



Property Address	3636 N 700 W	Order #	6277050
	RENSSELAER, IN 47978 - JASPER COUNTY	Loan #	N/A
Address is consistent with client-submitted data		Inspection Type	Exterior/Street
		Assignment Type	Other: Unknown
Lender			Robert Steele
Borrower			DWAYNE SIMMONS
Coborrower			N/A
Evaluated Value	<b>\$425,000</b>	Reasonable Exposure Time	
Effective Date	10/1/2024		50 - 75 Days

## PROPERTY DETAILS



Property Type	Single Family Residence	County	JASPER
Lot Size	252,300	Parcel Number	37-09-11-000-012.001-031
Year Built	2012	Assessed Year	2023
Gross Living Area	2,568	Assessed Value	\$302,500
Bedroom	3	Assessed Taxes	\$2,333
Baths	3.0	Sold Date	
Pool	No	Sold Price	\$0
Condition	Average	List Date	
Carrier Route	R006	List Price	
HOA	No		
Location Comments			Typical
Owner of Public Records			SIMMONS DWAYNE Q / SIMMONS JILLIAN R
Amenities			Fully Finished Basement
Legal Description	DIST:0011 CITY/MUNI/TWP:UNION TOWNSHIP PT E 1/2 NE 11 30 7, 5.792A		

## MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	44	23	48	9.1% ↑	108.7% ↑
Absorption rate (total sales/month)	14	7	16	14.3% ↑	128.6% ↑
Total # of Comparable Active Listings	60	72	76	26.7% ↑	5.6% ↑
Months of housing supply (Total listings / ab. rate)	4	9	5	25% ↑	-44.4% ↓
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	\$76,000	\$223,500	\$200,000	163.2% ↑	-10.5% ↓
Median Comparable Sales Days on Market	42d	59d	53d	26.2% ↑	-10.2% ↓
Median Sale Price as % of List Price	95%	98%	99%	4.2% -	1% -
Median Comparable List Price (Currently Active)	\$249,900	\$233,800	\$229,000	-8.4% ↓	-2.1% -
Median Competitive Listings Days on Market (Currently Active)	55d	72d	59d	7.3% ↑	-18.1% ↓
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	2	0	2	0% -	0% -
REO Sales	0	0	0	0% -	0% -
Short Sales	2	1	0	-100% ↓	-100% ↓
Foreclosure % of Regular & REO Sales	5%	0%	4%	-20% ↓	0% -

## SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	3636 N 700 W RENSSELAER IN, 47978	5379 W 600 N RENSSELAER IN, 47978		5841 W 700 N RENSSELAER IN, 47978		8921 N LILAC ST DEMOTTE IN, 46310	
MLS Comments	--	Charming home with 6.95 acres, 2167 sq. ft., 3 beds, 2.5 baths, wraparound porch,...		IOT GOES ALL THE WAY TO THE CORN IN THE BACK, OWNER ALLOWS FARMER TO PLANT A...		This 2005 Parade Home has it all. Priced to sell quickly - 4 BR's & 4 Baths....	
Proximity (mi)	--	2.92 NE		3.66 NE		8.44 N	
MLS#   DOC#	--	532784   F199382		801913   F200638		805779	
Sale Price / Price per Sq.Ft.	--	\$430,000 / \$198/sqft		\$375,000 / \$146/sqft		\$415,000 / \$153/sqft	
List Price / Price per Sq.Ft.	--	\$449,900 / \$208/sqft		\$0 / \$0/sqft		\$0 / \$0/sqft	
Sale Price % of List Price	--	0.96 / 96%					
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		02/22/24		05/22/24		08/30/24	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	Typical	Typical		Typical		Typical	
Site	252,300	303,003	-\$7,605	130,680	\$18,243	47,045	\$30,788
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	2012	2001		1997		2005	
Condition	Average	Average		Average		Good	
Bedrooms	3	3		3		4	-\$4,000
Full / Half Baths	3 / 0	2 / 1	\$2,000	3 / 1	-\$2,000	4 / 0	-\$4,000
Gross Living Area	2,568	2,168	\$4,000	2,570	-\$20	2,718	-\$1,500
Basement	Full Basement	None	\$8,000	None	\$8,000	None	\$8,000
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		3	-\$2,000	3	-\$2,000
Pool	No	No		No		No	
Amenities	Fully Finished Basement	Typical	\$8,000	Typical	\$8,000	Typical	\$8,000
Other	Typical	Pole Barn	-\$5,000	Typical		Typical	
Other							
Net Adj. (total)		2.18%	\$9,395	8.06%	\$30,223	3.44%	\$14,288
Gross Adj.		8.05%	\$34,605	10.20%	\$38,263	19.11%	\$79,288
Adj. Price			\$439,395		\$405,223		\$429,288
Price and Listing History		Sold	02/21/2024	Sold	05/21/2024	Sold	08/30/2024
		Price	\$430,000	Price	\$375,000	Price	\$415,000
		Pending	01/21/2024	Listed	04/10/2024	Listed	06/22/2024
		Price	\$449,900	Price	\$379,900	Price	\$415,000
		Contingent	01/18/2024				
		Price	\$449,900				
		Listed	08/30/2023				
		Price	\$449,900				

Subject Property		List Comp 1	
			
Address	3636 N 700 W RENSSELAER IN, 47978	5750 E 1168 N DEMOTTE IN, 46310	
MLS Comments	--	From the moment you step into this stunning custom ranch home, you'll be...	
Proximity (mi)	--	8.84 NW	
MLS#   DOC#	--	806091	
Sale Price / Price per Sq.Ft.	--		
List Price / Price per Sq.Ft.	--	\$429,000 / \$205/sqft	
Sale Price % of List Price	--		
Property Type	SFR	SFR	
	Value (Subject)	Value	Adj
Sale/List Date		06/27/24 96 DOM	
Location	Neutral	Neutral	
Location Comment	Typical	Typical	
Site	252,300	43,560	\$31,311
View	None	None	
Design	Typical	Typical	
Quality	Average	Average	
Age	2012	2007	
Condition	Average	Average	
Bedrooms	3	3	
Full / Half Baths	3 / 0	2 / 1	\$2,000
Gross Living Area	2,568	2,095	\$4,730
Basement	Full Basement	None	\$8,000
Parking Type	Garage	Garage	
Parking Spaces	2	4	-\$4,000
Pool	No	No	
Amenities	Fully Finished Basement	Typical	\$8,000
Other	Typical	Typical	
Other			
Net Adj. (total)		11.66%	\$50,041
Gross Adj.		13.53%	\$58,041
Adj. Price			\$479,041
Price and Listing History		Price Changed	09/18/2024
		Price	\$429,000
		Price Changed	07/29/2024
		Price	\$439,000
		Listed	06/27/2024
		Price	\$449,000

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

No adverse site factors appear present. The subject appears to be in a rural area. Subject conforms to the area. No significant foreclosure rate present.

## COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$405,223 to \$479,041

**\*\*\*Summary of Sales Comparison Approach\*\*\***

Due to a lack of recent and similar comparables, it was deemed necessary to utilize comparables with a date of sale time over 120 days and exceed distance parameters of 1 mile. Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Subject year built not bracketed, but all sales are within 30 years and no adjustments were applied. Sale #3 adjusted for condition based on listing photos and/or listing remarks. Due to a lack of similar comparables, the subject's basement and finish could not be bracketed and adjustments were applied across the board in line with depreciated cost.

**\*\*\*Summary of Listings Comparison Approach\*\*\***

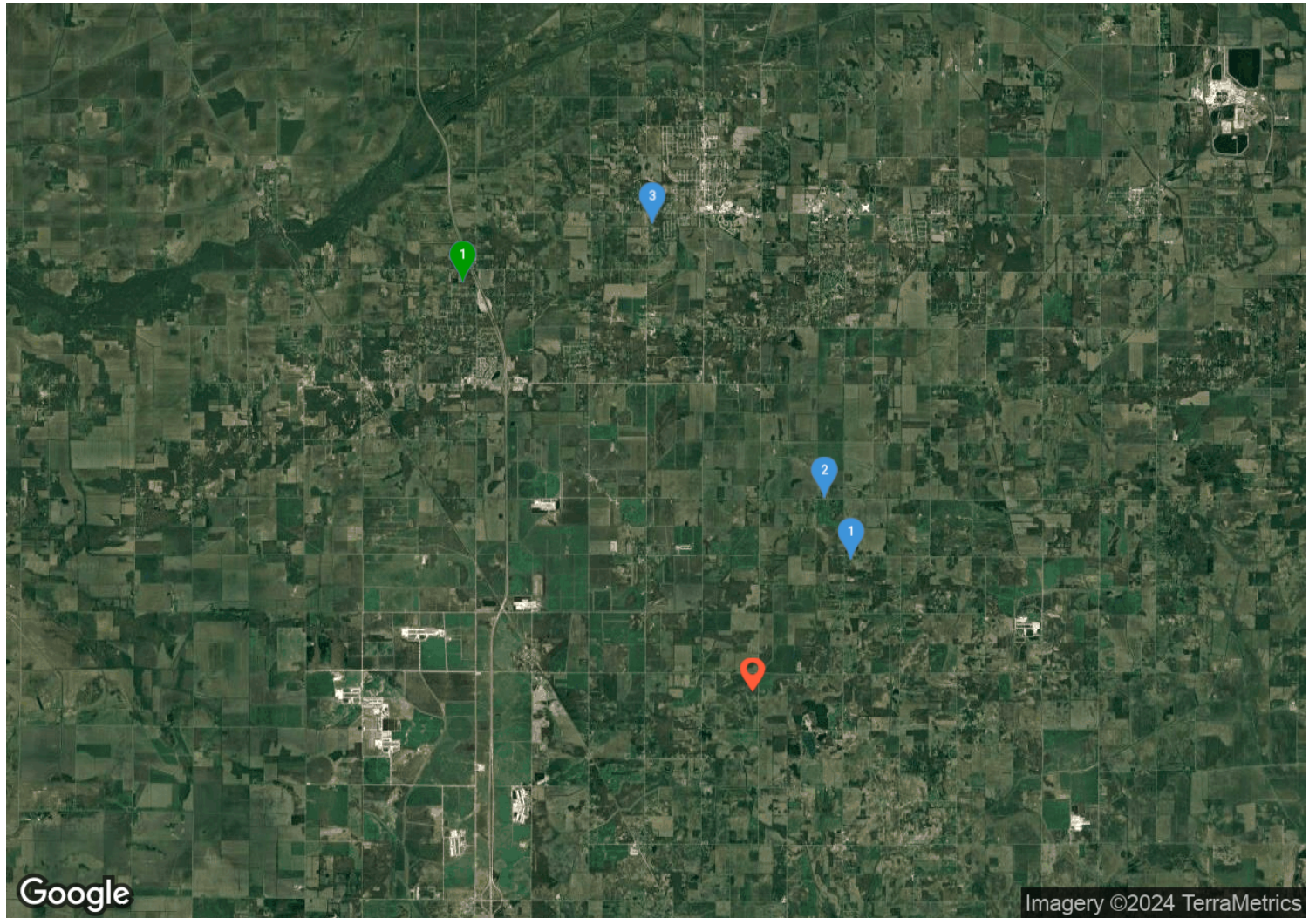
Due to an extreme lack of recent and similar listings in subject's area, only 1 comparable listing was found and deemed reasonable for comparison.

**\*\*\*ADDITIONAL NOTES\*\*\***

1. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
2. Outbuildings have only been reported as an amenity and in the grid if appear to be located on permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Similarly, above ground pools are considered personal property and no value was given.
3. Due to a lack of similar and more proximate comparables, it was deemed necessary to expand search parameters across major roadways and highways and into neighboring cities to locate appropriate comparables.
4. The subject and all comparables appear proximate to a highway and railroad tracks. This is deemed typical for the area and no value was given in the grid.
5. While the inspection report indicates the subject has an "Unfinished Basement", Public Records indicates the subject has a "Fully Finished Basement" which is assumed correct and has been utilized.
6. Due to how room counts are reported by utilized data sources, subject and comparable room counts might include below grade bedrooms and bathrooms.
7. Sale #1 appears proximate to a busy street. However, the property appears to be sufficiently backed off as to not be significantly impacted and no value was given in the grid.



SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	3636 N 700 W RENSSELAER, IN 47978	Single Family Residence				252300	2012	3	3	2568	1348	No		Public Records
1	5379 W 600 N RENSSELAER, IN 47978	Single Family Residence	\$430,000	02/22/2024	2.92	303003	2001	3	3	2168		No		MLS, Public Records
2	5841 W 700 N RENSSELAER, IN 47978	Single Family Residence	\$375,000	05/22/2024	3.66	130680	1997	3	4	2570		No		Public Records
3	8921 N LILAC ST DEMOTTE, IN 46310	Single Family Residence	\$415,000	08/30/2024	8.44	47045	2005	4	4	2718		No		Public Records
1	5750 E 1168 N DEMOTTE, IN 46310	Single Family Residence	\$429,000	06/27/2024	8.84	43560	2007	3	3	2095		No		MLS

## SELECTED COMPARABLES PHOTOS



Comp 1: 5379 W 600 N  
RENSSELAER IN, 47978

Charming home with 6.95 acres, 2167 sq. ft., 3 beds, 2.5 baths, wraparound porch, large back deck, and pole building with concrete floor! Perfect for nature lovers. Bring your animals zoned A2. Spacious living area filled with natural light. Modern kitchen with ample storage. Serene main bedroom with ensuite bath. Two cozy bedrooms. Expansive back deck for outdoor gatherings. Abundant land for activities or expansion. Convenient pole building (30'x36'x12') for storage/workshop.



Comp 2: 5841 W 700 N  
RENSSELAER IN, 47978

IOT GOES ALL THE WAY TO THE CORN IN THE BACK, OWNER ALLOWS FARMER TO PLANT A STRIP IN EXCHANGE FOR A PLOWED DRIVEWAY ALL WINTER. (AND MAYBE SOME BLUEBERRIES!)



Comp 3: 8921 N LILAC ST  
DEMOTTE IN, 46310

This 2005 Parade Home has it all. Priced to sell quickly - 4 BR's & 4 Baths. Finished entirely with superior quality. Entrance has volume ceilings, maple HW floor and a fell of grandeur. Formal Dining Room has large double windows, vaulted ceiling, maple HW floor & tray lighting. Great Room w/fireplace (windows on both sides) open concept and an air of welcome. Split floor plan. Main BR Suite w/double closets, garden tub & body spray shower. Kitchen is a dream w/ custom glazed cabinets, recessed lighting, breakfast bar plus Breakfast Room. 3 Season Room has new windows and opens to maintenance free deck. Finished upper level w/ 1/2 bath and 2 dormers could be used as 4th BR or Rec Room. Beautiful picturesque one acre in well maintained subdivision.





Listing 1: 5750 E 1168 N  
DEMOTTE IN, 46310

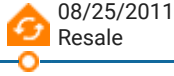
From the moment you step into this stunning custom ranch home, you'll be captivated by its open-concept design. Just off the foyer, a formal dining/flex room with elegant tray ceilings sets the tone. The spacious living room, featuring a cozy double-sided gas FIREPLACE, invites relaxation. The BEAUTIFUL KITCHEN boasts abundant cabinetry, a breakfast bar, and a charming dining area with a perfect reading nook by the fireplace. With 3 beautifully-sized bedrooms and 2 luxurious full bathrooms and a half bath, this home offers comfort and style. Step out from the kitchen onto a deck that overlooks a serene, tree-filled backyard where deer and red fox play. This wide-open space is perfect for all your outdoor adventures. Plus, an impressive 24x30 garage with 10-foot ceilings, its own electric supply, and a 220 amp is perfect for storing BIG BOY toys and more. New roof 2024!

## PRICE AND LISTING HISTORY

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

## TRANSACTION HISTORY

### Timeline



08/25/2011  
Resale



08/25/2011  
Resale

### History

#### 08/25/2011 Resale

Recording Date	08/25/2011	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 #	F1232101	Loan Type	N/A
Seller	SIMMONS,CAROL A	Rate Type	N/A
Buyer/Borrower	SIMMONS,DWAYNE Q & JILLIAN R	Loan Doc #	N/A

#### 08/25/2011 Resale

Recording Date	08/25/2011	Lender	N/A
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Intrafamily Transfer (btw related parties for any reason)	2nd Loan Amt	N/A
Doc #	F123210	Loan Type	N/A
Seller	SIMMONS,CAROL A	Rate Type	N/A
Buyer/Borrower	SIMMONS,DWAYNE Q & JILLIAN R	Loan Doc #	N/A

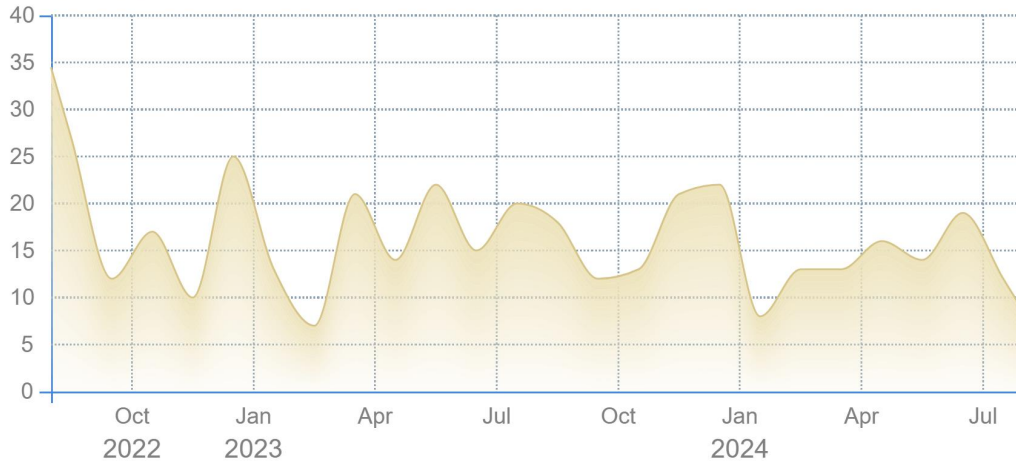


## ZIP-CODE DATA

### Number of Properties Sold in 47978

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

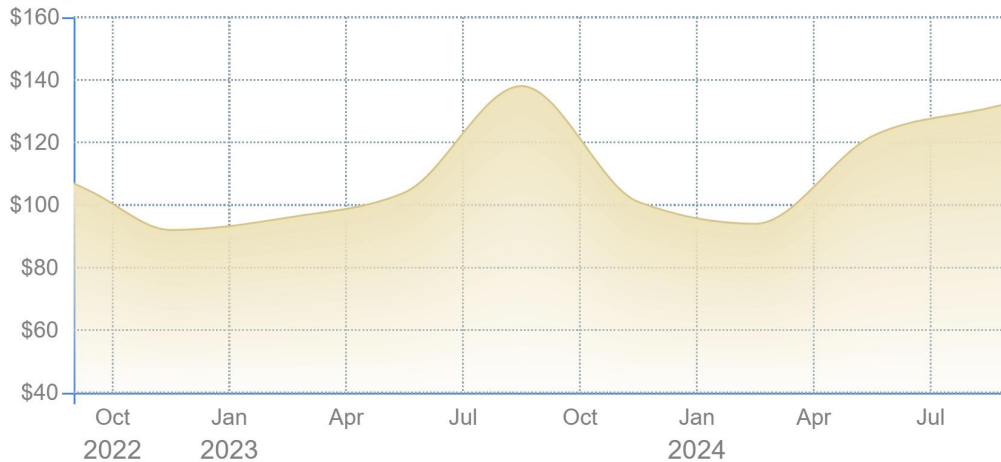
Number of Sales



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

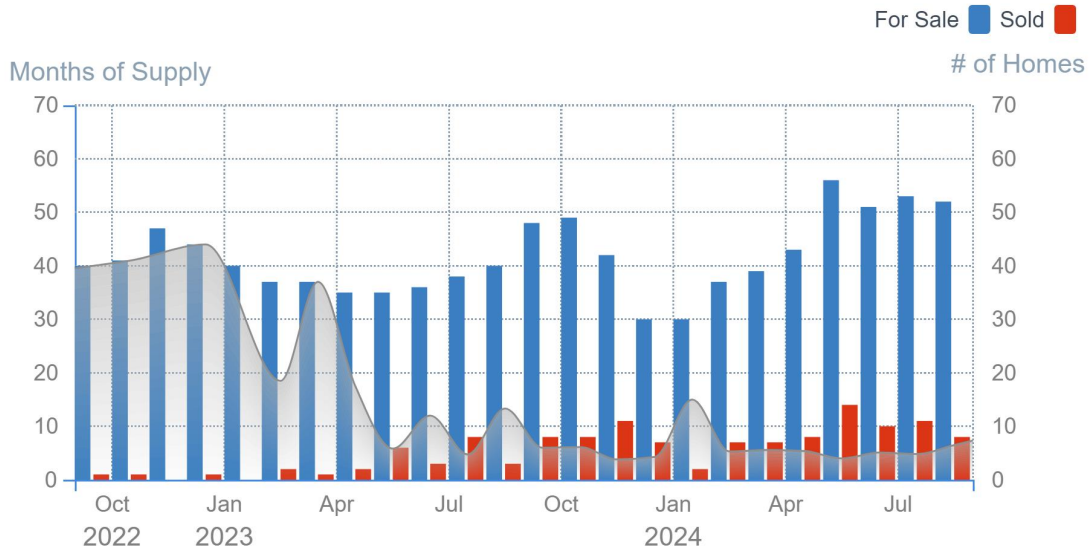
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



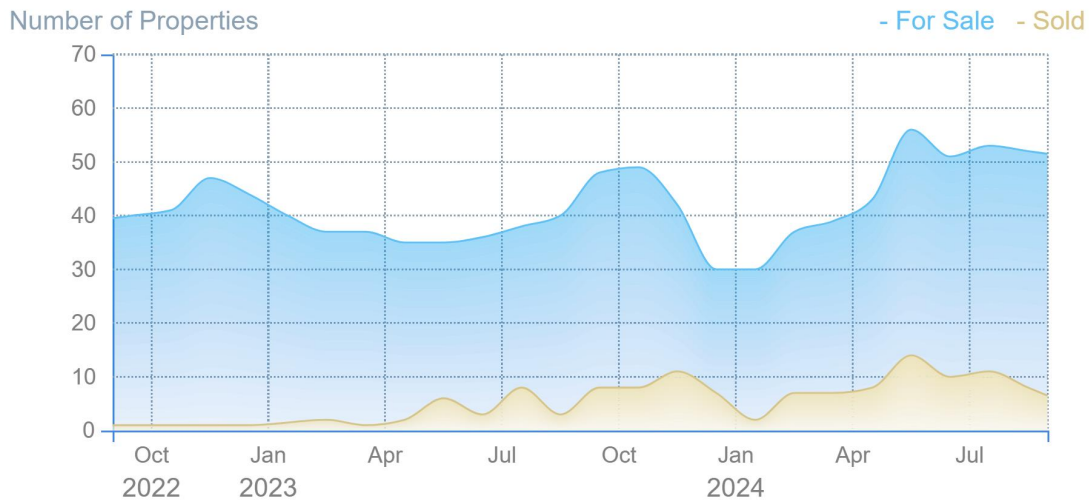
Months of Supply in 47978

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.

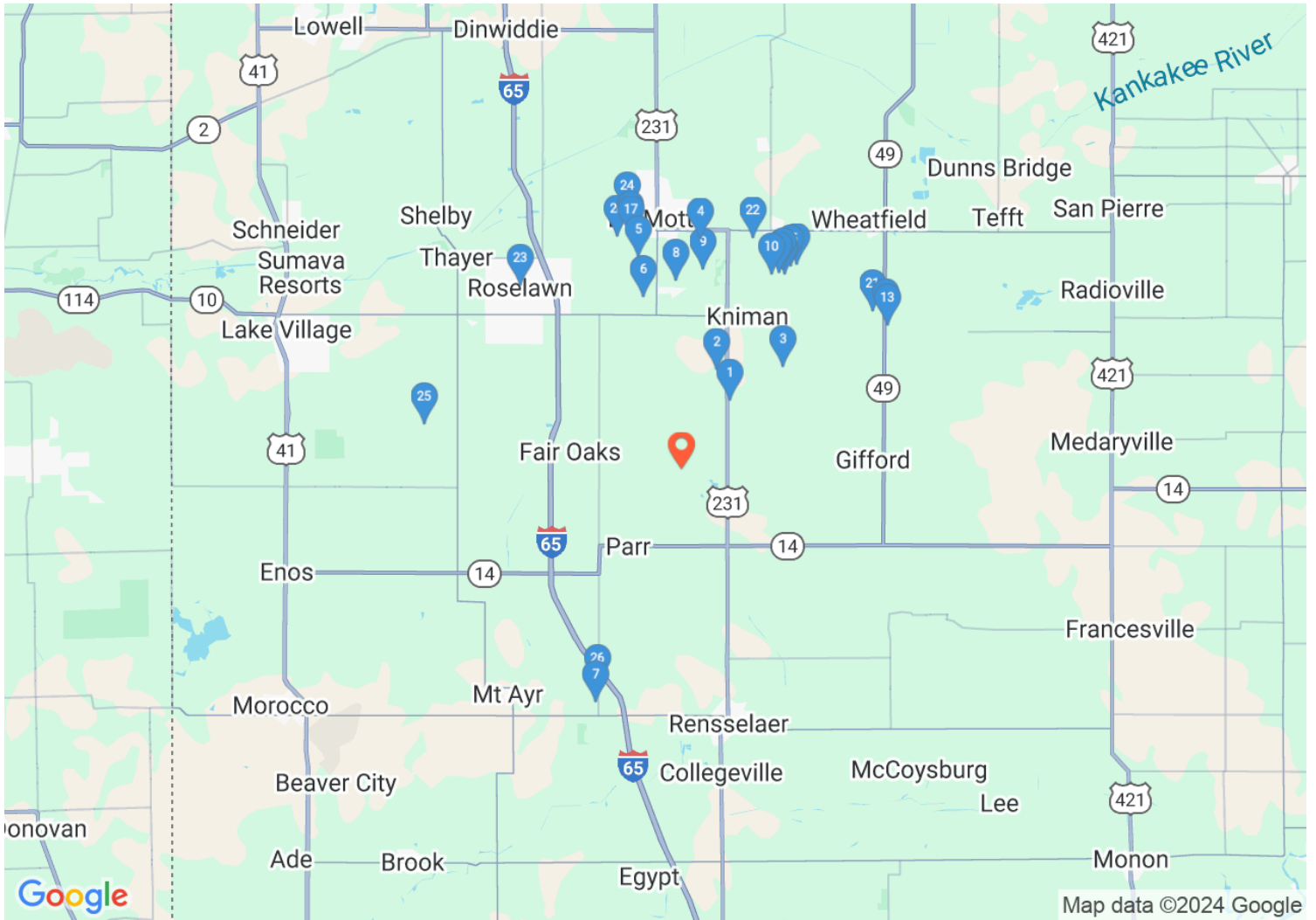


Supply / Demand in 47978

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



COMPARABLE PROPERTY SALES

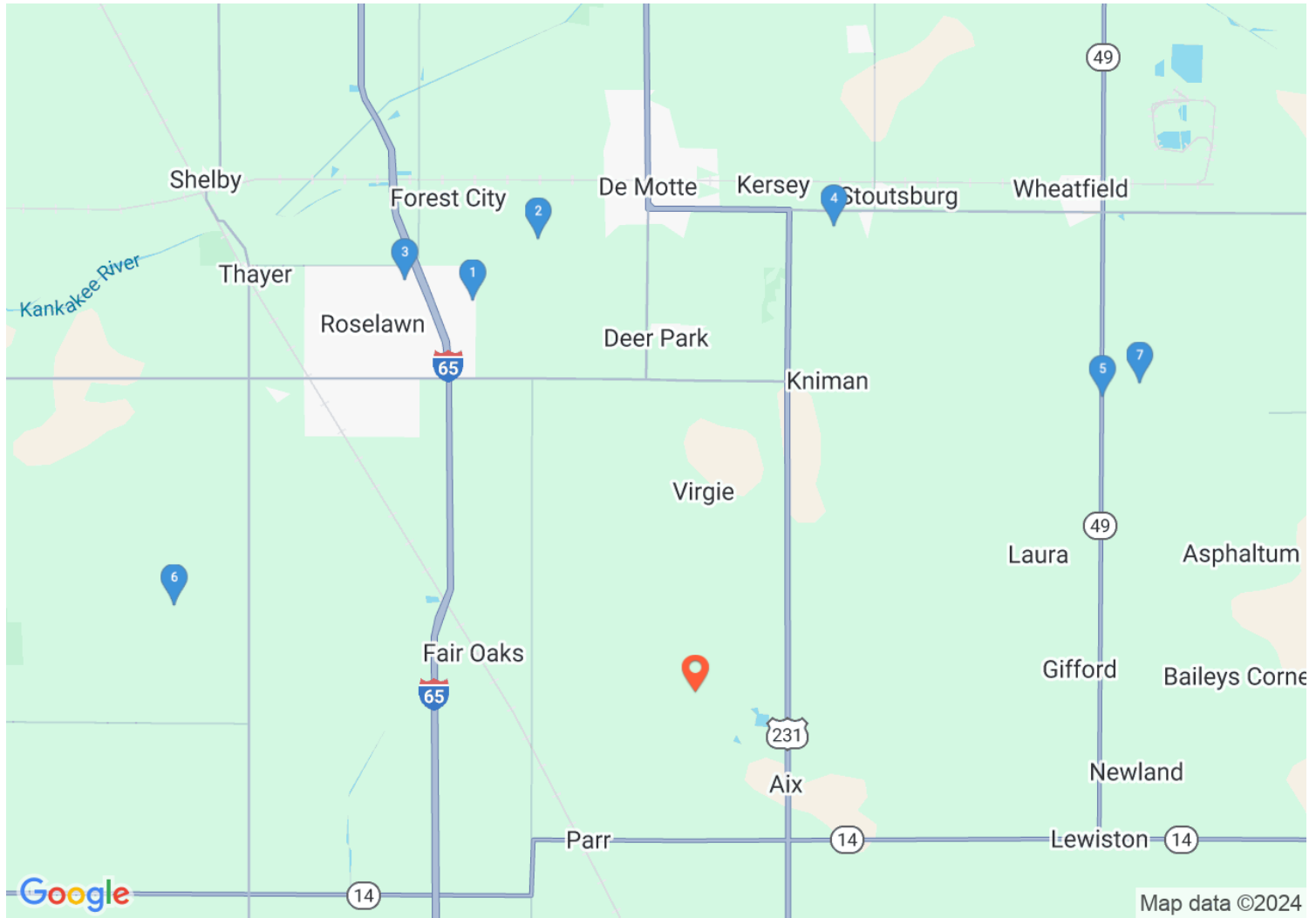


	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	<b>3636 N 700 W, RENSSELAER, IN 47978</b>	--	--	3	3	2,568	--	--	5.79	--	2012
1	5379 W 600 N RENSSELAER, IN 47978	\$430,000	Feb 22, 2024	3	2	2,168	\$198	2.92	6.96	45	2001
2	5841 W 700 N RENSSELAER, IN 47978	\$375,000	May 22, 2024	3	4	2,570	\$145	3.66	3.00	30	1997
3	3536 W 700 N RENSSELAER, IN 47978	\$0	Apr 03, 2024	4	4	2,836	\$0	5.04	10.00	26	1999
4	6493 W STATE ROAD 10 DEMOTTE, IN 46310	\$700,000	Apr 24, 2024	4	4	2,406	\$290	8.05	6.22	21	2005
5	8641 W 1100 N DEMOTTE, IN 46310	\$785,000	Sep 13, 2024	4	3	3,060	\$256	7.54	6.01	20	1994
6	8468 OLD OAK DR DEMOTTE, IN 46310	\$640,000	Jun 24, 2024	4	4	2,934	\$218	6.13	1.01	18	2008
7	4748 S 1000 W RENSSELAER, IN 47978	\$550,000	Apr 18, 2024	3	3	2,758	\$199	8.77	7.70	18	2001
8	10044 MEMORY LN DEMOTTE, IN 46310	\$629,900	Jul 24, 2024	3	3	2,358	\$267	6.56	1.00	17	2018
9	6380 HILLTOP DR DEMOTTE, IN 46310	\$575,000	Oct 16, 2023	3	3	2,426	\$237	7.00	1.00	16	2017
10	3938 STILL MEADOW DR WHEATFIELD, IN 46392	\$397,500	Oct 06, 2023	3	3	2,561	\$155	7.50	1.00	15	2001
11	3682 STILL MEADOW DR WHEATFIELD, IN 46392	\$399,900	Jul 22, 2024	4	3	2,179	\$183	7.66	1.00	15	2004
12	3558 WOODGATE CT WHEATFIELD, IN 46392	\$575,000	Jul 01, 2024	4	3	2,310	\$248	7.83	1.00	15	2008

13	143 ACRE LN WHEATFIELD, IN 46392	\$398,000	Oct 16, 2023	3	2	2,194	\$181	8.82	1.79	15	1999
14	10316 CHERYL LN WHEATFIELD, IN 46392	\$429,900	Aug 15, 2024	3	3	2,486	\$172	7.71	1.12	15	2021
15	10572 MATTIE LN WHEATFIELD, IN 46392	\$0	Jan 19, 2024	3	3	2,429	\$0	8.05	1.00	14	2020
16	3054 PEACOCK LN WHEATFIELD, IN 46392	\$407,000	Feb 27, 2024	3	3	2,157	\$188	8.21	1.00	14	2020
17	8924 S LILAC ST DEMOTTE, IN 46310	\$449,900	Sep 30, 2024	3	3	2,667	\$168	8.27	1.06	14	1999
18	8921 N LILAC ST DEMOTTE, IN 46310	\$415,000	Aug 30, 2024	4	4	2,718	\$152	8.44	1.08	14	2005
19	78 SHARON DR WHEATFIELD, IN 46392	\$396,800	Dec 06, 2023	4	3	2,712	\$146	8.87	1.15	14	2009
20	11597 SANDPIPER ST DEMOTTE, IN 46310	\$385,000	May 08, 2024	4	3	2,244	\$171	8.42	1.01	14	1995
21	400 W 900 N WHEATFIELD, IN 46392	\$400,000	Jul 22, 2024	4	3	2,592	\$154	8.70	1.42	14	1993
22	4591 AUTUMN RDG WHEATFIELD, IN 46392	\$425,000	Mar 07, 2024	3	2	2,060	\$206	8.45	1.00	13	2024
23	10872 NW MAKEEVER DR #31 DEMOTTE, IN 46310	\$340,900	Dec 05, 2023	4	3	1,817	\$187	8.52	1.11	13	1994
24	9057 CYPRESS CT DEMOTTE, IN 46310	\$485,000	Feb 27, 2024	4	4	2,656	\$182	9.12	1.02	13	1998
25	1830 E 600 N LAKE VILLAGE, IN 46349	\$450,000	Apr 26, 2024	3	3	2,094	\$214	9.14	1.01	13	2022
26	4108 S 1000 W RENSSELAER, IN 47978	\$354,900	Sep 20, 2024	3	3	1,200	\$295	8.22	1.58	11	2021



COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	<b>3636 N 700 W, RENNELAER, IN 47978</b>	--	--	3	3	2,568	--	--	5.79	--	2012
1	10380 N 1100 W DEMOTTE, IN 46310	\$540,000	Aug 30, 2024	3	2	2,456	\$219	7.89	9.76	19	2016
2	9920 SAVANNA DR DEMOTTE, IN 46310	\$599,000	Aug 09, 2024	3	2	2,428	\$246	8.41	2.66	17	2006
3	5750 E 1168 N DEMOTTE, IN 46310	\$429,000	Jun 27, 2024	3	3	2,095	\$204	8.84	1.00	14	2007
4	11732LOT FOX TRL #31 WHEATFIELD, IN 46392	\$424,450	Jul 12, 2024	3	3	2,104	\$201	8.53	1.22	13	2024
5	52 SHARON DR WHEATFIELD, IN 46392	\$474,000	Aug 14, 2024	3	2	1,786	\$265	8.85	1.15	13	2019
6	1684 E 600 N LAKE VILLAGE, IN 46349	\$431,000	May 01, 2024	3	3	2,162	\$199	9.29	1.01	12	2024
7	655 E 900 N WHEATFIELD, IN 46392	\$769,000	Jul 11, 2024	4	3	1,693	\$454	9.52	22.67	12	2016

## 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 gl<sub>a</sub>, 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.**

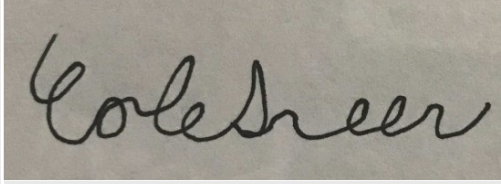
1. The evaluator will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator assumes that the title is good and marketable, and will not render any opinions about the title.
2. The evaluator will not give testimony or appear 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

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Evaluator Name	Cole Green
Evaluator Signature	
Signature Date	10/3/2024



PROPERTY INSPECTION ANALYSIS

File # 6277050.2
Loan #

SUBJECT & CLIENT

Address 3636 N 700 W City RENSSELAER County Jasper State IN Zip 47978
Borrower DWAYNE SIMMONS Co-Borrower
Client Robert Steele Agency Inc Address 11 Motif Boulevard City Brownsburg State IN Zip 46112

TYPE OF INSPECTION PERFORMED

- Exterior-Only From Street
Walk-In Interior & Exterior
Virtual Exterior-Only From Street
Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS

Evidence Subject For Sale
If Yes, Distressed Listing
List Price
List Date DOM

MARKET INFLUENCES

Significant Area Non-Residential Use
Commercial
Industrial
Agricultural
Golf/Recreational
Lake or Ocean
National Park/Forest
Vacant
Other

EXTERNAL FACTORS

Adverse External Factors
Fronts/Sides/Backs Busy Street
High Tension Electrical Wires
Vacant/Abandoned Property
Landfill or Transfer Station
Commercial/Industrial Influences
Railroad Tracks
Freeway/Highway Influence
Private or Public Airport
Other

Positive External Factors

Golf Course
Waterfront
Beach Access
Lake Access
Marina/Boat Ramp Access
Gated Community / Security Gate
View
Other

PROPERTY TYPE

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

CONDO OR PLANNED UNIT DEV

Subject is in a Condo or PUD
Dues
Dues Term
Homeowner's association information is provided as available. Lender may wish to confirm with the association.

CAR STORAGE

None
Carport
Garage
Driveway
Surface
Garage/Carport Design
Attached
Detached
Built-In

SUBJECT CONDITION

New / Like New
Very Good
Good
Average
Fair / Below-Average
Poor / Uninhabitable
Occupancy
Occupied
Tenant Occupied
Rent
Terms
Length

Subject Condition Related to Neighboring Properties

Similar
Inferior
Superior
Unknown

Deferred Maintenance

Siding Damaged
Peeling Paint
Broken Windows
Foundation Damaged
Landscape Not Maintained
Landscape Damage
Under Construction
Other (Describe Below)
Roof Disrepair / Lifting Shingles
Dry Rot / Decaying Wood
Fire / Wildfire or Smoke Damage
Water or Flood Damage
Storm or Hurricane Damage
Earthquake Damage
Tornado Damage
Safety or Habitability Issues Noted

Was any of the above deferred maintenance caused by a recent natural disaster?
If yes, does it appear the interior suffered significant damage?
Is the property located in an active FEMA disaster area?
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:

ADDITIONAL IMPROVEMENTS

Accessory Unit
Outbuildings
Solar Panels
Porch
Patio
Pool
Fence
Other

ADDITIONS OR CONVERSIONS

Apparent Additions
Added GLA
Permitted?
Conversions

SUBJECT SITE / LOT

Lot Size
Lot Shape
Utilities
Electricity
Gas
Water
Sewer
Offsite Improvements
Street
Alley

SUBJECT IMPROVEMENTS

# Stories
Year Built
Design
Construction
Exterior Walls
Roof Surface
Fireplace #
Heating Type
Cooling Type
Foundation / Basement
Concrete Slab
Crawl Space
Basement
Full
Partial
% Finished

ROOM INFORMATION AND LOCATION

# Total Rooms Above Grade
# Bedrooms Above Grade
# Bathrooms Above Grade

**SUBJECT & CLIENT**

Address 3636 N 700 W	City RENSSELAER	County Jasper	State IN	Zip 47978
Borrower DWAYNE SIMMONS	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

**COMMENTS**

Property card is attached. Rural area. Shared driveway. Zoning A1 Conservation Agricultural. Occupancy unknown. Gravel driveway.

**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 / 10/01/2024  
 Inspector / Inspection Date



PROPERTY INSPECTION ANALYSIS

File # 6277050.2

Loan #

SUBJECT & CLIENT

Address 3636 N 700 W City RENNELAER County Jasper State IN Zip 47978

Borrower DWAYNE SIMMONS Co-Borrower

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

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



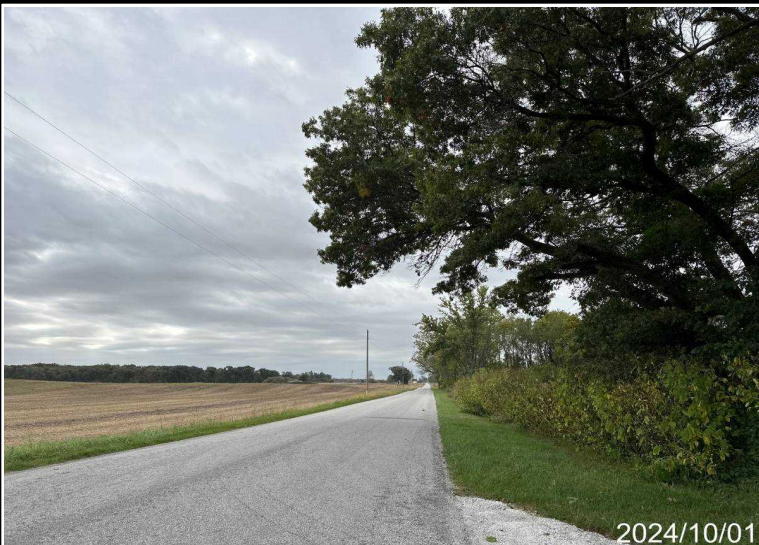
Left Side View



Right Side View



Left Street View



Right Street View





SUBJECT & CLIENT

Address 3636 N 700 W City RENSSELAER County Jasper State IN Zip 47978

Borrower DWAYNE SIMMONS Co-Borrower

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

SUBJECT PROPERTY PHOTO ADDENDUM

Rear View (If accessible)

Driveway



2024/10/01