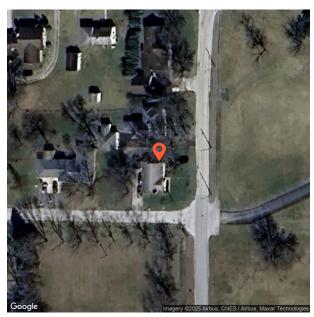






6428676.3	Order #		Property Address		
N/A	Loan #		1020 BIRCH ST SW		
Exterior/Street	Inspection Type	R COUNTY	DEMOTTE, IN 46310 - JASPER COUNTY		
Other: Unk	Assignment Type	lient-submitted	Address is consistent with cli data		
Robert Steele			Lender		
MATTHEW MISNER			Borrower		
N/A			Coborrower		
Reasonable Exposure Time		\$230,000	Evaluated Value		
20 - 80 Days		4/3/2025	Effective Date		

### PROPERTY DETAILS



JASPER	County	Single Family Residence	Property Type
37-15-27-000-170.000-025	Parcel Number	8,276	Lot Size
2023	Assessed Year	1960	Year Built
\$192,500	Assessed Value	1,092	Gross Living Area
\$1,109	Assessed Taxes	3	Bedroom
12/2/2022	Sold Date	1.0	Baths
\$215,000	Sold Price	No	Pool
10/28/2022	List Date	Good	Condition
\$215,000	List Price	R006	Carrier Route
		No	НОА
Interior Lot			Location Comments
MISNER,MATTHEW JAMES		ds	Owner of Public Records
Typical Amenities			Amenities

DIST:0007 CITY/MUNI/TWP:KEENER TOWNSHIP PT SE 27 32 7, .42A MAP

## MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	28	42	47	67.9%	11.9%
Absorption rate (total sales/month)	9	14	15	66.7%	7.1%
Total # of Comparable Active Listings	63	98	78	23.8%	-20.4%
Months of housing supply (Total listings / ab. rate)	7	7	5	-28.6% ₹	-28.6%
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	\$332,000	\$280,000	\$277,500	-16.4% ₹	-0.9% -
Median Comparable Sales Days on Market	68d	22d	26d	-61.8% ₹	18.2%
Median Sale Price as % of List Price	98%	97%	97%	-1% -	0% -
Median Comparable List Price (Currently Active)	\$328,400	\$290,000	\$279,900	-14.8% ₹	-3.5% -
Median Competitive Listings Days on Market (Currently Active)	77d	24d	34d	-55.8% ₹	41.7%
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	1	0	1	0% -	0% -
REO Sales	0	0	0	0% -	0% -
Short Sales	0	0	0	0% -	0% -
Foreclosure % of Regular & REO Sales	4%	0%	2%	-50% ₹	0% -

Legal Description

REF:MP 27-32-7





### SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	Sale Comp 1	Sale Comp 2	Sale Comp 3
	2025/04/03			
Address	1020 BIRCH ST SW DEMOTTE IN, 46310	604 BIRCH ST SW DEMOTTE IN, 46310	601 ELM ST SW DEMOTTE IN, 46310	913 DOGWOOD ST SW DEMOTTE IN, 46310
MLS Comments		This updated ranch is located in town, on a corner lot, and is move-in ready!	Move-in ready ranch on a corner lot	ALL BRICK - 2 Bedroom, 1 Bath, 1088 Sq. ft. Ranch. Attached Garage with
Proximity (mi)		0.36 N	0.41 NW	0.15 NW
MLS#   DOC#		811753   F203595	810834   F203301	801046   F200256
Sale Price / Price per Sq.Ft.		\$224,900 / \$187/sqft	\$264,000 / \$195/sqft	\$200,000 / \$184/sqft
List Price / Price per Sq.Ft.		\$224,900 / \$187/sqft	\$269,900 / \$200/sqft	\$200,000 / \$184/sqft
Sale Price % of List Price		1.00 / 100%	0.98 / 98%	1.00 / 100%
Property Type	SFR	SFR	SFR	SFR
	Value (Subject)	Value Adj	Value Adj	Value Adj
Sale/List Date		12/26/24 70 DOM	12/04/24 66 DOM	04/29/24 41 DOM
Location	Neutral	Neutral	Neutral	Neutral
<b>Location Comment</b>	Interior Lot	Corner, Landscaped	Interior Lot	Interior Lot
Site	8,276	14,985 -\$6,709	12,981 -\$4,705	15,943 -\$7,667
View	NONE	NONE	NONE	NONE
Design	Typical	Typical	Typical	Typical
Quality	Average	Average	Average	Average
Age	1960	1974	1999 -\$7,800	1960
Condition	Good	Average \$15,000	Average \$15,000	Average \$15,000
Bedrooms	3	2 \$5,000	3	2 \$5,000
Full / Half Baths	1/0	1/0	2 / 0 -\$5,000	1/0
<b>Gross Living Area</b>	1,092	1,200 -\$5,400	1,352 -\$13,000	1,088
Basement	Partial Finished	None \$10,000	None \$10,000	None \$10,000
Parking Type	Driveway	Garage -\$10,000	Garage -\$10,000	Garage -\$5,000
Parking Spaces	2	2	2	1
Pool	No	No	No	No
Amenities	Typical Amenities	Typical Amenities	Typical Amenities	Typical Amenities
Other				
Other				
Net Adj. (total)			-5.87% -\$15,505	
Gross Adj.		23.17% \$52,109		
Adj. Price		\$232,791	\$248,495	\$217,333
Price and Listing		Sold 12/20/2024	1	
History		Price \$224,900		
		Pending 11/19/2024		
		Price \$224,900		
		Contingent 11/12/2024	1	
		Price \$224,900	-	<u> </u>
		Listed 10/17/2024 Price \$224,900		Listed 03/19/2024 Price \$200,000
		3224,900		3200,000





	Subject Property  2025/04/03	Sale Comp 4	Sale Comp 5	List Comp 1
Address	1020 BIRCH ST SW	721 ELDERBERRY ST SE	922 BEGONIA ST SE	325 3RD AVE NE
	DEMOTTE IN, 46310	DEMOTTE IN, 46310	DEMOTTE IN, 46310	DEMOTTE IN, 46310
MLS Comments	-	Here is the one you've been waiting for! Nestled on a corner lot is where you'll		Discover the perfect Brick Ranch home you've been dreaming of!  Nestled on a
Proximity (mi)		0.58 NE	0.29 E	0.91 NE
MLS#   DOC#		800593   F200447	803140   F200966	815465
Sale Price / Price per Sq.Ft.		\$235,000 / \$213/sqft	\$234,900 / \$182/sqft	
List Price / Price per Sq.Ft.		\$249,900 / \$226/sqft	\$234,900 / \$182/sqft	\$221,900 / \$201/sqft
Sale Price % of List Price		0.94 / 94%	1.00 / 100%	
Property Type	SFR	SFR	SFR	SFR
	Value (Subject)	Value Adj	Value Adj	Value Adj
Sale/List Date		05/08/24 62 DOM	06/13/24 43 DOM	01/28/25 65 DOM
Location	Neutral	Neutral	Neutral	Neutral
Location Comment	Interior Lot	Interior Lot	Interior Lot	Interior Lot
Site	8,276	17,772 -\$9,496		17,119 -\$8,843
View	NONE	NONE	NONE	NONE
Design	Typical	Typical	Typical	Typical
Quality	Average	Average	Average	Average
Age	1960	1977	1958	1967
Condition Bedrooms	Good 3	Average \$15,000	3	Average \$15,000
Full / Half Baths	1/0	2 / 0 -\$5,000		1/0
Gross Living Area	1,092	1,104	1,290 -\$9,900	
Basement	Partial Finished	Full Finished -\$10,000		
Parking Type	Driveway		Garage -\$5,000	
Parking Spaces	2	1	1	1
Pool	No	No	No	No
Amenities Other	Typical Amenities	Typical Amenities	Typical Amenities	Typical Amenities
Other				
Net Adj. (total)		-6.17% -\$14,496	-2.09% -\$4,900	5.03% \$11,157
Gross Adj.		18.93% \$44,496	10.60% \$24,900	17.50% \$38,843
Adj. Price		\$220,504		
Price and Listing		Sold 05/06/2024	1	1 1
History		Price \$235,000		-
		Pending 04/01/2024 Price \$249,900	Price \$234,900	
			Price Changed 05/19/2024 Price \$234,900	
			> 2 4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	





	Subject Property	List Comp 2	List Comp 3	
	20250403			
Address	1020 BIRCH ST SW	324 2ND AVE NE	12163 N 900 W	
MLS Comments	DEMOTTE IN, 46310	DEMOTTE IN, 46310 One Level Living in this Beautiful	DEMOTTE IN, 46310 Charming Brick Ranch with Updates	
IVILO COMMENTO		Brick Ranch! This well maintained home sits	- \$285,000Welcome home to this 4-bedroom	
Proximity (mi)	-	0.88 NE	0.83 W	
MLS#   DOC#		814445	817546	
Sale Price / Price per Sq.Ft.				
List Price / Price per Sq.Ft.		\$199,900 / \$175/sqft	\$285,000 / \$244/sqft	
Sale Price % of List Price	-			
Property Type	SFR	SFR	SFR	
	Value (Subject)	Value Adj	Value Adj	
Sale/List Date		01/01/25 92 DOM	03/16/25 18 DOM	
Location	Neutral	Neutral	Neutral	
Location Comment	Interior Lot	Interior Lot	Interior Lot	
Site	8,276	17,119 -\$8,843	23,958 -\$15,682	
View	NONE	NONE	NONE	
Design	Typical	Typical	Typical	
Quality	Average	Average	Average	
Age	1960	1966	1961	
Condition	Good	Average \$15,000	Good	
Bedrooms	3	2 \$5,000	3	
Full / Half Baths	1/0	1/0	2 / 0 -\$5,000	
Gross Living Area	1,092	1,144	1,168	
Basement	Partial Finished	None \$10,000	Partial Finished	
Parking Type	Driveway	Garage -\$5,000	Garage -\$10,000	
Parking Spaces	2	1	2	
Pool	No	No	No	
Amenities	Typical Amenities	Typical Amenities	Typical Amenities	
Other				
Other				
Net Adj. (total)			-10.77% -\$30,682	
Gross Adj.		21.93% \$43,843		
Adj. Price		\$216,057		
Price and Listing		_	Price Changed 03/24/2025	
History		Price \$199,900		
			Price Changed 03/16/2025	
		Price \$199,900		
		_	Price Changed 03/10/2025	
		Price \$204,999		
			Price Changed 02/27/2025	
		Price \$205,000		
		Contingent 02/17/2025		
		Price \$205,000		
		Price Changed 01/28/2025 Price \$205,000		
		Listed 01/01/2025		
		Price \$215,000		
		7215,000		





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

Subject is located on an interior lot with no apparent adverse site conditions noted. Subject is located across from a school but this does not appear to be adverse in this case. The inspection indicates subject to be in average condition however based on exterior photos and listing photos from 2022 subject does appear to have a renovated kitchen, flooring, and bath and is considered in good condition for the purpose of comparison. 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: \$216,057 to \$254,318
Sales Comparison Commentary: Comparables are all located within subject market area and were deemed to be among the best available. Comparables 3-5 are all sales over 180 days old. All were included due to a lack of more recent, similar sales available. Comparable 2 is over 20% larger in GLA than the subject but was included for its proximity and recent sales date. Lot size adjusted after 1,000 sq ft difference established. GLA is adjusted after 100 sq ft difference is established. No adjustments are applied for bedrooms as the market does not appear to support such adjustments for homes of similar living area to the subject. Remaining adjustments are considered self explanatory. No comparables were available to bracket subject lack of garage space. This was unavoidable in this case.

.Listing Comparison Commentary: Comparable listings utilized were deemed to be the most reasonable listings for use and best bracket the features of the subject.

Comparables 1-5 are given primary weight in determination of the conclusion with support from listing data.

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.

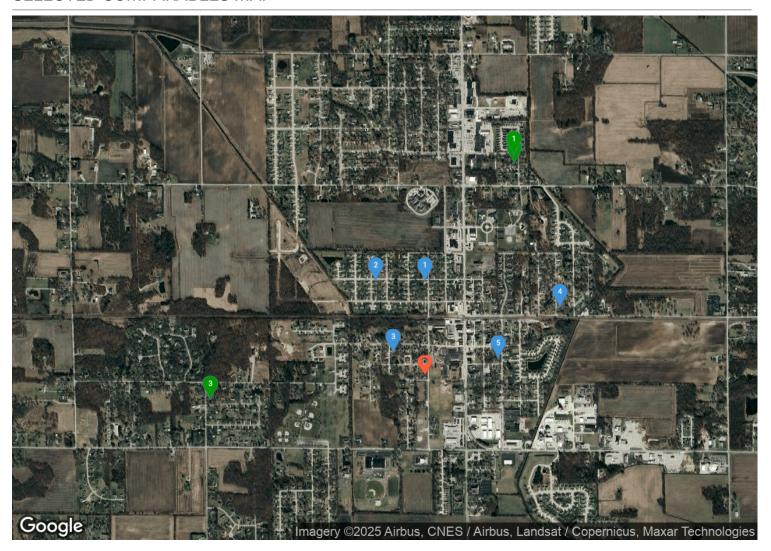
Note: Outbuildings have only been reported as an amenity and in the grid if they appear to be built on a permanent foundation. If foundation is unknown, no amenity rating or value is given as they are considered personal property. Similarly, above ground pools/spas are considered personal property and 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	Туре	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	1020 BIRCH ST SW DEMOTTE, IN 46310	Single Family Residence	\$215,000	11/30/2022		8276	1960	3	1	1092	168	No		Public Records
1	604 BIRCH ST SW DEMOTTE, IN 46310	Single Family Residence	\$224,900	12/26/2024	0.36	14985	1974	2	1	1200		No		MLS, Public Records
2	601 ELM ST SW DEMOTTE, IN 46310	Single Family Residence	\$264,000	12/04/2024	0.41	12981	1999	3	2	1352		No		MLS, Public Records
3	913 DOGWOOD ST SW DEMOTTE, IN 46310	Single Family Residence	\$200,000	04/29/2024	0.15	15943	1960	2	1	1088		No		MLS, Public Records
4	721 ELDERBERRY ST SE DEMOTTE, IN 46310	Single Family Residence	\$235,000	05/08/2024	0.58	17772	1977	3	2	1104	1104	No		MLS, Public Records
5	922 BEGONIA ST SE DEMOTTE, IN 46310	Single Family Residence	\$234,900	06/13/2024	0.29	8494	1958	3	1	1290		No		MLS, Public Records
1	325 3RD AVE NE DEMOTTE, IN 46310	Single Family Residence	\$221,900	01/28/2025	0.91	17119	1967	3	1	1104		No		MLS
2	324 2ND AVE NE DEMOTTE, IN 46310	Single Family Residence	\$199,900	01/01/2025	0.88	17119	1966	2	1	1144		No		MLS
3	12163 N 900 W DEMOTTE, IN 46310	Single Family Residence	\$285,000	03/16/2025	0.83	23958	1961	3	2	1168	1168	No		MLS





#### SELECTED COMPARABLES PHOTOS



Comp 1: 604 BIRCH ST SW DEMOTTE IN, 46310



Comp 2: 601 ELM ST SW DEMOTTE IN, 46310



Comp 3: 913 DOGWOOD ST SW DEMOTTE IN, 46310

This updated ranch is located in town, on a corner lot, and is move-in ready! Covered porch welcomes you into spacious living room with picture window. New vinyl plank flooring spans throughout living room, hallway, bedrooms and closets! Country kitchen features backyard views, subway tile backsplash, and stainless steel appliance package. Bedrooms 1 and 2 are both very spacious and conveniently located adjacent a hall bath with step-in shower and laundry room with wash tub and backyard access. Anderson windows installed in 2023. Backyard patio offers a great space for entertaining! Large garage and poured crawl provide plenty of room for vehicles and storage. LOW taxes are only \$853 per YEAR. Call today!

Move-in ready ranch on a corner lot walking distance to all the Town of Demotte has to offer. Adorable ranch with 3 bedrooms and 2 full baths, master has walk in closet, all appliances stay including washer and dryer, covered porch in front and deck in back of this large corner lot, A/c and furnace have been recently replaced and new roof in 2014 as well.

ALL BRICK - 2 Bedroom, 1 Bath, 1088 Sq. ft. Ranch. Attached Garage with Automatic Door Opener, pull down stairs to attic storage. Entrance to crawl in the Garage. City Water & City Sewer. Living Room features a Fireplace. Formal Dining Room and appliances stay in the Kitchen. Walk in, lighted Pantry . Laundry Room with Washer and Dryer. Nice size lot at 113 x 142 (.36 acre). 25 x 40 Concrete Patio. Nicely landscaped and shaded. Terrific location near Parks and Library and downtown DeMotte. Hardwood flooring under some of the carpeting. (recently cleaned.) Possibly cheaper than rent and building equity at \$200,000. Call 219 689-9441 today for an appointment to view.





Here is the one you've been waiting for! Nestled on a corner lot is where you'll find this ranch style home on a FULL BASEMENT! The main level offers a large entertaining room with tons of natural light. The kitchen dining combo boasts freshly painted cabinets , new flooring and glass doors that lead to the large rear deck! With the awning included for those spring BBQ's! 3 Bedrooms and a full bath round out this end of the home. A laundry room complete with a sink, lead the way to the basement. There is a TON of room here! The massive rec room offers plenty of room for that pool table you've always wanted & for entertaining. A game room /office and 3/4 bath with a custom tiled shower finish this area off. Need storage? in addition to the 22x24 heated attached garage, there is a storage shed out back AND a fenced yard for your pups! Inventory is low, don't miss out on this house! Priced to move at \$249,900!!



Comp 4: 721 ELDERBERRY ST SE DEMOTTE IN, 46310



Comp 5: 922 BEGONIA ST SE DEMOTTE IN, 46310

Adorable 3 bedroom 1 bath updated 1 1/2 story home. Walk into the front porch that has original bead board ceilings and new LVP flooring that has a ton of light coming iin with all the porch windows. Enter into the updated kitchen with white shaker cabinetry, quartz counter tops and stainless steel appliances. There is a main floor living room, laundry room and bathroom that all have LVP flooring. The main bedroom is on the first floor too. Upstairs you will find 2 more bedrooms to round out this completely updated home. The exterior has newer windows and siding for maintenance free living. Nice corner lot with a 1.5 car garage. Recent updates are HVAC 2023, HWH 2020, bathroom, kitchen, windows, doors flooring and siding.







Listing 1: 325 3RD AVE NE DEMOTTE IN, 46310



Listing 2: 324 2ND AVE NE DEMOTTE IN, 46310



Listing 3: 12163 N 900 W DEMOTTE IN, 46310

Discover the perfect Brick Ranch home you've been dreaming of! Nestled on a spacious corner lot and meticulously maintained, this charming residence is truly move-in ready! With 3 bedrooms and 1 bathroom, the layout offers a large, inviting living room perfect for relaxation. The eat-in kitchen boasts built-in appliances and a pantry, making it a delightful space for family meals. You'll love the generously sized laundry room, too! Enjoy peace of mind with new commercial-grade gutters equipped with leaf covers. Plus, the refrigerator, washer, and dryer are included, so you can settle in effortlessly. Located walking distance from town. Don't let this incredible opportunity slip away--schedule your showing today!

One Level Living in this Beautiful Brick Ranch! This well maintained home sits on a Large corner lot in town close to shopping and more. Big rooms throughout with hardwood floors in the bedrooms. Sit out on the backyard patio with privacy from the mature landscaping trees to the rear of the lot. Plenty of extra storage space in the shed with overhead door. High efficiency furnace an AC 2012. Hot water heater replaced in 2024. 1.5 car attached garage with built in work bench. Come check out this cozy, convenient home Today!

Charming Brick Ranch with Updates - \$285,000Welcome home to this 4-bedroom brick ranch with a full basement, offering the perfect blend of charm and modern updates. Step inside to find a bright and inviting living space, complemented by newer windows that bring in plenty of natural light. The spacious kitchen is ready for your personal touch, while the basement provides endless possibilitiesa"extra living space, a home gym, or storage galore!Enjoy peace of mind with a newer roof, ensuring years of durability. Situated in a desirable neighborhood, this home offers both comfort and convenience. Don't miss out, schedule your showing today!





### 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	11/30/2022	\$215,000		MLS
	Price Changed	10/28/2022	\$215,000	+59.38%	MLS
•	Sold	07/12/2022	\$143,000		Public Records
•	Sold	12/28/2021	\$135,000		Public Records
	Listed	10/08/2019	\$134,900		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 04/03/2025.

Resale

#### TRANSACTION HISTORY

### **Timeline**





12/02/2022

Resale

### History



#### 12/02/2022 Resale

Recording Date	12/02/2022	Lender	KENTLAND BANK
Transaction Type	Resale	Title Co	STATE STREET TITLE
Value	\$215,000	1st Loan Amt	\$200,000
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	F193303	Loan Type	N/A
Seller	KENNING,ROBERT L & JILL L	Rate Type	N/A
Buyer/Borrower	MISNER,MATTHEW JAMES   HOFFMAN,BRIDGET J	Loan Doc #	F193304



#### 07/12/2022 Resale

Recording Date	07/12/2022	Lender	N/A
Transaction Type	Resale	Title Co	STATE STREET TITLE
Value	\$143,000	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	F191134	Loan Type	N/A
Seller	SIPKEMA, AUSTIN J & CARLY E	Rate Type	N/A
Buyer/Borrower	KENNING,ROBERT L & JILL L	Loan Doc #	N/A





### Ġ

### 12/28/2021 Resale

Recording Date	12/28/2021	Lender	N/A
Transaction Type	Resale	Title Co	N/A
Value	\$135,000	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	F187642	Loan Type	N/A
Seller	COFFER,EVELYN & EVELYN	Rate Type	N/A
Buyer/Borrower	SIPKEMA,AUSTIN J & CARLY E	Loan Doc #	N/A







#### Number of Properties Sold in 46310

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



#### Median Sale Price/Sq.Ft. (quarterly) in 46310

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.

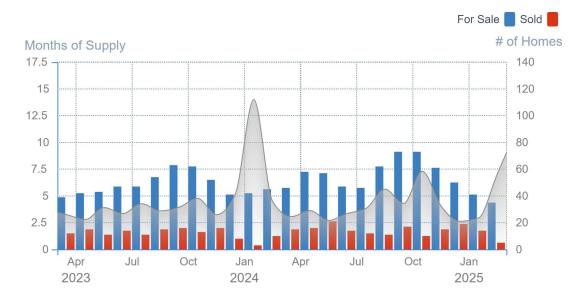






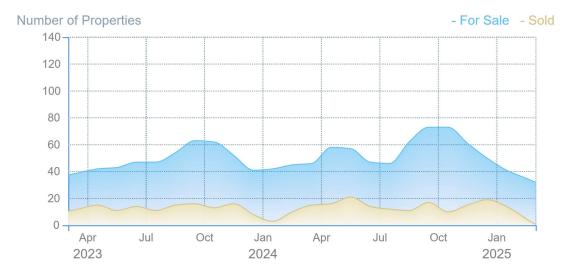
#### Months of Supply in 46310

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 46310

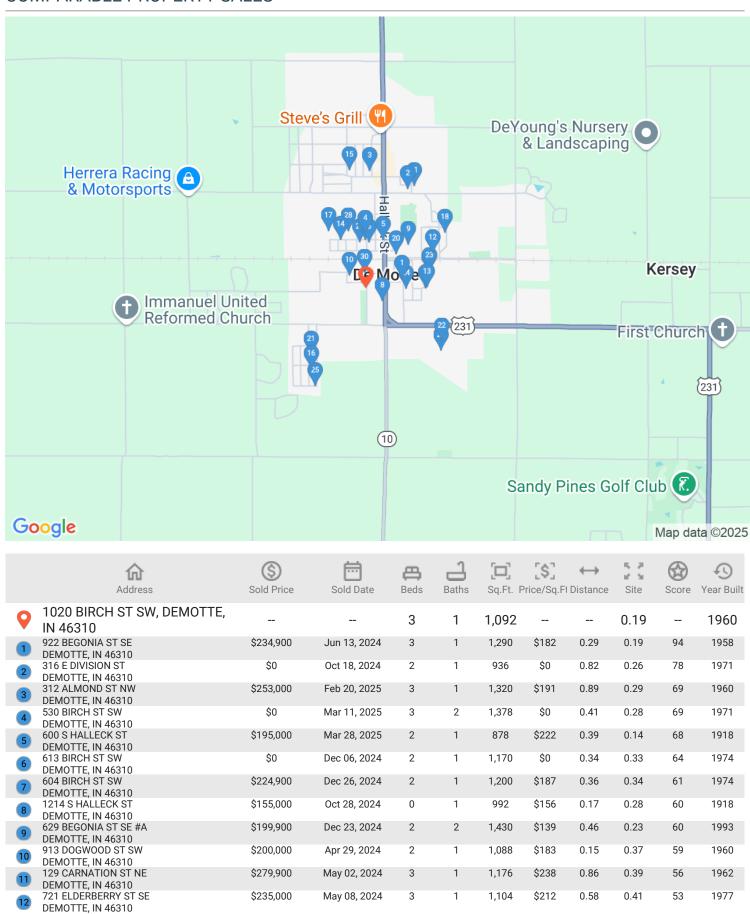
The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.







#### COMPARABLE PROPERTY SALES







13	407 11TH CIR SE DEMOTTE, IN 46310	\$0	Nov 12, 2024	2	2	1,490	\$0	0.47	0.20	52	2001
14	601 ELM ST SW DEMOTTE, IN 46310	\$264,000	Dec 04, 2024	3	2	1,404	\$188	0.41	0.30	49	1999
15	309 DOGWOOD ST NW DEMOTTE, IN 46310	\$360,000	Apr 22, 2024	3	2	1,508	\$238	0.90	0.26	49	1994
16	1917 IRONWOOD ST SW DEMOTTE, IN 46310	\$220,000	Jan 03, 2025	3	2	1,452	\$151	0.75	0.39	47	1974
17	510 FIR ST SW DEMOTTE, IN 46310	\$329,300	Jun 03, 2024	3	2	1,443	\$228	0.51	0.32	44	2000
18	526 GARDENIA ST SE DEMOTTE, IN 46310	\$265,000	Jul 17, 2024	3	3	1,368	\$193	0.74	0.47	44	1975
19	403 11TH CIR SE DEMOTTE, IN 46310	\$275,000	Jun 03, 2024	2	2	1,670	\$164	0.46	0.16	43	1998
20	208 8TH ST SE DEMOTTE, IN 46310	\$115,000	Apr 26, 2024	2	1	936	\$122	0.34	0.50	42	1915
21	1805 IRONWOOD ST SW DEMOTTE, IN 46310	\$234,900	Sep 03, 2024	3	2	1,569	\$149	0.66	0.39	42	1972
22	520 17TH ST SE DEMOTTE. IN 46310	\$190,000	Apr 19, 2024	4	2	1,596	\$119	0.72	0.24	42	2008
23	430 11TH CIR SE DEMOTTE, IN 46310	\$0	Aug 13, 2024	4	2	1,658	\$0	0.51	0.20	41	2006
24	1033 BEGONIA ST SE DEMOTTE, IN 46310	\$234,900	Dec 04, 2024	3	2	1,418	\$165	0.31	0.57	40	1972
25	807 21ST ST SW DEMOTTE, IN 46310	\$321,000	Jan 27, 2025	3	2	1,615	\$198	0.85	0.40	39	1974
26	1742 ELDERBERRY CIR DEMOTTE, IN 46310	\$323,900	Sep 10, 2024	4	2	1,596	\$202	0.76	0.27	38	2009
27	609 CEDAR ST SW DEMOTTE. IN 46310	\$244,900	Dec 20, 2024	3	2	1,536	\$159	0.35	0.42	37	1993
28	509 DOGWOOD ST SW DEMOTTE, IN 46310	\$279,500	Jun 06, 2024	3	2	1,549	\$180	0.45	0.39	37	1995
29	428 11TH CIR SE DEMOTTE, IN 46310	\$250,000	Aug 28, 2024	2	2	1,658	\$150	0.50	0.14	37	2008
30	309 9TH ST SW DEMOTTE, IN 46310	\$286,000	Oct 07, 2024	5	2	2,026	\$141	0.11	0.23	36	1928



613 ELM ST SW

DEMOTTE, IN 46310 12163 N 900 W

DEMOTTE, IN 46310 8957 LUANN DR N

DEMOTTE, IN 46310 505 GARDENIA ST SE

DEMOTTE, IN 46310 1934 DAISY ST SE

DEMOTTE, IN 46310

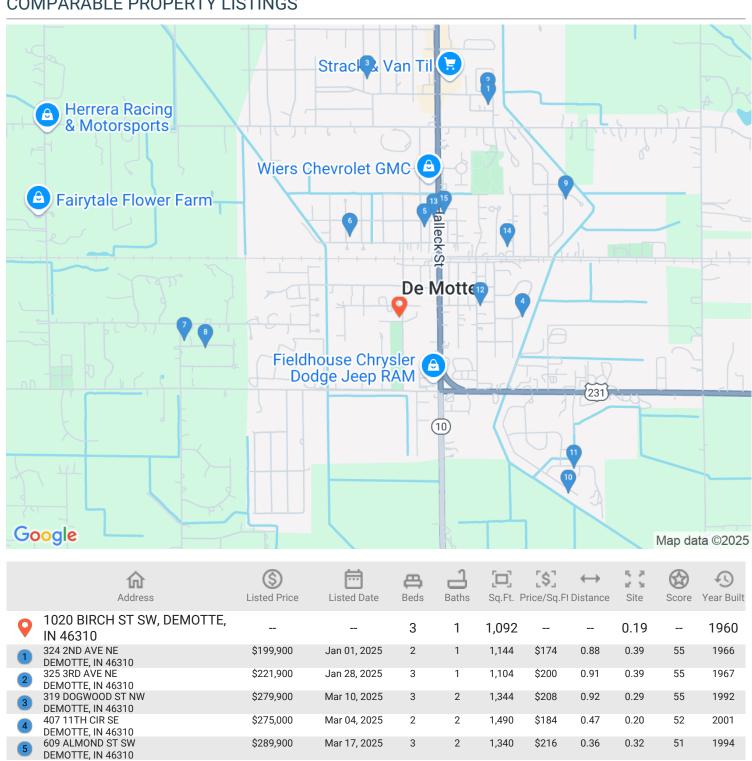
DEMOTTE, IN 46310 1001 BEGONIA ST SE

DEMOTTE, IN 46310

617 19TH ST SE



#### COMPARABLE PROPERTY LISTINGS



\$289,900

\$285,000

\$265,000

\$385,900

\$364,000

\$390,000

\$270,000

Jan 08, 2025

Mar 16, 2025

Oct 08, 2024

Nov 12, 2024

Feb 11, 2025

Mar 15, 2025

Mar 31, 2025

2

2

2

3

2

3

2

3

3

3

3

1,416

1,168

1,484

1,796

1,621

1,609

1,618

\$204

\$244

\$178

\$214

\$224

\$242

\$166

0.36

0.83

0.75

0.78

0.94

0.89

0.32

0.30

0.55

0.51

0.46

0.36

0.33

0.87

49

45

31

31

30

29

1998

1961

1978

1976

2013

2021

1959





13	536 S HALLECK ST DEMOTTE, IN 46310	\$269,900	Mar 26, 2025	2	2	2,321	\$116	0.40	0.32	28	1937
14	408 8TH ST SE DEMOTTE, IN 46310	\$349,900	Feb 07, 2025	3	2	1,797	\$194	0.49	1.51	24	1948
15	535 S HALLECK ST DEMOTTE, IN 46310	\$324,900	Nov 19, 2024	2	2	2,016	\$161	0.43	0.78	23	1918





#### **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	Laurel Sinces
Signature Date	4/7/2025

	NALYSIS	Loan #		
SUBJECT & CLIENT				
Address 1020 BIRCH ST SW	City Di	EMOTTE	County Jasper	State IN Zip 46310
Borrower MATTHEW MISNER		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	
□ Exterior-Only From Street	Adverse External Factors		SFR - Detached	☐ Condo - Garden Style
☐ Walk-In Interior & Exterior	Fronts/Sides/Backs Busy Street	□Yes ⊠ No	SFR - Attached	☐ Condo - Mid-Rise or High-Rise
☐ Virtual Exterior-Only From Street	High Tension Electrical Wires	□Yes ⊠ No	☐ SFR - Semi-Detached / End	☐ Condo - Other
☐ Virtual Walk-In Interior & Exterior	Vacant/Abandoned Property	□Yes ⊠ No	☐ SFR - With Accessory Unit	☐ Manufactured [Add Date]
EVIDENCE OF LISTING STATUS	Landfill or Transfer Station	□Yes ⊠ No	☐ Duplex	☐ Commercial / Mixed-Use
	Commercial/Industrial Influences	□Yes ⊠ No	☐ Triplex	☐ Other [ ]
Evidence Subject For Sale Yes No	Railroad Tracks	□Yes ⊠ No	☐ Quadruplex	
If Yes, Distressed Listing Yes No	Freeway/Highway Influence	□Yes ⊠ No		v
List Price [\$ ]	Private or Public Airport	□Yes ⊠ No	CONDO OR PLANNED UNIT DE	
List Date [ ] DOM [ ]	Other [	□Yes ⊠ No	Subject is in a Condo or PUD	
MARKET INFLUENCES	Positive External Factors		Dues [	Carport # Cars [ ]
Significant Area Non-Residential Use	Golf Course	☐ Yes ⊠ No	Dues Term[	] ☐ Garage # Cars [ ]
Commercial ☐ Yes ☒ No	Waterfront	☐Yes ⊠No		Driveway # Cars [ 2 ]
Industrial ☐ Yes ☒ No	Beach Access	□ Yes ⊠ No		Surface [Other ]
Agricultural ☐ Yes ☒ No	Lake Access	☐ Yes ☒ No		Garage/Carport Design
Golf/Recreational ☐ Yes ☒ No	Marina/Boat Ramp Access	☐ Yes ☒ No		Attached
Lake or Ocean ☐ Yes ☒ No	Gated Community / Security Gate	☐ Yes ☒ No		☐ Detached
National Park/Forest ☐ Yes ☒ No	View [	☐ Yes ☒ No	*Homeowner's association informatio	┘ ┃
Vacant ☐ Yes ☒ No	Other [	☐ Yes ☒ No	is provided as available. Lender may	11
Other [ ] 🗆 Yes 🖾 No	other t		wish to confirm with the association.	_
-			ADDITIONAL IMPROVEMENTS	ADDITIONS OR CONVERSIONS
SUBJECT CONDITION			☐ Accessory Unit	☐ Apparent Additions
□ New / Like New Occupancy			☐ Outbuildings	Added GLA [ SqFt ]
· · · · · · · · · · · · · · · · · · ·	Vacant (If Vacant, Is Home Secured?	□Yes □No)	☐ Solar Panels [	]
☐ Good ☐ Tenant Occup	ied		☐ Porch [	] Conversions
⊠ Average Rent [		]	☐ Patio [	1 <b>  </b>
☐ Fair / Below-Average		]	☐ Pool [	1 <b>  </b>
☐ Poor / Uninhabitable Length [		]	☐ Fence [	1 <b>  </b>
Subject Condition Related to Neighboring P	roperties		Other [	] [
☑ Similar ☐ Inferior ☐ Superior	Unknown		SUBJECT SITE / LOT	
Deferred Maintenance			Lot Size [ 0.19 ]	Lot Shape [ Unknown ]
Siding Damaged ☐ Yes ☒ No	Roof Disrepair / Lifting Shingles	☐ Yes ☒ No		lic Other Description
Peeling Paint ☐ Yes ☒ No	Dry Rot / Decaying Wood	☐ Yes ☒ No	Electricity	•
Broken Windows ☐ Yes ☒ No	Fire / Wildfire or Smoke Damage	☐ Yes ☒ No ☐	Gas	
Foundation Damaged Yes No	Water or Flood Damage	☐ Yes ☒ No ☐	Water	
Landscape Not Maintained Yes No	Storm or Hurricane Damage	☐ Yes ☒ No	Sewer	
Landscape Damage ☐ Yes ☒ No	Earthquake Damage	☐ Yes ☒ No ☐ Yes ☒ No	Offsite Improvements Pub	lic Private Description
Under Construction ☐ Yes ☒ No Other (Describe Below) ☐ Yes ☒ No	Tornado Damage Safety or Habitability Issues Noted		Street	•
Other (Describe Below)	Safety of Habitability issues Noted	□ res ⊠ No	Alley	
Was any of the above deferred maintenance	caused by a recent natural disaster?	□Yes ⊠No	, they	
If yes, does it appear the interior suffere	ed significant damage?	□ Yes □ No	SUBJECT IMPROVEMENTS	
Is the property located in an active FEMA dis		□Yes ⊠No	# Stories [ 1 ] Year Buil	t [ 1960 ] Foundation / Basement
Rate the disaster related damage to the prop		l	Design [Ranch	] Concrete Slab
Percent of neighborhood properties that suf	fered damage: [ %]	l	Construction [Wood Frame	-
Estimate of total cost to repair: [\$	] Estimated time to repair: [	]	Exterior Walls [Other	] 🗵 Basement
Describe the damage to the subject and any	damage to neighborhood:	I	Roof Surface [Comp Shingle	-
			Fireplace # [ 1 ] [Unknown	]
			Heating Type [Forced	] % Finished [ 10 % ]
			Cooling Type [Central/Force	ed Air ]
ROOM INFORMATION AND LOCATION			Cooling Type [Central/Force	ed Air ]

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

#### PROPERTY INSPECTION ANALYSIS

Loan #

SUBJECT & CLIENT				
Address 1020 BIRCH ST SW	City DEMOTTE	County Jasper	State IN	Zip 46310
Borrower MATTHEW MISNER	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

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C		M	IW	ш	

2022 MLS is attached. Corner lot. School is across the street.	Basement finished SF is 168, Gravel driveway.	Partial brick exterior.
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#### 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	Double Diamond Real Estate LLC	Lo	С
Address	1158 W Lincolnway		
City, St Zip	Valparaiso, IN 46385		399
Phone	(219) 462-6900		No.
	IENNUEED WADD	/ 04/02/2025	A CONTRACTOR

JENNIFER WARD / 04/03/2025

Inspector / Inspection Date

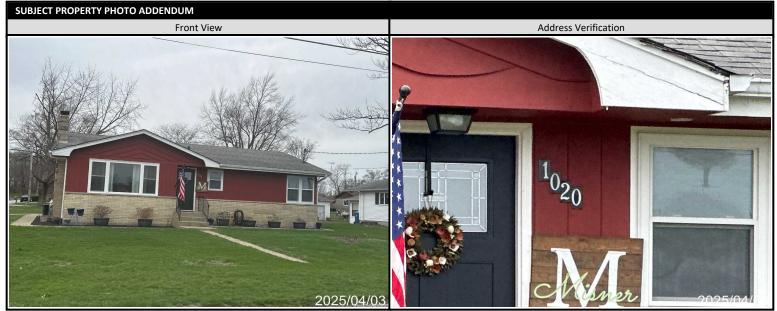
ation Validation (VPI Inspection Only)



#### **PROPERTY INSPECTION ANALYSIS**

Loan #

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

Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN Zip 46112
SUBJECT PROPERTY PHOTO ADDENDUM	ihla)		
Rear View (If a	cessible)	Street Sign  BIRCH ST SW	2025/04/63
Across the	street		
	2025/04/03		