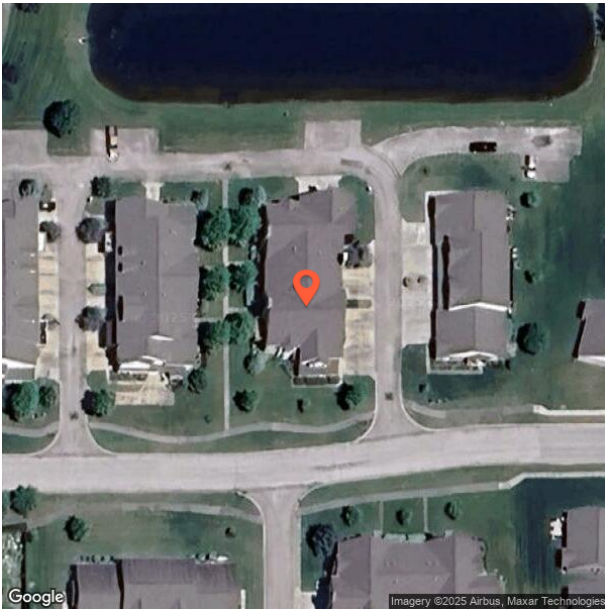




Property Address	708 SHAGBARK CT	Order #	6569448.2
	PLAINFIELD, IN 46168 - HENDRICKS COUNTY	Loan #	None
Address is consistent with client-submitted data		Inspection Type	No Inspection
		Assignment Type	Other: None
Lender			Robert Steele
Borrower			Susan Jaeger
Coborrower			N/A
Evaluated Value	\$218,000	Reasonable Exposure Time	
Effective Date	8/13/2025		5 - 30 Days

PROPERTY DETAILS



Property Type	Condo	County	HENDRICKS
Lot Size	0	Parcel Number	32-10-26-505-007.000-012
Year Built	2006	Assessed Year	2024
Gross Living Area	1,545	Assessed Value	\$163,200
Bedroom	3	Assessed Taxes	\$1,936
Baths	2.0	Sold Date	4/18/2011
Pool	No	Sold Price	\$82,938
Condition	Good	List Date	
Carrier Route	R019	List Price	
HOA	Yes		
Location Comments			Suburban
Owner of Public Records			JAEGER,SUSAN L
Amenities			None Noted
Legal Description	DIST:0006 CITY/MUNI/TWP:GUILFORD TOWNSHIP BLACKTHORNE CONDOS PHASE 1 BLDG 3 UNIT G .03AC		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	136	115	143	5.1% ↑	24.3% ↑
Absorption rate (total sales/month)	45	38	47	4.4% -	23.7% ↑
Total # of Comparable Active Listings	331	290	337	1.8% -	16.2% ↑
Months of housing supply (Total listings / ab. rate)	7	8	7	0% -	-12.5% ↓
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	\$333,000	\$370,000	\$359,500	8% ↑	-2.8% -
Median Comparable Sales Days on Market	10d	23d	18d	80% ↑	-21.7% ↓
Median Sale Price as % of List Price	100%	100%	99%	-1% -	-1% -
Median Comparable List Price (Currently Active)	\$389,000	\$385,000	\$375,000	-3.6% -	-2.6% -
Median Competitive Listings Days on Market (Currently Active)	49d	28d	25d	-49% ↓	-10.7% ↓
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	3	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	708 SHAGBARK CT PLAINFIELD IN, 46168	706 SHAGBARK CT PLAINFIELD IN, 46168		703 BLACKTHORNE TRL PLAINFIELD IN, 46168		707 SHAGBARK CT PLAINFIELD IN, 46168	
MLS Comments	--	Excellent location in the quiet Blackthorne Condos neighborhood! Upper floor...		Discover the benefits of low-maintenance living in this wonderful 2 bedrooms 2...		HERE IT IS!! Your new, immaculately maintained home awaits. Upon entering you...	
Proximity (mi)	--	0.01 S		0.05 W		0.02 NE	
MLS# DOC#	--	22019342 202509188		22000856 202502797		22002393 202420720	
Sale Price / Price per Sq.Ft.	--	\$207,500 / \$147/sqft		\$192,000 / \$130/sqft		\$269,000 / \$137/sqft	
List Price / Price per Sq.Ft.	--	\$215,000 / \$152/sqft		\$189,900 / \$128/sqft		\$269,000 / \$137/sqft	
Sale Price % of List Price	--	0.97 / 97%		1.01 / 101%		1.00 / 100%	
Property Type	Condo	Condo		Condo		Condo	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		05/21/25 116 DOM		02/20/25 163 DOM		11/13/24 55 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Suburban	Suburban		Suburban		Suburban	
Site	0	0		0		0	
View	Residential	Residential		Residential		Residential	
Design	Attached Condo	Semi-Att. Condo		Attached Condo		Attached Condo	
Quality	Average	Average		Average		Average	
Age	2006	2007		2004		2015	
Condition	Good	Good		Good		Good	
Bedrooms	3	3		2		3	
Full / Half Baths	2 / 0	2 / 0		2 / 1		2 / 1	
Gross Living Area	1,545	1,410		1,478		1,969	
Basement	Slab	Slab		Slab		Slab	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		1		2	
Pool	No	No		No		No	
Amenities	None Noted	None Noted		None Noted		None Noted	
Other							
Other							
Net Adj. (total)		4.88% \$10,125		8.09% \$15,525		-17.77% -\$47,800	
Gross Adj.		4.88% \$10,125		10.69% \$20,525		17.77% \$47,800	
Adj. Price		\$217,625		\$207,525		\$221,200	

Price and Listing History	Sold	05/16/2025	Sold	02/13/2025	Sold	11/07/2024
	Price	\$207,500	Price	\$192,000	Price	\$269,000
	Pending	04/10/2025	Pending	12/20/2024	Pending	09/20/2024
	Price	\$215,000	Price	\$189,900	Price	\$269,000
	Price Changed	03/28/2025	Price Changed	12/18/2024	Listed	09/19/2024
	Price	\$215,000	Price	\$189,900	Price	\$269,000
	Price Changed	02/12/2025	Price Changed	11/21/2024		
	Price	\$225,000	Price	\$199,900		
	Listed	01/25/2025	Price Changed	11/05/2024		
	Price	\$235,000	Price	\$209,900		
		Price Changed	10/10/2024			
		Price	\$214,900			
		Listed	09/10/2024			
		Price	\$219,900			

	Subject Property	Sale Comp 4		List Comp 1		List Comp 2	
							
Address	708 SHAGBARK CT PLAINFIELD IN, 46168	1175 BENT TREE WAY PLAINFIELD IN, 46168		1139 FERNWOOD WAY PLAINFIELD IN, 46168		1158 THISTLEWOOD WAY PLAINFIELD IN, 46168	
MLS Comments	--	Don't miss this beautifully updated townhome! Oversized bedrooms with new carpet...		Welcome to Your Dream Condo! Step into style and comfort in this beautifully...		Nestled within the residential area of 1158 Thistlewood Way, Plainfield, Indiana...	
Proximity (mi)	--	0.10 SW		0.01 N		0.05 SW	
MLS# DOC#	--	22034355		22046638		22048068	
Sale Price / Price per Sq.Ft.	--	\$255,000 / \$141/sqft					
List Price / Price per Sq.Ft.	--	\$259,000 / \$143/sqft		\$218,000 / \$155/sqft		\$274,900 / \$140/sqft	
Sale Price % of List Price	--	0.98 / 98%					
Property Type	Condo	Condo		Condo		Condo	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		06/06/25 43 DOM		06/26/25 48 DOM		07/02/25 42 DOM	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Suburban	Suburban		Suburban		Suburban	
Site	0	0		0		0	
View	Residential	Residential		Residential		Residential	
Design	Attached Condo	Attached Condo		Semi-Att. Condo		Attached Condo	
Quality	Average	Average		Average		Average	
Age	2006	2016	-\$15,000	2007		2015	-\$13,500
Condition	Good	Good		Good		Good	
Bedrooms	3	3		3		3	
Full / Half Baths	2 / 0	2 / 1	-\$2,500	2 / 0		2 / 1	-\$2,500
Gross Living Area	1,545	1,806	-\$19,575	1,410	\$10,125	1,969	-\$31,800
Basement	Slab	Slab		Slab		Slab	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		2		2	
Pool	No	No		No		No	
Amenities	None Noted	None Noted		None Noted		None Noted	
Other							
Other							
Net Adj. (total)		-14.54%	-\$37,075	4.64%	\$10,125	-17.39%	-\$47,800
Gross Adj.		14.54%	\$37,075	4.64%	\$10,125	17.39%	\$47,800
Adj. Price			\$217,925		\$228,125		\$227,100
Price and Listing History		Sold	06/06/2025	Price Changed	08/10/2025	Relisted	08/03/2025
		Price	\$255,000	Price	\$218,000	Price	\$274,900
		Pending	05/04/2025	Relisted	06/26/2025	Hold	07/18/2025
		Price	\$259,000	Price	\$219,000	Price	\$274,900
		Listed	04/24/2025	Expired	06/24/2025	Listed	07/02/2025
		Price	\$259,000	Price	\$219,000	Price	\$274,900
		Sold	01/05/2024	Price Changed	06/05/2025		
		Price	\$250,000	Price	\$219,000		
		Pending	11/24/2023	Listed	05/23/2025		
		Price	\$259,900	Price	\$229,000		
	Price Changed	11/14/2023	Expired	08/16/2023			
	Price	\$259,900	Price	\$199,900			
	Price Changed	10/11/2023	Sold	03/20/2023			
	Price	\$269,000	Price	\$192,000			
	Listed	10/01/2023	Pending	02/20/2023			
	Price	\$275,000	Price	\$199,900			
			Listed	02/16/2023			
			Price	\$199,900			
			Relisted	02/16/2023			
			Price	\$199,900			

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The Subject is an attached 2 story condo dwelling with 3 bedrooms and 2 full baths. The Subject is constructed on a slab foundation. The Subject is located within the unincorporated district of Indianapolis, IN. The market area is serviced primarily by public utilities. The neighborhood has access to amenities commonly observed in metropolitan markets. The Improvement conforms to the market area. The residential community suggest that the Subject is being utilized at its Highest and Best Use; as it is physically possible, financially feasible, legally permissible, and maximally productive. The Improvement is approximately 3-5 miles from the International Airport of Indianapolis. The Subject is not adversely impacted by its proximity to the airport as it appears to be outside of the clear zone and outside of the landing / runway paths. Market demand and housing supply are currently in balance. Median sale prices have fluctuated positive over the last 12 months. Median list prices have trended downward, but continue to exceed the median sale price. The average day on market continues to trend under 90 days.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$207,525 to \$228,125

Every effort has been made to locate the best competing sales and listings capable of bracketing the Subjects market features. All closed sales and active listings are located within a 1-mile radius of the subject. Comparable sales that have closed outside of the last 90 days were utilized in the report due to their proximity to the Subject and location within the Subjects PUD.. Equal consideration has been placed on closed sales utilized in the report analysis due to their time of sale and low net/gross adjustments. Both Paired-Sales Analysis and a Sensitivity Analysis have been utilized to reconcile the market reaction to market feature variances. The average exposure days on the market continues to trend under 90 days.

SELECTED COMPARABLES MAP



Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
708 SHAGBARK CT PLAINFIELD, IN 46168	Condo			0	0	2006	3	2	1545	0	No		Public Records
1 706 SHAGBARK CT PLAINFIELD, IN 46168	Condo	\$207,500	05/21/2025	0.01	0	2007	3	2	1410	0	No		MLS, Public Records
2 703 BLACKTHORNE TRL PLAINFIELD, IN 46168	Condo	\$192,000	02/20/2025	0.05	0	2004	2	3	1478	0	No		MLS, Public Records
3 707 SHAGBARK CT PLAINFIELD, IN 46168	Condo	\$269,000	11/13/2024	0.02	0	2015	3	3	1969	0	No		MLS, Public Records
4 1175 BENT TREE WAY PLAINFIELD, IN 46168	Condo	\$255,000	06/06/2025	0.10	0	2016	3	3	1806	0	No		MLS, Public Records
1 1139 FERNWOOD WAY PLAINFIELD, IN 46168	Condo	\$218,000	06/26/2025	0.01	0	2007	3	2	1410	0	No		MLS
2 1158 THISTLEWOOD WAY PLAINFIELD, IN 46168	Condo	\$274,900	07/02/2025	0.05	0	2015	3	3	1969	0	No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 706 SHAGBARK CT
PLAINFIELD IN, 46168



Comp 2: 703 BLACKTHORNE TRL
PLAINFIELD IN, 46168

Excellent location in the quiet Blackthorne Condos neighborhood! Upper floor furnished 3 bedroom, 2 full baths, plus a large 2-car garage condo in great condition. Walk up to a sunny open concept great room and kitchen with cathedral ceilings with a split bedroom configuration. The large primary suite with walk-in closet on one side and 2 bedrooms and full bathroom on the other side. This is an end unit with two sides filled with natural light complete with a bay window and balcony/upper deck. The kitchen is open to the great room with stainless steel appliances including a ceramic top electric range with microwave, dishwasher and French doors refrigerator. Lives large with a 2-car garage. Conveniently located near shops, restaurants, industrial complex and near the Indianapolis International airport. Included in the sale: all kitchen appliances, all the furniture, wall decor, window treatments, TV and TV equipment. Excluded: personal items, no washer and dryer. Move in ready! Note: RE taxes should be approximately half of the current RE taxes with a Homestead Exemption.

Discover the benefits of low- maintenance living in this wonderful 2 bedrooms 2.5 bath condo in the heart of Plainfield. This spacious condo has a private exterior entrance and has an open floor plan-the kitchen is equipped with all appliances including microwave and pantry. The home includes a half bathroom on the 1st floor for convenience. The primary bedroom has a private bathroom and walk in closet. The laundry space is conveniently located on the second floor. This home has a one car attached garage with direct access to the home. Great location close to shopping, grocery stores, restaurants and schools! Blackthorne is connected to the Vandalia trail which connects to the Plainfield Aquatic Center. Water Heater 2023, HVAC 2017 Furnace and 2022 outside condenser



Comp 3: 707 SHAGBARK CT
PLAINFIELD IN, 46168

HERE IT IS!! Your new, immaculately maintained home awaits. Upon entering you will feel the love and care this home has been given. No disappointments here, providing a large family room with tall ceilings, a well appointed kitchen with ample storage, plenty of countertop space, breakfast bar, stainless steel appliances and a dining area you will feel right at home. Two large bedrooms await upstairs with walk-in closets. The HUGE primary bedroom on the second floor includes an ensuite and large walk-in closet, along with an upstairs laundry area. The oversized two car garage provides great storage and the outdoor patio area is quiet, private and quaint! Best of all, no outdoor maintenance required!! Call for your showing today!!



Comp 4: 1175 BENT TREE WAY
PLAINFIELD IN, 46168

Don't miss this beautifully updated townhome! Oversized bedrooms with new carpet and walk in closets, upgraded hardwood laminate floors throughout the main level, kitchen with granite counter tops including a breakfast bar, under counter lighting, all stainless appliances remain, custom tile backsplash, dining area opens to the patio, plantation shutters in the main bedroom and the living room, laundry closet located upstairs near the bedrooms for convenience, finished garage with a hook up for a utility sink.



Listing 1: 1139 FERNWOOD WAY
PLAINFIELD IN, 46168

Welcome to Your Dream Condo! Step into style and comfort in this beautifully updated 3-bedroom, 2-bath gem! Freshly painted with brand-new trim and plush carpeting, this home shines from the moment you enter. Choose your arrival-through the private 2-car garage or the charming front entry. Head upstairs to a stunning kitchen featuring sleek granite countertops, black appliances, and a spacious breakfast bar that flows effortlessly into the open dining area and great room. Enjoy peaceful mornings or unwind in the evening on your private balcony, complete with serene pond views. The thoughtful split floor plan offers a spacious primary suite with an ensuite bath and walk-in closet. On the opposite side, you'll find two more bedrooms-one with a vaulted ceiling and bay window, the other showcasing a cathedral ceiling and walk-in closet-plus a second full bath for guests. Located in a highly desirable area, this move-in-ready condo is the perfect blend of comfort, convenience, and style. Don't miss out-schedule your tour today!



Listing 2: 1158 THISTLEWOOD WAY
PLAINFIELD IN, 46168

Nestled within the residential area of 1158 Thistlewood Way, Plainfield, Indiana, this condominium presents an attractive property in great condition awaiting its next chapter. Envision mornings spent in this updated kitchen designed with both style and functionality in mind; the shaker cabinets offer a timeless aesthetic, while the kitchen peninsula provides a central spot for meal preparation and casual dining. Kitchen features refinished cabinets, new farmhouse sink, new kitchen quartz countertops and stainless steel appliances. New vinyl plank flooring throughout the main floor. The primary bedroom offers a private retreat, complete with a walk-in closet and an en-suite bathroom, providing a personal space for relaxation and rejuvenation. The bathroom is thoughtfully designed with a double vanity, offering convenience and a touch of elegance. 2 additional bedrooms each with walk-in closets, upstairs laundry plus a hallway full bathroom round out the 2nd story. This 1919 square foot condominium was built in 2015. The current owner has added all new wall paint, new blinds, new water heater and new garbage disposal. This home offers a patio to enjoy the outdoors on the beautiful Indiana evenings along with a 2 car attached garage featuring electric vehicle supply equipment in the garage. Seize the opportunity to embrace comfortable condominium living, exterior and yard maintained by HOA, in this Plainfield gem.

PRICE AND LISTING HISTORY

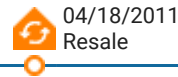
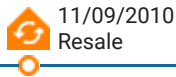
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Source
 Sold	04/18/2011	\$82,938	Public Records

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TRANSACTION HISTORY

Timeline



History

04/18/2011 Resale

Recording Date	04/18/2011	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$82,938	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	201108766	Loan Type	N/A
Seller	METRO REAL ESTATE SERVICES LLC	Rate Type	N/A
Buyer/Borrower	JAEGER,SUSAN L	Loan Doc #	N/A

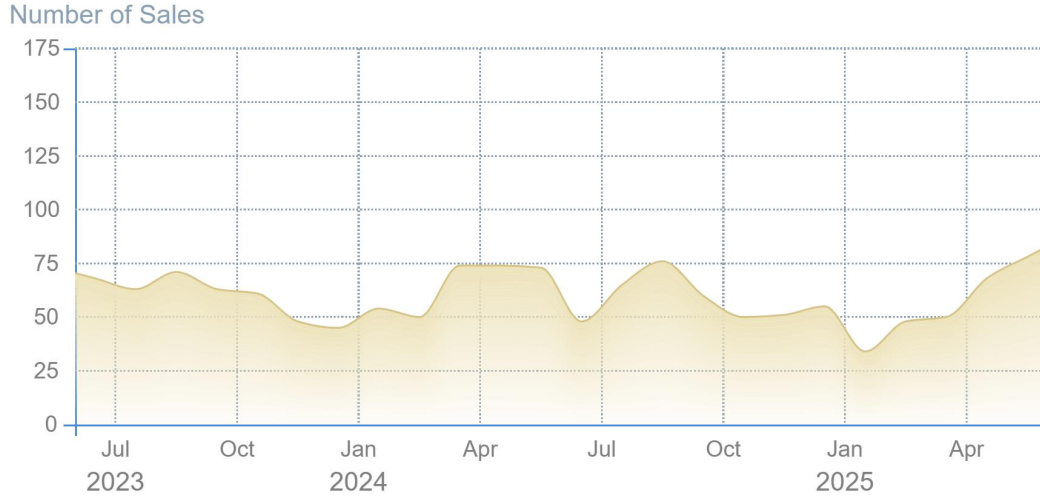
11/09/2010 Resale

Recording Date	11/09/2010	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	201025607	Loan Type	N/A
Seller	RBS CITIZENS NA	Rate Type	N/A
Buyer/Borrower	METRO REAL ESTATE SERVICES LLC	Loan Doc #	N/A

ZIP-CODE DATA

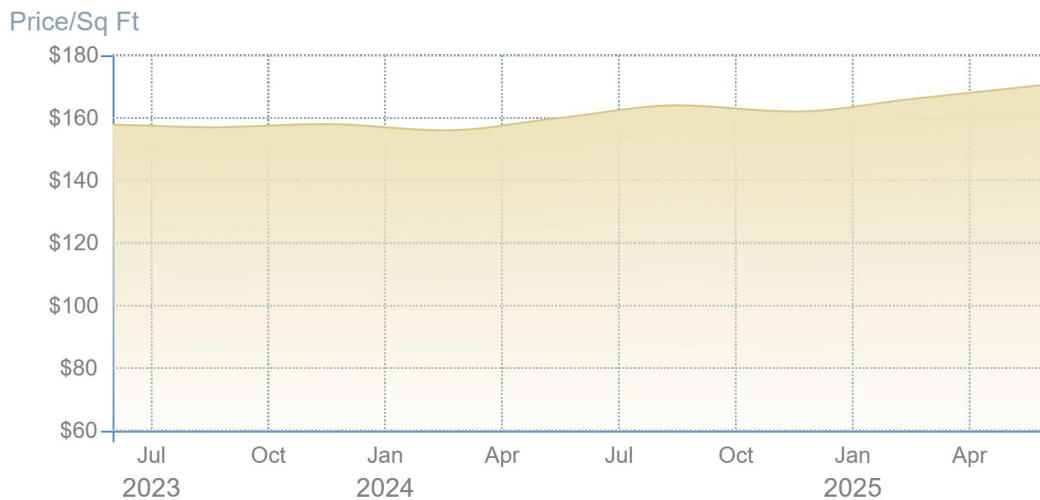
Number of Properties Sold in 46168

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



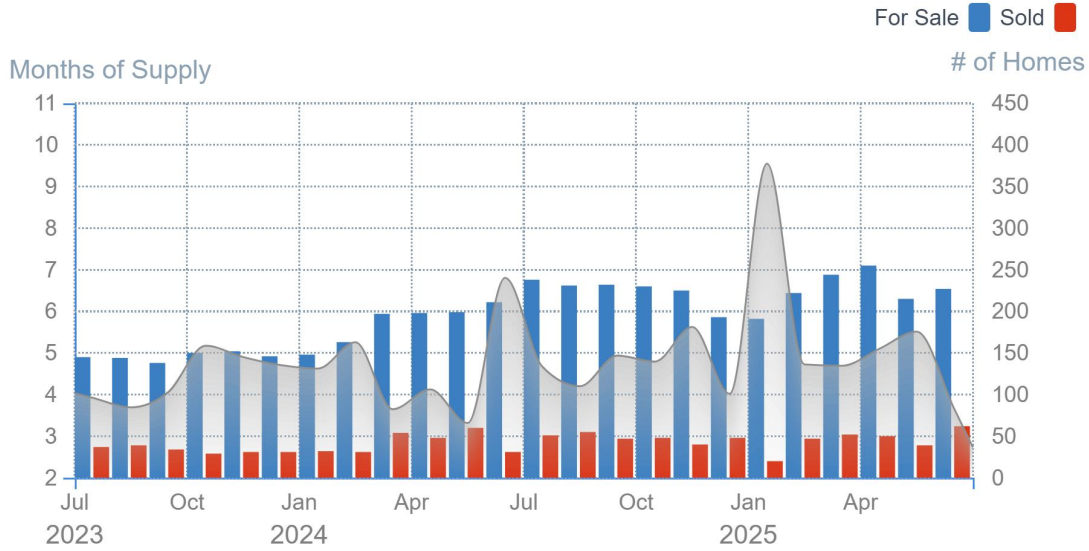
Median Sale Price/Sq.Ft. (quarterly) in 46168

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.



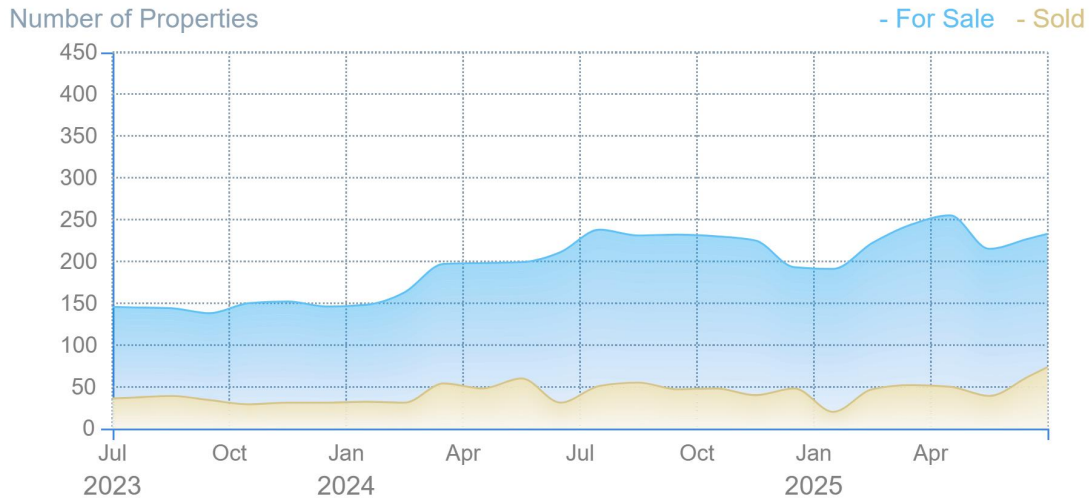
Months of Supply in 46168

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.

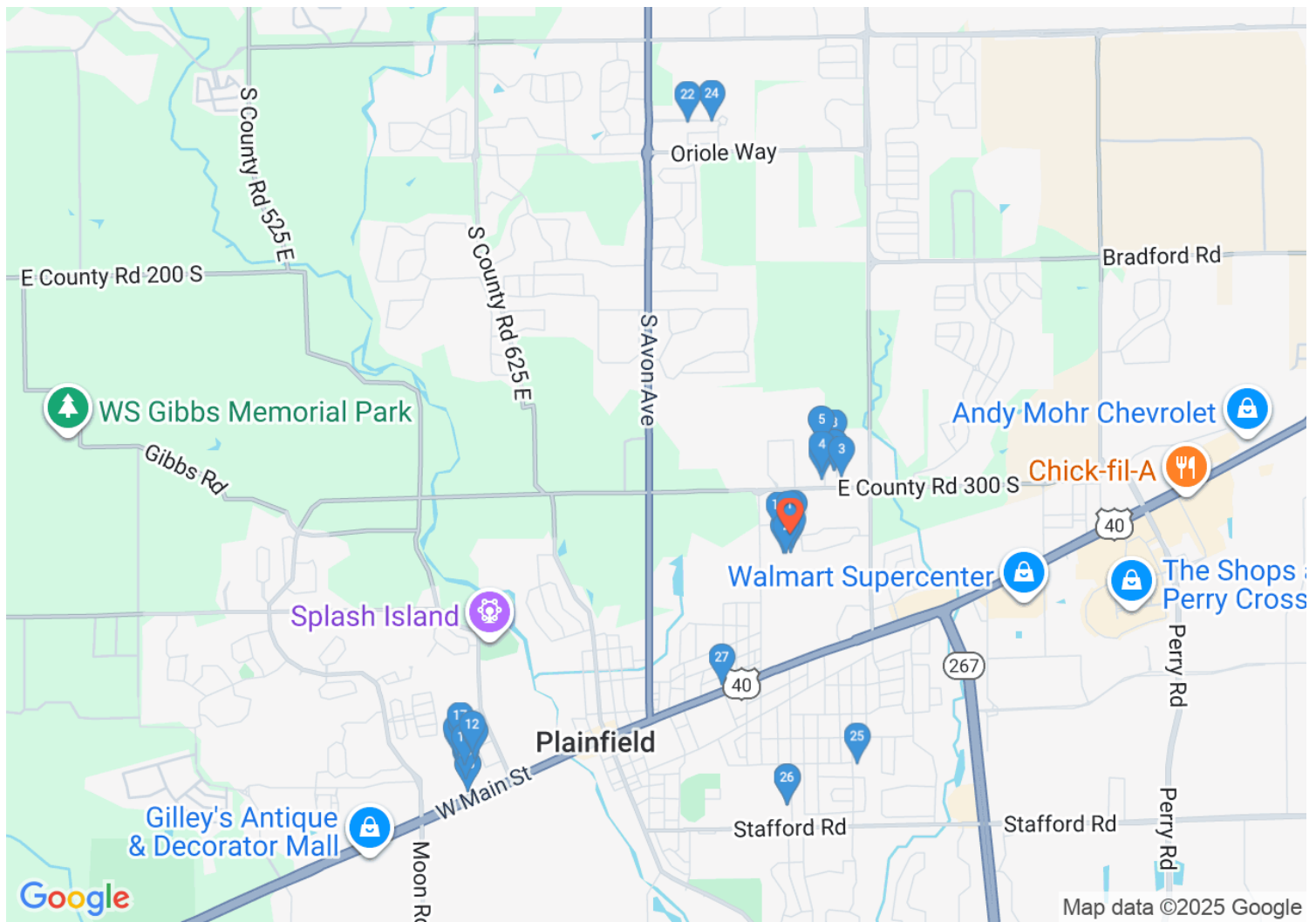


Supply / Demand in 46168

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



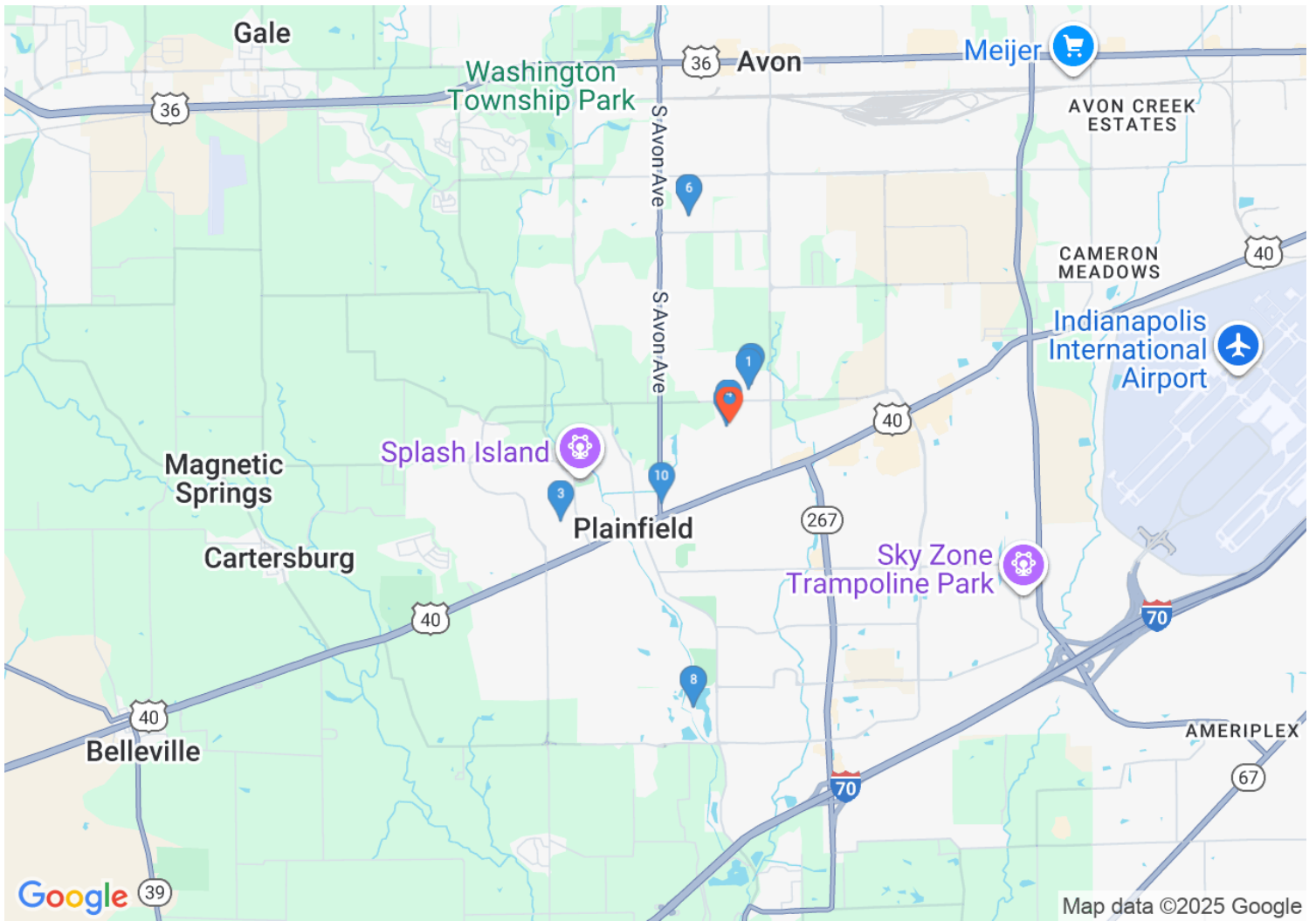
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
📍	708 SHAGBARK CT, PLAINFIELD, IN 46168	--	--	3	2	1,545	--	--	0.00	--	2006
1	710 SHAGBARK CT PLAINFIELD, IN 46168	\$209,900	Sep 25, 2024	2	2	1,184	\$177	0.00	0.99	79	2007
2	630 SHAGBARK DR PLAINFIELD, IN 46168	\$240,000	Sep 30, 2024	2	2	1,125	\$213	0.09	0.90	58	2016
3	2979 COLONY LAKE EAST DR PLAINFIELD, IN 46168	\$265,000	May 20, 2025	2	2	1,612	\$164	0.34	0.21	35	1994
4	2964 COLONY LAKE WEST DR PLAINFIELD, IN 46168	\$285,000	Feb 26, 2025	2	2	1,825	\$156	0.31	0.18	33	1992
5	2784 COLONY LAKE WEST DR PLAINFIELD, IN 46168	\$279,500	Nov 12, 2024	2	2	1,835	\$152	0.41	0.18	33	1993
6	2940 COLONY LAKE E DRIVE B DR #B AVON, IN 46123	\$265,000	Sep 27, 2024	2	2	1,564	\$169	0.34	0.13	32	1998
7	2940 COLONY LAKE WEST DR PLAINFIELD, IN 46168	\$265,000	Oct 01, 2024	2	2	1,564	\$169	0.35	0.13	32	1998
8	2806 COLONY LAKE EAST DR PLAINFIELD, IN 46168	\$330,000	Jan 24, 2025	4	2	1,780	\$185	0.42	0.13	31	1996
9	2996 COLONY LAKE WEST DR PLAINFIELD, IN 46168	\$212,000	Jul 28, 2025	2	2	1,143	\$185	0.28	0.17	29	1991
10	703 BLACKTHORNE TRL PLAINFIELD, IN 46168	\$192,000	Feb 20, 2025	2	3	1,478	\$129	0.05	0.04	28	2004
11	1161 THISTLEWOOD WAY PLAINFIELD, IN 46168	\$245,000	Sep 17, 2024	2	2	1,332	\$183	0.07	0.03	28	2008
12	239 ANDREWS BOULEVARD EAST DR PLAINFIELD, IN 46168	\$250,000	Feb 14, 2025	3	2	1,638	\$152	1.73	0.12	28	1993

13	223 ANDREWS BOULEVARD EAST DR PLAINFIELD, IN 46168	\$245,000	Jun 04, 2025	3	2	1,668	\$146	1.74	0.11	28	1990
14	211 ANDREWS BLVD PLAINFIELD, IN 46168	\$237,000	Mar 14, 2025	3	2	1,668	\$142	1.79	0.13	28	1990
15	706 SHAGBARK CT PLAINFIELD, IN 46168	\$207,500	May 21, 2025	3	2	1,410	\$147	0.01	0.00	27	2007
16	1175 BENT TREE WAY PLAINFIELD, IN 46168	\$255,000	Jun 06, 2025	3	3	1,806	\$141	0.10	0.06	27	2016
17	259 ANDREWS BLVD PLAINFIELD, IN 46168	\$238,000	Mar 21, 2025	2	2	1,314	\$181	1.75	0.10	27	1993
18	243 ANDREWS BLVD PLAINFIELD, IN 46168	\$229,900	Feb 28, 2025	2	2	1,314	\$174	1.77	0.09	27	1993
19	240 ANDREWS BLVD PLAINFIELD, IN 46168	\$269,900	Nov 14, 2024	3	2	1,668	\$161	1.80	0.10	27	1990
20	707 SHAGBARK CT PLAINFIELD, IN 46168	\$269,000	Nov 13, 2024	3	3	1,969	\$136	0.02	0.05	26	2015
21	232 ANDREWS BLVD PLAINFIELD, IN 46168	\$249,000	Nov 01, 2024	2	2	1,314	\$189	1.81	0.10	26	1990
22	7173 GOVERNORS ROW AVON, IN 46123	\$306,000	Oct 03, 2024	3	3	1,830	\$167	1.90	0.14	24	2023
23	631 SHAGBARK DR PLAINFIELD, IN 46168	\$225,000	Jul 03, 2025	2	2	1,132	\$198	0.09	0.00	23	2015
24	7277 GOVERNORS ROW AVON, IN 46123	\$275,000	Jul 15, 2025	3	3	1,830	\$150	1.88	0.10	23	2023
25	1553 W RAYMOND ST PLAINFIELD, IN 46168	\$235,000	Dec 17, 2024	2	1	868	\$270	1.08	0.24	22	1970
26	6008 RANCHO DR PLAINFIELD, IN 46168	\$309,990	Aug 26, 2024	3	3	1,864	\$166	1.22	0.04	22	2024
27	652 E MAIN ST PLAINFIELD, IN 46168	\$0	Apr 21, 2025	0	0	3,938	\$0	0.75	0.65	21	1960
28	6004 RANCHO DR PLAINFIELD, IN 46168	\$329,990	Aug 16, 2024	3	3	2,112	\$156	1.22	0.05	21	2024
29	134 ANDREWS BLVD PLAINFIELD, IN 46168	\$158,500	Nov 06, 2024	2	1	804	\$197	1.83	0.00	17	1996
30	106 ANDREWS BLVD PLAINFIELD, IN 46168	\$155,000	Apr 21, 2025	2	1	804	\$192	1.85	0.00	17	1996

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	708 SHAGBARK CT, PLAINFIELD, IN 46168	--	--	3	2	1,545	--	--	0.00	--	2006
1	2923 COLONY LAKE WEST DR PLAINFIELD, IN 46168	\$265,000	Aug 06, 2025	2	2	1,713	\$154	0.34	0.14	31	1992
2	2856 COLONY LAKE EAST DR PLAINFIELD, IN 46168	\$282,500	Apr 02, 2025	3	2	1,780	\$158	0.39	0.13	31	1996
3	276 ANDREWS BLVD PLAINFIELD, IN 46168	\$319,900	Aug 07, 2025	3	2	1,656	\$193	1.75	0.17	30	1992
4	1139 FERNWOOD WAY PLAINFIELD, IN 46168	\$218,000	Jun 26, 2025	3	2	1,410	\$154	0.01	0.00	27	2007
5	1158 THISTLEWOOD WAY PLAINFIELD, IN 46168	\$274,900	Jul 02, 2025	3	3	1,969	\$139	0.05	0.05	26	2015
6	7265 GOVERNORS ROW AVON, IN 46123	\$310,000	Jul 07, 2025	3	3	1,816	\$170	1.88	0.06	22	2023
7	7239 GOVERNORS ROW AVON, IN 46123	\$305,000	Jul 07, 2025	3	3	1,816	\$167	1.88	0.06	22	2023
8	4179 HUME AVE PLAINFIELD, IN 46168	\$338,900	Apr 02, 2025	3	2	1,519	\$223	2.58	0.11	22	2023
9	4182 HUME AVE PLAINFIELD, IN 46168	\$329,990	Jul 01, 2025	3	2	1,340	\$246	2.58	0.10	22	2023
10	312 SHORT ST PLAINFIELD, IN 46168	\$245,000	Aug 07, 2025	2	2	896	\$273	0.95	0.07	19	1950

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:

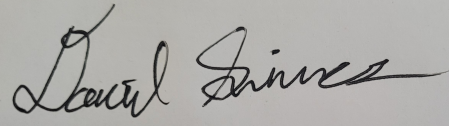
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have 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

8/13/2025