



VeroVALUE Valuation Report

SUBJECT PROPERTY:

700 N HARTFORD ST
EATON, IN, 47338

OWNER OF RECORD:

WELLS ROGER DELANO

VEROVALUE	\$145,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$118,000 to \$172,000	82	0.18

SUBJECT PROPERTY INFORMATION

APN:	18-03-23-226-010.000-023	YEAR BUILT:	1960	POOL:	N
LIVING SF:	1,575	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	74,488	BATHROOMS:	1.50	GARAGE:	1
ASS'D VALUE: TOTAL:	\$69,400	COUNTY:	DELAWARE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$45,000	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$24,400	CENSUS TRACT:	002602	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	07-NOV-2000	\$51,900			

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	602 W INDIANA AVE	0.62	\$169,900	17-APR-2025	1,346	23,275	2	1.00	1936
2	17100 N WILLMAN RD	0.69	\$138,320	15-APR-2025	1,786	19,602	3	1.50	1963
3	319 S MERIDIAN ST	0.63	\$121,269	20-MAR-2025	1,352	13,050	3	1.00	1900
4	16704 N FORT WAYNE AVE	0.77	\$115,000	03-OCT-2024	1,664	21,800	3	1.50	1964
5	312 W NORTH ST	0.38	\$173,099	06-AUG-2024	1,560	7,200	2	1.00	1949
6	112 LONG ST	0.38	\$113,000	06-AUG-2024	1,498	7,200	3	1.00	1890

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 602 W INDIANA AVE **OWNER: HINES TYLER M** **DISTANCE (MI): 0.62**

SALE PRICE:	\$169,900	APN:	18-03-23-177-005.000-023	YR BUILT:	1936	POOL:	
SALE DATE:	17-APR-2025	LIVING SF:	1,346	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	23,275	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$91,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$78,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$12,800	CENSUS:	002602	VIEW:	

2 17100 N WILLMAN RD **OWNER: COATS JARED** **DISTANCE (MI): 0.69**

SALE PRICE:	\$138,320	APN:	18-03-24-177-006.000-022	YR BUILT:	1963	POOL:	
SALE DATE:	15-APR-2025	LIVING SF:	1,786	BED:	3	FP:	0

PRIOR SALE PRICE:		LOT SF:	19,602	BATH:	1.50	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$93,200	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$82,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$11,000	CENSUS:	002602	VIEW:	

3 319 S MERIDIAN ST OWNER: CARTER JOSHUA DISTANCE (MI): 0.63

SALE PRICE:	\$121,269	APN:	18-03-23-442-019.000-023	YR BUILT:	1900	POOL:	N
SALE DATE:	20-MAR-2025	LIVING SF:	1,352	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	13,050	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$69,600	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$59,000	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$10,600	CENSUS:	002602	VIEW:	

4 16704 N FORT WAYNE AVE OWNER: STANLEY AMANDA DISTANCE (MI): 0.77

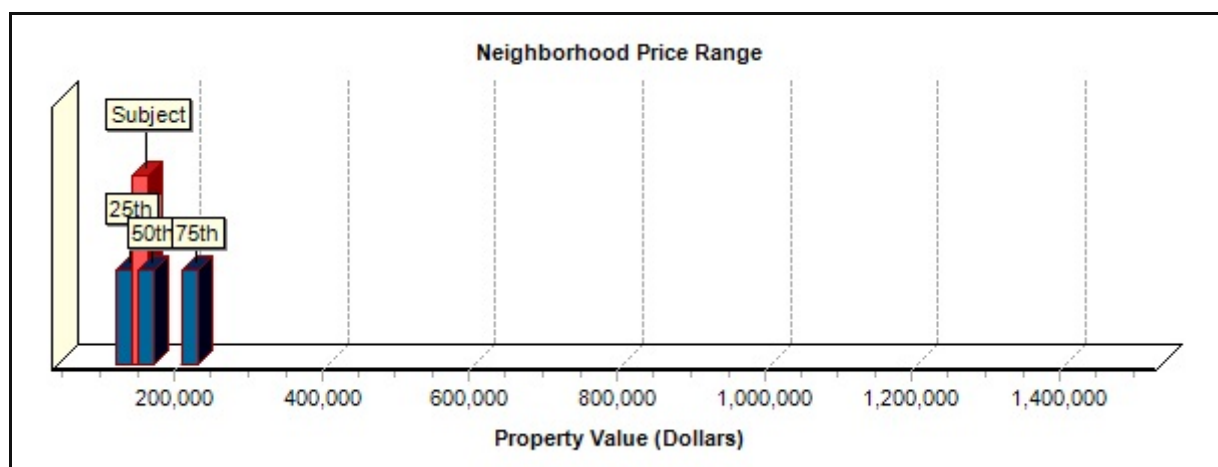
SALE PRICE:	\$115,000	APN:	18-03-24-331-003.000-022	YR BUILT:	1964	POOL:	N
SALE DATE:	03-OCT-2024	LIVING SF:	1,664	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	21,800	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$110,200	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$98,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$11,500	CENSUS:	002602	VIEW:	

5 312 W NORTH ST OWNER: ADAMSON GARRETT DISTANCE (MI): 0.38

SALE PRICE:	\$173,099	APN:	18-03-23-288-007.000-023	YR BUILT:	1949	POOL:	N
SALE DATE:	06-AUG-2024	LIVING SF:	1,560	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	7,200	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$72,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$65,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$6,600	CENSUS:	002602	VIEW:	

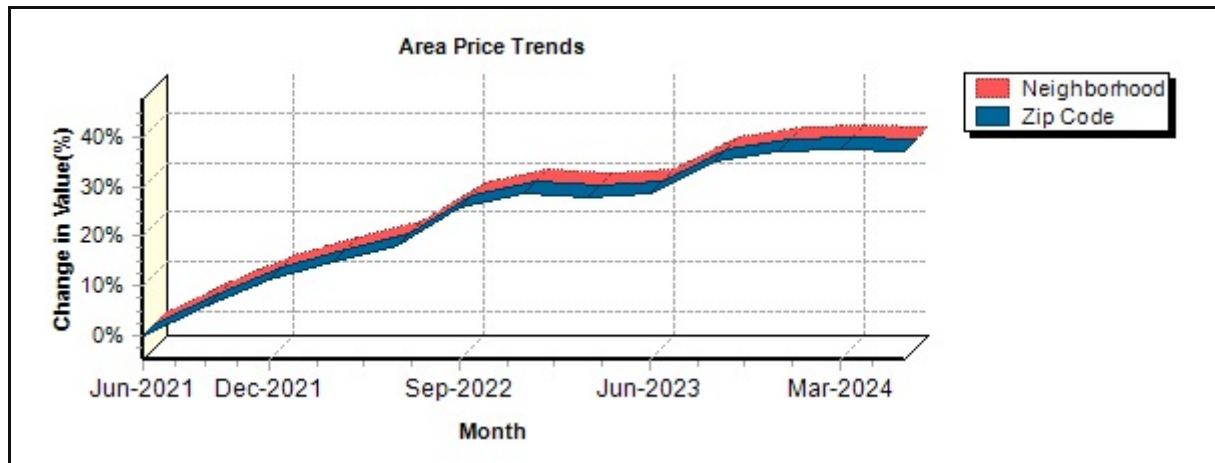
6 112 LONG ST OWNER: SORENSEN KINDRA DISTANCE (MI): 0.38

SALE PRICE:	\$113,000	APN:	18-03-23-291-001.000-023	YR BUILT:	1890	POOL:	N
SALE DATE:	06-AUG-2024	LIVING SF:	1,498	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	7,200	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$68,900	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$62,300	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$6,600	CENSUS:	002602	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of \$40,000 to a high of \$1,525,000, with a median price of \$154,000. The subject property is valued at \$145,000 and is ranked at the 43 percentile, meaning that 43% 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 (47338) 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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