor activities. Enjoy sunny days on the composite deck, or unwind on the inviting open front porch. The basement provides ample space for storage. Situated in a wonderful location, you'll be close to doctors, hospital and shopping, making this the perfect place to call home. Let's Go Look!



Listing 2: 111 N MCKINLEY AVE
RENSSELAER IN, 47978

This 3 bedroom, plus flex space for a 4th bedroom or office/study, 1.5 bath home is ready for its new owner! The kitchen and primary bathroom were recently updated and newer kitchen appliances. HVAC and electrical was also recently updated. Newer insulation and a new fence installed in the backyard. The living and family rooms have a fresh coat of paint. This home also offers a 1 car garage, with alley access. Don't miss this one!

PRICE AND LISTING HISTORY

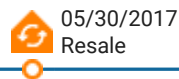
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Change	Source
 Sold	05/30/2017	\$138,500	-1.00%	MLS
Listed	03/08/2017	\$139,900		MLS

Certain information contained herein is derived from information which is the property of, and copyrighted by, the applicable MLS. As such, the applicable MLS retains copyrights to all MLS provisioned data and images. Data through 03/26/2025.

TRANSACTION HISTORY

Timeline



History

05/30/2017 Resale

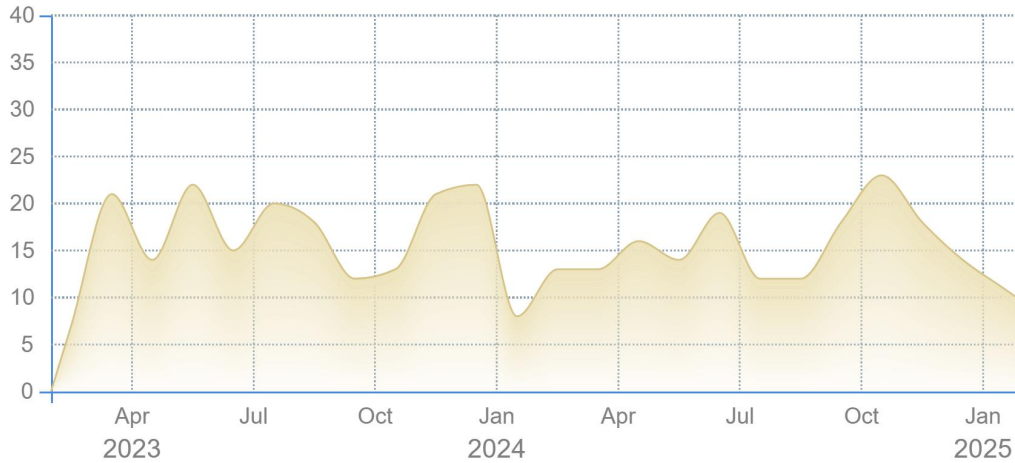
Recording Date	05/30/2017	Lender	FIFTH THIRD MORTGAGE CO
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$138,500	1st Loan Amt	\$117,725
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	F157907	Loan Type	N/A
Seller	ZACEK,CAROL A	Rate Type	N/A
Buyer/Borrower	DAVIS,JOHN M	Loan Doc #	F157908

ZIP-CODE DATA

Number of Properties Sold in 47978

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

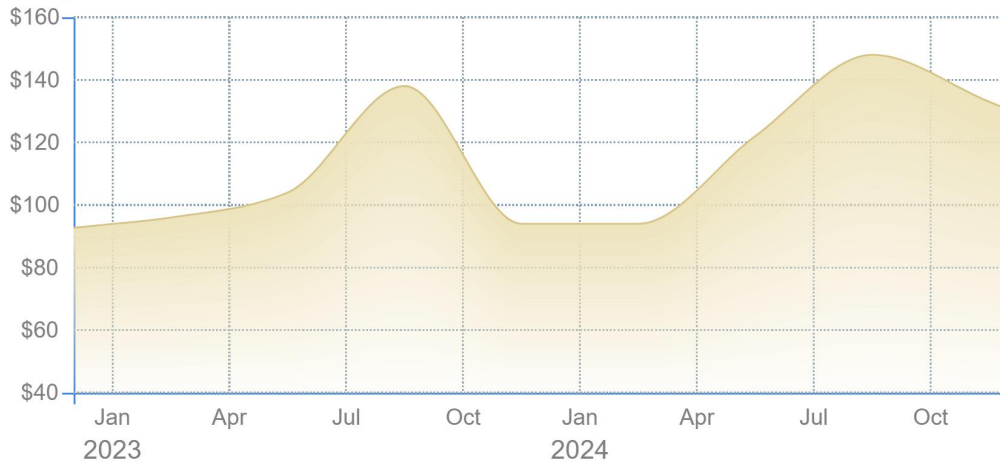
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47978

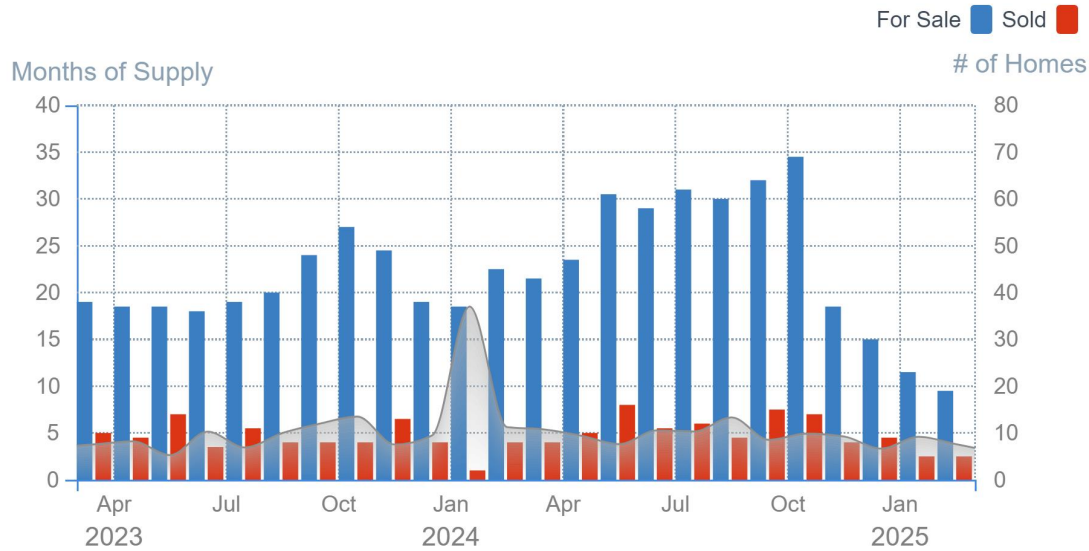
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



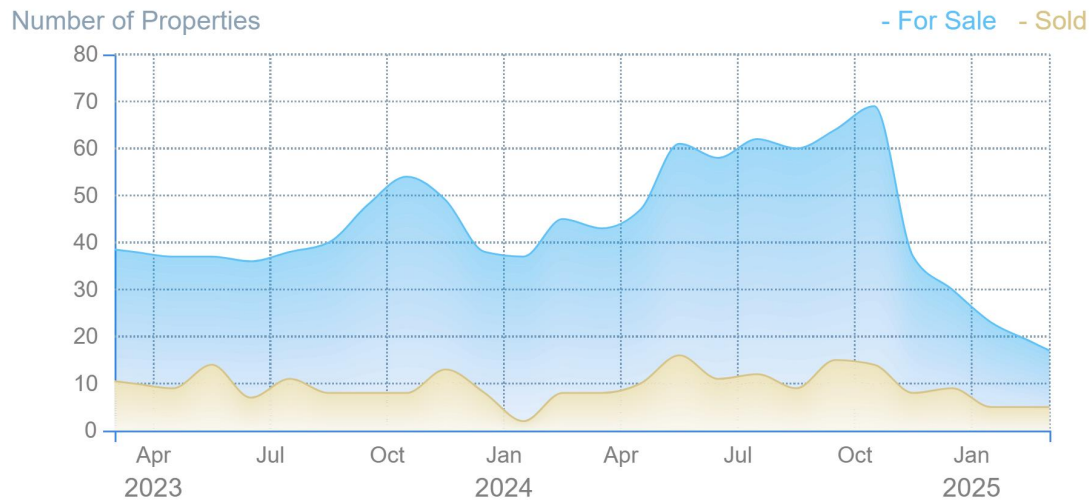
Months of Supply in 47978

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.

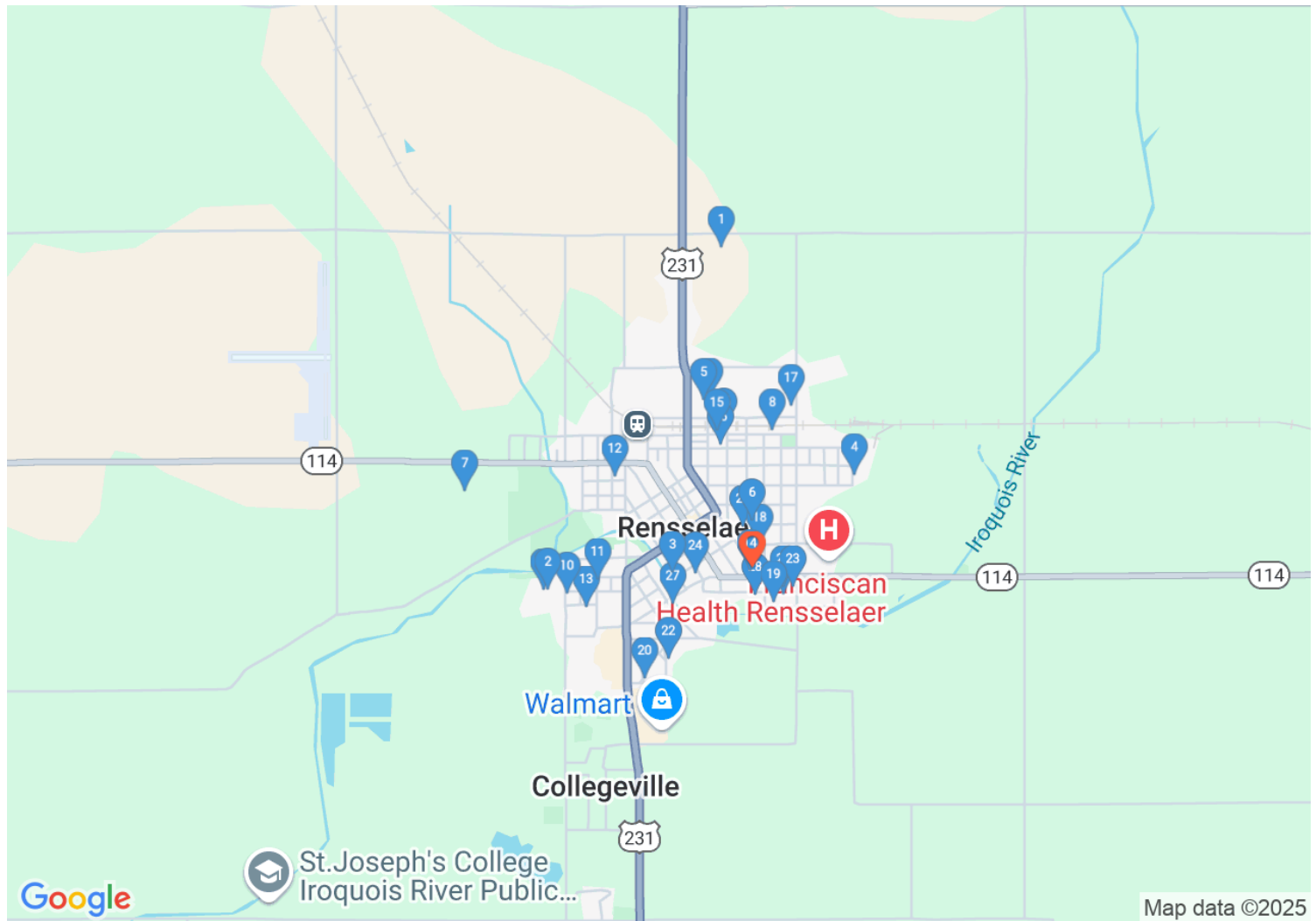


Supply / Demand in 47978

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



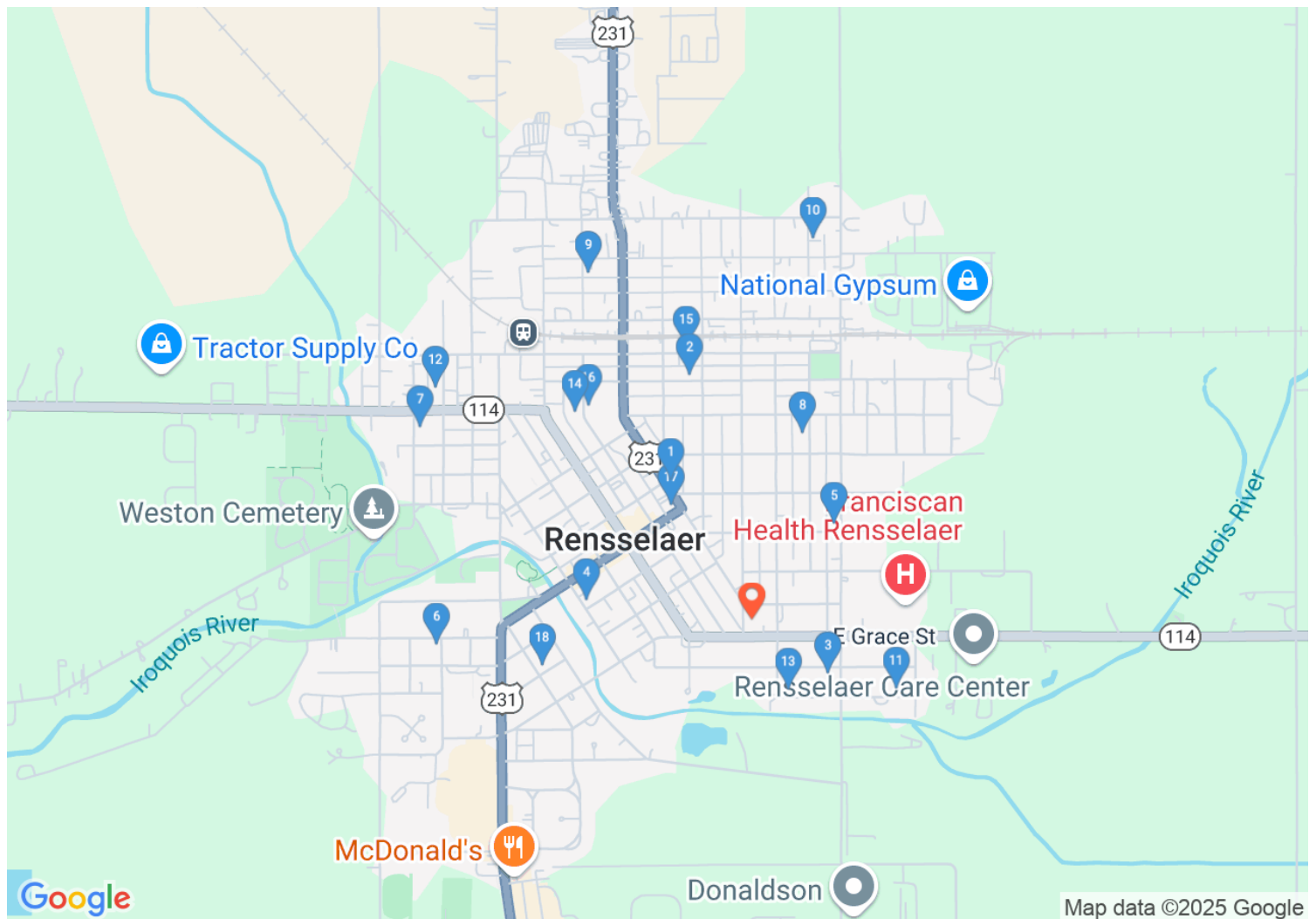
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	415 S SCOTT ST, RENSELAER, IN 47978	--	--	3	2	1,410	--	--	0.17	--	2004
1	414 LEA ANNE ST RENSELAER, IN 47978	\$200,000	Jun 17, 2024	3	2	1,254	\$159	1.41	0.14	84	2004
2	1014 SCOUTS BLUFF RD RENSELAER, IN 47978	\$295,000	Sep 04, 2024	3	2	1,848	\$159	0.90	0.21	74	2004
3	210 S FRONT ST RENSELAER, IN 47978	\$159,000	Sep 16, 2024	3	1	1,528	\$104	0.35	0.14	71	1980
4	207 N 10TH ST RENSELAER, IN 47978	\$159,900	Apr 12, 2024	3	2	1,040	\$153	0.60	0.15	70	2000
5	334 E OAK ST RENSELAER, IN 47978	\$0	Oct 22, 2024	2	1	1,716	\$0	0.76	0.17	67	1980
6	135 S SCOTT ST RENSELAER, IN 47978	\$135,000	Apr 22, 2024	3	1	1,108	\$121	0.20	0.18	65	1980
7	513 COUNTRYSIDE CIR RENSELAER, IN 47978	\$270,000	Oct 16, 2024	3	2	1,530	\$176	1.30	0.28	65	1999
8	718 E VINE ST RENSELAER, IN 47978	\$0	Dec 10, 2024	3	1	1,236	\$0	0.61	0.20	63	1965
9	1018 SCOUTS BLUFF RD RENSELAER, IN 47978	\$240,000	Apr 24, 2024	3	3	1,975	\$121	0.92	0.21	62	2008
10	921 W GROVE ST RENSELAER, IN 47978	\$180,000	Oct 11, 2024	3	2	1,120	\$160	0.82	0.16	61	1971
11	123 S FRANCIS ST RENSELAER, IN 47978	\$200,000	Sep 05, 2024	3	2	1,170	\$170	0.68	0.16	60	1960
12	224 W WARNER ST RENSELAER, IN 47978	\$247,000	Oct 15, 2024	4	2	1,852	\$133	0.72	0.20	60	1980

13	809 W MONNETT ST RENSSELAER, IN 47978	\$0	Sep 30, 2024	3	3	1,620	\$0	0.75	0.27	60	1989
14	423 S SCOTT ST RENSSELAER, IN 47978	\$169,000	Jun 05, 2024	3	1	1,449	\$116	0.02	0.17	59	1940
15	422 E VINE ST RENSSELAER, IN 47978	\$61,900	Aug 28, 2024	3	1	1,256	\$49	0.62	0.13	59	1965
16	424 E ELM ST RENSSELAER, IN 47978	\$77,500	Oct 08, 2024	3	1	1,168	\$66	0.55	0.14	58	1955
17	809 E OAK ST RENSSELAER, IN 47978	\$130,000	Jun 11, 2024	3	1	1,056	\$123	0.73	0.15	58	1979
18	302 S MILTON ST RENSSELAER, IN 47978	\$220,000	May 24, 2024	4	2	1,620	\$135	0.10	0.22	57	1953
19	718 E STEWART DR RENSSELAER, IN 47978	\$218,500	Nov 22, 2024	4	2	1,540	\$141	0.19	0.24	57	1959
20	629 S DEAN PL RENSSELAER, IN 47978	\$184,000	Nov 26, 2024	3	2	1,104	\$166	0.68	0.21	56	1964
21	400 E OAK ST RENSSELAER, IN 47978	\$0	Jan 22, 2025	2	1	1,632	\$0	0.76	0.14	56	1945
22	615 S FLEMING BLVD RENSSELAER, IN 47978	\$0	Aug 22, 2024	1	1	1,440	\$0	0.55	0.19	55	1941
23	826 E THOMPSON ST RENSSELAER, IN 47978	\$254,000	May 20, 2024	2	2	1,378	\$184	0.20	0.25	53	1955
24	316 S VAN RENSSELAER ST RENSSELAER, IN 47978	\$117,000	May 24, 2024	2	2	1,120	\$104	0.25	0.18	53	1934
25	202 S SCOTT ST RENSSELAER, IN 47978	\$0	Nov 08, 2024	2	1	1,260	\$0	0.18	0.16	53	1910
26	502 N WEBSTER ST RENSSELAER, IN 47978	\$198,500	Apr 29, 2024	2	2	1,056	\$187	0.61	0.12	52	1981
27	405 S PARK AVE RENSSELAER, IN 47978	\$110,000	Jun 03, 2024	2	1	1,107	\$99	0.38	0.19	51	1930
28	613 E THOMPSON ST RENSSELAER, IN 47978	\$217,500	Jul 08, 2024	3	2	1,508	\$144	0.13	0.27	50	1952
29	802 E THOMPSON ST RENSSELAER, IN 47978	\$190,000	Feb 05, 2025	3	1	1,711	\$111	0.17	0.25	50	1953
30	803 E THOMPSON ST RENSSELAER, IN 47978	\$191,900	Aug 01, 2024	3	1	1,167	\$164	0.19	0.25	50	1954

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	415 S SCOTT ST, RENSELAER, IN 47978	--	--	3	2	1,410	--	--	0.17	--	2004
1	111 N MCKINLEY AVE RENSELAER, IN 47978	\$190,000	Nov 06, 2024	3	2	1,520	\$125	0.35	0.15	60	1950
2	424 E ELM ST RENSELAER, IN 47978	\$77,500	Mar 22, 2025	3	1	1,168	\$66	0.55	0.14	58	1955
3	817 E THOMPSON ST RENSELAER, IN 47978	\$249,900	Feb 05, 2025	4	2	1,550	\$161	0.21	0.25	53	1957
4	127 S FRONT ST RENSELAER, IN 47978	\$159,900	Mar 04, 2025	3	3	1,748	\$91	0.37	0.14	49	1910
5	828 E HARRISON ST RENSELAER, IN 47978	\$197,000	Jan 21, 2025	5	1	1,514	\$130	0.28	0.28	46	1951
6	803 W WASHINGTON ST RENSELAER, IN 47978	\$205,000	Mar 06, 2025	3	1	936	\$219	0.70	0.16	42	1957
7	617 N ABIGAIL ST RENSELAER, IN 47978	\$220,000	Oct 26, 2024	3	1	1,908	\$115	0.84	0.23	41	1910
8	218 N RACHEL ST RENSELAER, IN 47978	\$114,900	Feb 04, 2025	2	1	868	\$132	0.42	0.20	38	1955
9	1017 N WESTON ST RENSELAER, IN 47978	\$234,900	Mar 24, 2025	4	2	1,804	\$130	0.84	0.31	38	1910
10	921 N RACHEL ST RENSELAER, IN 47978	\$134,900	Mar 21, 2025	2	1	834	\$161	0.85	0.18	37	1970
11	912 E STEWART DR RENSELAER, IN 47978	\$271,000	Oct 25, 2024	3	2	2,098	\$129	0.36	0.32	35	1971
12	724 N ELZA ST RENSELAER, IN 47978	\$189,900	Mar 08, 2025	4	2	2,136	\$88	0.86	0.24	35	1910

13	716 E STEWART DR RENSSELAER, IN 47978	\$324,000	Oct 22, 2024	3	3	2,520	\$128	0.18	0.24	33	1970
14	448 N WESTON ST RENSSELAER, IN 47978	\$259,950	Mar 24, 2025	5	3	1,120	\$232	0.60	0.53	33	1960
15	426 E VINE ST RENSSELAER, IN 47978	\$140,000	Feb 14, 2025	2	1	768	\$182	0.61	0.12	28	1915
16	505 N WESTON ST RENSSELAER, IN 47978	\$195,000	Nov 04, 2024	4	2	2,290	\$85	0.59	0.37	27	1910
17	226 E WASHINGTON ST RENSSELAER, IN 47978	\$599,000	Dec 17, 2024	7	2	2,888	\$207	0.30	0.25	24	1906
18	227 S HOME AVE RENSSELAER, IN 47978	\$359,900	Mar 19, 2025	4	3	3,844	\$93	0.47	0.18	22	1939

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.

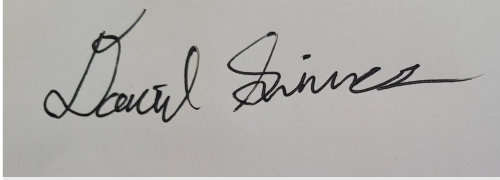
WARNING: The use of assumptions may affect assignment results.

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	3/27/2025	

PROPERTY INSPECTION ANALYSIS

File # 6421104.2

Loan #

SUBJECT & CLIENT				
Address 415 S Scott St		City Rensselaer	County Jasper	State IN Zip 47978
Borrower John Davis		Co-Borrower		
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg	State IN Zip 46112

TYPE OF INSPECTION PERFORMED	EXTERNAL FACTORS	PROPERTY TYPE
<input checked="" type="checkbox"/> Exterior-Only From Street <input type="checkbox"/> Walk-In Interior & Exterior <input type="checkbox"/> Virtual Exterior-Only From Street <input type="checkbox"/> Virtual Walk-In Interior & Exterior	Adverse External Factors Fronts/Sides/Backs Busy Street <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High Tension Electrical Wires <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant/Abandoned Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landfill or Transfer Station <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial/Industrial Influences <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Railroad Tracks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Freeway/Highway Influence <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Private or Public Airport <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> SFR - Detached <input type="checkbox"/> Condo - Garden Style <input type="checkbox"/> SFR - Attached <input type="checkbox"/> Condo - Mid-Rise or High-Rise <input type="checkbox"/> SFR - Semi-Detached / End <input type="checkbox"/> Condo - Other <input type="checkbox"/> SFR - With Accessory Unit <input type="checkbox"/> Manufactured [Add Date] <input type="checkbox"/> Duplex <input type="checkbox"/> Commercial / Mixed-Use <input type="checkbox"/> Triplex <input type="checkbox"/> Other [] <input type="checkbox"/> Quadplex

EVIDENCE OF LISTING STATUS	MARKET INFLUENCES	CONDO OR PLANNED UNIT DEV	CAR STORAGE
Evidence Subject For Sale <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Distressed Listing <input type="checkbox"/> Yes <input type="checkbox"/> No List Price [\$] List Date [] DOM []	Significant Area Non-Residential Use Commercial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Industrial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Agricultural <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Golf/Recreational <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lake or Ocean <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No National Park/Forest <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Subject is in a Condo or PUD Dues [] Dues Term [] <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p><small>*Homeowner's association information is provided as available. Lender may wish to confirm with the association.</small></p>	<input type="checkbox"/> None <input type="checkbox"/> Carport # Cars [] <input checked="" type="checkbox"/> Garage # Cars [2] <input checked="" type="checkbox"/> Driveway # Cars [2] Surface [Concrete] Garage/Carport Design <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Built-In

SUBJECT CONDITION	ADDITIONAL IMPROVEMENTS	ADDITIONS OR CONVERSIONS
<input type="checkbox"/> New / Like New <input type="checkbox"/> Very Good <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable	<input type="checkbox"/> Accessory Unit <input type="checkbox"/> Outbuildings <input type="checkbox"/> Solar Panels [] <input checked="" type="checkbox"/> Porch [Cov. Front] <input type="checkbox"/> Patio [] <input type="checkbox"/> Pool [] <input checked="" type="checkbox"/> Fence [Backyard] <input checked="" type="checkbox"/> Other [Shed]	<input type="checkbox"/> Apparent Additions Added GLA [] SqFt Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Conversions <div style="border: 1px solid black; height: 50px; width: 100%;"></div>

SUBJECT CONDITION RELATED TO NEIGHBORING PROPERTIES			
<input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input type="checkbox"/> Unknown			
DEFERRED MAINTENANCE			
Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other (Describe Below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dry Rot / Decaying Wood <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fire / Wildfire or Smoke Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Water or Flood Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Storm or Hurricane Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Earthquake Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Tornado Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Safety or Habitability Issues Noted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Was any of the above deferred maintenance caused by a recent natural disaster? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, does it appear the interior suffered significant damage? <input type="checkbox"/> Yes <input type="checkbox"/> No Is the property located in an active FEMA disaster area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: <div style="border: 1px solid black; height: 40px; width: 100%;"></div>	

SUBJECT SITE / LOT			
Lot Size [0.17]		Lot Shape [Unknown]	
Utilities	Public	Other	Description
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
Offsite Improvements	Public	Private	Description
Street	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Asphalt]
Alley	<input type="checkbox"/>	<input type="checkbox"/>	[None]
SUBJECT IMPROVEMENTS			
# Stories [1]	Year Built [2004]	Foundation / Basement	
Design [Ranch]		<input type="checkbox"/> Concrete Slab	
Construction [Wood Frame]		<input checked="" type="checkbox"/> Crawl Space	
Exterior Walls [Other]		<input type="checkbox"/> Basement	
Roof Surface [Comp Shingle]		<input type="checkbox"/> Full	
Fireplace # [] [None]		<input type="checkbox"/> Partial	
Heating Type [Forced]		% Finished [%]	
Cooling Type [Central/Forced Air]			

ROOM INFORMATION AND LOCATION
[6] # Total Rooms Above Grade [3] # Bedrooms Above Grade [2.0] # Bathrooms Above Grade

PROPERTY INSPECTION ANALYSIS

File # 6421104.2

Loan #

SUBJECT & CLIENT

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Borrower John Davis	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

Vinyl siding.

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 an 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 Double Diamond Real Estate LLC

Address 1158 W Lincolnway

City, St Zip Valparaiso, IN 46385

Phone (219) 462-6900

Location Validation (VPI Inspection Only)



JENNIFER WARD / 03/25/2025

Inspector / Inspection Date

PROPERTY INSPECTION ANALYSIS

File # 6421104.2
Loan #

SUBJECT & CLIENT

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SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View




Right Street View



PROPERTY INSPECTION ANALYSIS

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SUBJECT PROPERTY PHOTO ADDENDUM	
Rear View (If accessible)	Across the street
	
Street Sign	
