

Client Reference: 518945  
Borrower Name: JEFFERY DEZARN

Report Date: 29-AUG-2025  
Report Number: 1273582305



## VeroVALUE Valuation Report

### SUBJECT PROPERTY:

150 N 250 E  
VEEDERSBURG, IN, 47987

### OWNER OF RECORD:

DEZARN JEFFERY E

<b>VEROVALUE</b>	\$300,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$243,000 to \$357,000	81	0.19

### SUBJECT PROPERTY INFORMATION

APN:	23-08-33-302-001.000-017	YEAR BUILT:	1999	POOL:	N
LIVING SF:	3,120	BEDROOMS:		FIREPLACE:	0
LOT SF:	47,045	BATHROOMS:	1.50	GARAGE:	1
ASS'D VALUE: TOTAL:	\$224,300	COUNTY:	FOUNTAIN	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$202,300	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$22,000	CENSUS TRACT:	957900	VIEW:	

### SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
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### MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	1502 S STRINGTOWN RD	9.88	\$365,000	30-OCT-2024	3,064	77,929	4	2.50	1970
2	814 N STATE ROAD 341	3.88	\$350,000	16-OCT-2024	3,036	130,680	3	2.50	2022
3	2800 E SCHOOL HOUSE RD	10.36	\$325,000	30-SEP-2024	3,344	157,687	4	1.50	2006
4	1118 LIBERTY ST	9.03	\$310,000	27-AUG-2024	2,504	14,257	3	2.00	1965
5	2 E STATE ROAD 32	6.79	\$210,000	19-MAR-2024	2,692	130,680	4	2.00	1960
6	1530 W LAKE HIDEAWAY RD	11.34	\$235,000	06-SEP-2023	3,224	40,380	3	2.50	1990

Detailed property information is provided on the next page.

### MARKET DATA DETAIL

**1** 1502 S STRINGTOWN RD OWNER: ALCORN ADRIANNE DISTANCE (MI): 9.88

SALE PRICE:	\$365,000	APN:	23-13-24-400-001.001-019	YR BUILT:	1970	POOL:	N
SALE DATE:	30-OCT-2024	LIVING SF:	3,064	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	77,929	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$300,500	COUNTY:	FOUNTAIN	STORIES:	1
		ASS'D IMPROV:	\$273,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$27,500	CENSUS:	958000	VIEW:	

**2** 814 N STATE ROAD 341 OWNER: CHEZEM MARCUS S DISTANCE (MI): 3.88

SALE PRICE:	\$350,000	APN:	23-08-24-411-001.000-011	YR BUILT:	2022	POOL:	N
SALE DATE:	16-OCT-2024	LIVING SF:	3,036	BED:	3	FP:	0
PRIOR SALE PRICE:	\$325,000	LOT SF:	130,680	BATH:	2.50	GARAGE:	1



PRIOR SALE DATE:	18-JAN-2024	ASS'D TOTAL:	\$357,300	COUNTY:	FOUNTAIN	STORIES:	1
		ASS'D IMPROV:	\$323,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$34,300	CENSUS:	957900	VIEW:	

**3** 2800 E SCHOOL HOUSE RD OWNER: RICHARDSON RYAN M DISTANCE (MI): 10.36

SALE PRICE:	\$325,000	APN:	23-17-17-305-001.000-005	YR BUILT:	2006	POOL:	N
SALE DATE:	30-SEP-2024	LIVING SF:	3,344	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	157,687	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$247,100	COUNTY:	FOUNTAIN	STORIES:	2
		ASS'D IMPROV:	\$214,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$32,600	CENSUS:	958000	VIEW:	

**4** 1118 LIBERTY ST OWNER: ZARN JUSTIN DISTANCE (MI): 9.03

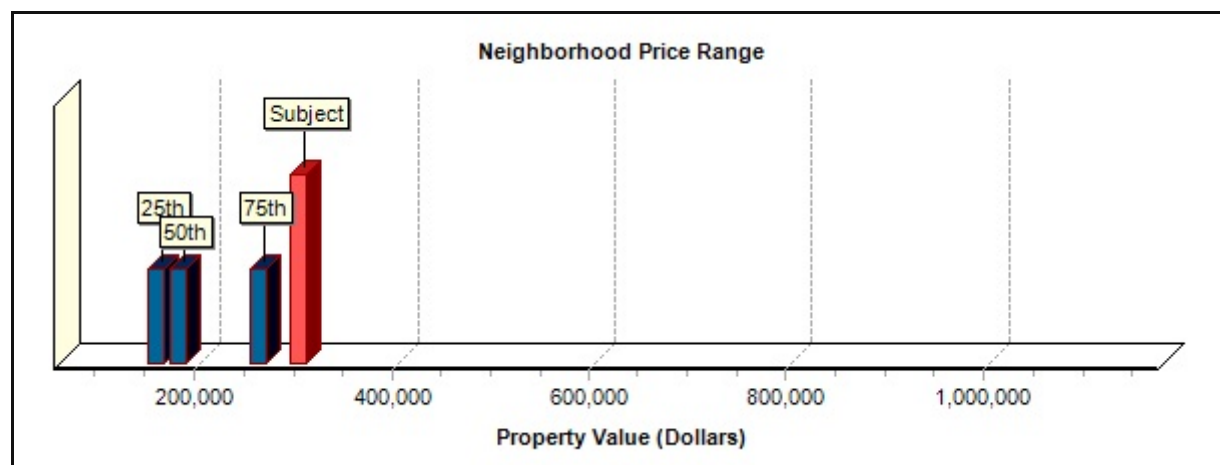
SALE PRICE:	\$310,000	APN:	23-06-36-118-012.000-016	YR BUILT:	1965	POOL:	N
SALE DATE:	27-AUG-2024	LIVING SF:	2,504	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	14,257	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$218,200	COUNTY:	FOUNTAIN	STORIES:	3
		ASS'D IMPROV:	\$186,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$32,200	CENSUS:	957800	VIEW:	

**5** 2 E STATE ROAD 32 OWNER: CHEESMAN JUSTIN DISTANCE (MI): 6.79

SALE PRICE:	\$210,000	APN:	23-11-31-301-002.000-020	YR BUILT:	1960	POOL:	
SALE DATE:	19-MAR-2024	LIVING SF:	2,692	BED:	4	FP:	0
PRIOR SALE PRICE:	\$193,500	LOT SF:	130,680	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	24-MAR-2021	ASS'D TOTAL:	\$233,400	COUNTY:	FOUNTAIN	STORIES:	2
		ASS'D IMPROV:	\$198,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$35,200	CENSUS:	958000	VIEW:	

**6** 1530 W LAKE HIDEAWAY RD OWNER: SWISHER ALEXANDRIA DISTANCE (MI): 11.34

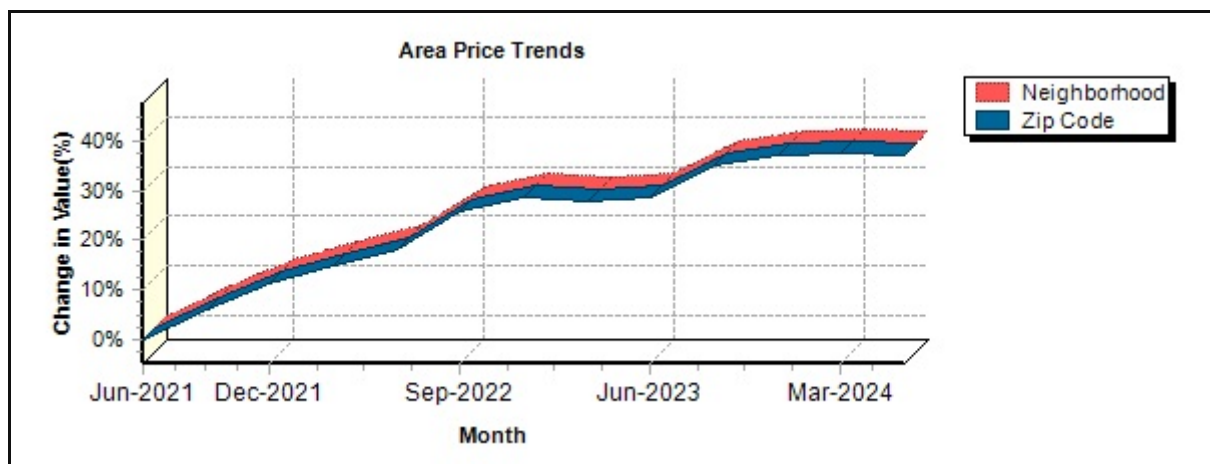
SALE PRICE:	\$235,000	APN:	23-15-16-306-013.000-004	YR BUILT:	1990	POOL:	N
SALE DATE:	06-SEP-2023	LIVING SF:	3,224	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	40,380	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$224,300	COUNTY:	FOUNTAIN	STORIES:	2
		ASS'D IMPROV:	\$202,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$21,600	CENSUS:	958000	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of \$62,000 to a high of \$1,173,000, with a median price of \$178,000. The subject property is valued at \$300,000 and is ranked at the 82 percentile, meaning that 82% 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 (47987) 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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