



VeroVALUE Valuation Report

SUBJECT PROPERTY:

3002 E MEMORIAL DR
MUNCIE, IN, 47302

OWNER OF RECORD:

SHEETS RONALD

VEROVALUE	\$134,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$111,000 to \$157,000	82	0.18

SUBJECT PROPERTY INFORMATION

APN:	18-11-14-478-046.000-003	YEAR BUILT:	1946	POOL:	N
LIVING SF:	1,632	BEDROOMS:	2	FIREPLACE:	1
LOT SF:	6,500	BATHROOMS:	1.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$67,500	COUNTY:	DELAWARE	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$58,800	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$8,700	CENSUS TRACT:	001300	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	14-AUG-2020	\$67,500			

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	2905 E IMPERIAL LN	0.50	\$127,680	20-JUN-2025	1,712	9,280	3	1.50	1968
2	3308 E 13TH ST	0.19	\$140,000	22-APR-2025	1,812	4,792	3	1.00	1920
3	2524 S MACEDONIA AVE	0.96	\$135,000	25-MAR-2025	1,656	19,602	3	1.00	1951
4	1501 S WALL AVE	0.39	\$136,621	13-JAN-2025	1,800	5,227	2	1.00	1944
5	2505 E 13TH ST	0.35	\$122,692	10-JAN-2025	1,408	5,600	2	2.00	1954
6	1928 S MEEKER AVE	0.36	\$137,000	06-AUG-2024	1,680	6,160	2	1.00	1952

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 2905 E IMPERIAL LN **OWNER:** MAPLE CAROLYN J **DISTANCE (MI):** 0.50

SALE PRICE:	\$127,680	APN:	18-11-23-279-001.000-003	YR BUILT:	1968	POOL:	N
SALE DATE:	20-JUN-2025	LIVING SF:	1,712	BED:	3	FP:	0
PRIOR SALE PRICE:	\$67,000	LOT SF:	9,280	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:	20-JAN-2022	ASS'D TOTAL:	\$79,700	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$65,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$14,300	CENSUS:	002100	VIEW:	

2 3308 E 13TH ST **OWNER:** WYNN FUNDS LLC **DISTANCE (MI):** 0.19

SALE PRICE:	\$140,000	APN:	18-11-24-101-004.000-003	YR BUILT:	1920	POOL:	N
SALE DATE:	22-APR-2025	LIVING SF:	1,812	BED:	3	FP:	0

PRIOR SALE PRICE:	\$13,000	LOT SF:	4,792	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	10-JUN-2005	ASS'D TOTAL:	\$68,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$63,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$4,400	CENSUS:	001300	VIEW:	

3 2524 S MACEDONIA AVE OWNER: DISTANCE (MI): 0.96

SALE PRICE:	\$135,000	APN:		YR BUILT:	1951	POOL:	
SALE DATE:	25-MAR-2025	LIVING SF:	1,656	BED:	3	FP:	
PRIOR SALE PRICE:		LOT SF:	19,602	BATH:	1.00	GARAGE:	
PRIOR SALE DATE:		ASS'D TOTAL:		COUNTY:	DELAWARE	STORIES:	
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	001400	VIEW:	

4 1501 S WALL AVE OWNER: ROCKWELL SYDNI ANN DISTANCE (MI): 0.39

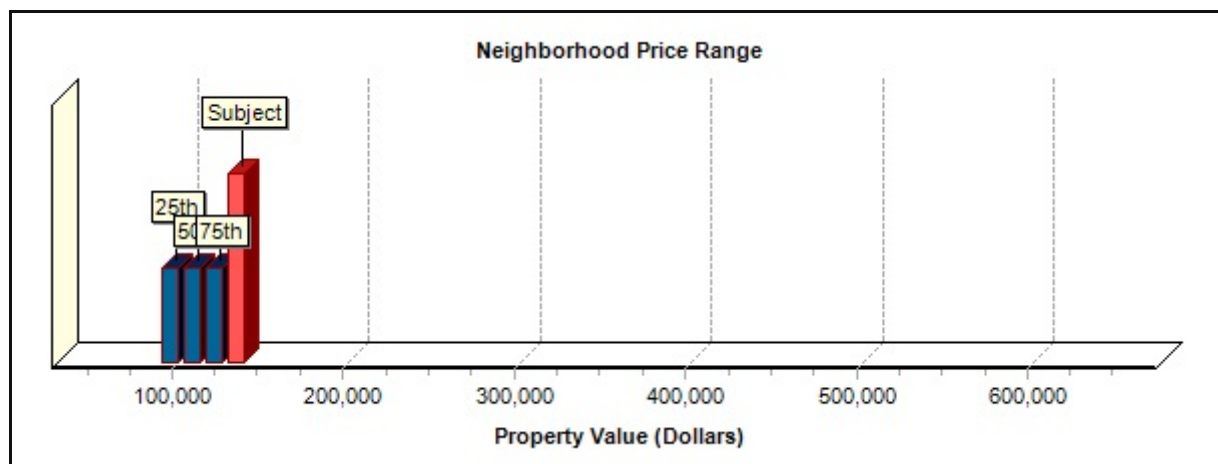
SALE PRICE:	\$136,621	APN:	18-11-14-451-023.000-003	YR BUILT:	1944	POOL:	N
SALE DATE:	13-JAN-2025	LIVING SF:	1,800	BED:	2	FP:	0
PRIOR SALE PRICE:	\$40,905	LOT SF:	5,227	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	12-AUG-2005	ASS'D TOTAL:	\$98,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$92,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$5,100	CENSUS:	001300	VIEW:	

5 2505 E 13TH ST OWNER: WYNN FUNDS LLC DISTANCE (MI): 0.35

SALE PRICE:	\$122,692	APN:	18-11-23-204-005.000-003	YR BUILT:	1954	POOL:	N
SALE DATE:	10-JAN-2025	LIVING SF:	1,408	BED:	2	FP:	0
PRIOR SALE PRICE:	\$35,345	LOT SF:	5,600	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:	23-OCT-2006	ASS'D TOTAL:	\$33,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$29,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$3,500	CENSUS:	001300	VIEW:	

6 1928 S MEEKER AVE OWNER: WRIGHT MEGAN B DISTANCE (MI): 0.36

SALE PRICE:	\$137,000	APN:	18-11-23-201-017.000-003	YR BUILT:	1952	POOL:	N
SALE DATE:	06-AUG-2024	LIVING SF:	1,680	BED:	2	FP:	0
PRIOR SALE PRICE:	\$36,341	LOT SF:	6,160	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	31-JUL-2023	ASS'D TOTAL:	\$32,400	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$28,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$3,900	CENSUS:	001300	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$35,000** to a high of **\$670,000**, with a median price of **\$108,000**. The subject property is valued at **\$134,000** and is ranked at the **89** percentile, meaning that **89%** of the

single family residences in the subject's neighborhood are valued less than the subject property.



Price changes for **single family residences** in the subject property's zip code (47302) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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