



VeroVALUE Valuation Report

SUBJECT PROPERTY:

2808 N LINDA LAYNE
MUNCIE, IN, 47303

OWNER OF RECORD:

HOOD JACK N

VEROVALUE	\$149,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$129,000 to \$169,000	86	0.14

SUBJECT PROPERTY INFORMATION

APN:	18-11-03-183-006.000-003	YEAR BUILT:	2006	POOL:	N
LIVING SF:	1,040	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	6,780	BATHROOMS:	1.50	GARAGE:	0
ASS'D VALUE: TOTAL:	\$92,400	COUNTY:	DELAWARE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$85,500	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$6,900	CENSUS TRACT:	001100	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	08-MAY-2017	\$65,000			
2	01-APR-2010	\$67,500			

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	2817 N MILTON ST	0.60	\$136,990	25-JUL-2025	1,120	15,000	3	1.00	1952
2	2414 N BLAINE ST	0.55	\$143,517	02-JUL-2025	936	7,000	2	1.00	2007
3	2804 N WESTWOOD RD	0.15	\$147,071	09-JUN-2025	925	6,100	2	1.00	1955
4	1500 E BUTLER ST	0.99	\$131,670	04-JUN-2025	1,023	5,360	2	1.00	1924
5	1604 N GRANVILLE AVE	0.58	\$147,949	18-MAR-2025	1,188	27,500	2	1.00	1955
6	909 W TILMOR DR	0.85	\$165,000	23-JUL-2024	1,196	9,375	2	2.00	1957

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 2817 N MILTON ST **OWNER: WILSON KATHLEEN MARGARET** **DISTANCE (MI): 0.60**

SALE PRICE:	\$136,990	APN:	18-11-04-257-015.000-003	YR BUILT:	1952	POOL:	N
SALE DATE:	25-JUL-2025	LIVING SF:	1,120	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	15,000	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$82,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$63,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$18,600	CENSUS:	001100	VIEW:	

2 2414 N BLAINE ST **OWNER: LANDERS HEATHER D** **DISTANCE (MI): 0.55**

SALE PRICE:	\$143,517	APN:	18-11-03-427-003.000-003	YR BUILT:	2007	POOL:	N
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SALE DATE:	02-JUL-2025	LIVING SF:	936	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	7,000	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$28,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$25,600	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$2,400	CENSUS:	001200	VIEW:	

3 2804 N WESTWOOD RD OWNER: HALEY JONAH C DISTANCE (MI): 0.15

SALE PRICE:	\$147,071	APN:	18-11-03-180-014.000-003	YR BUILT:	1955	POOL:	N
SALE DATE:	09-JUN-2025	LIVING SF:	925	BED:	2	FP:	0
PRIOR SALE PRICE:	\$21,000	LOT SF:	6,100	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:	08-MAR-2024	ASS'D TOTAL:	\$59,400	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$52,800	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$6,600	CENSUS:	001100	VIEW:	

4 1500 E BUTLER ST OWNER: WHIM AND PROPER LLC DISTANCE (MI): 0.99

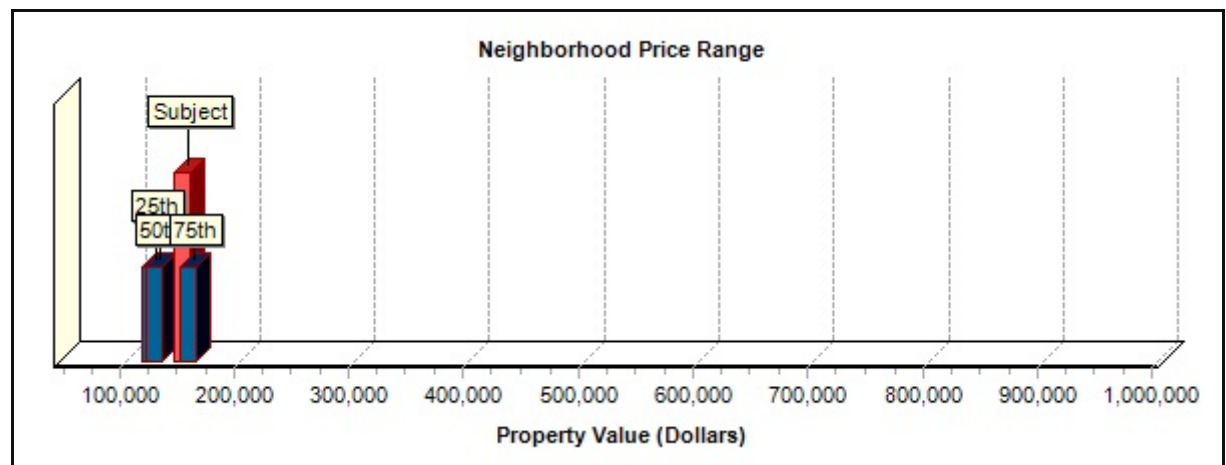
SALE PRICE:	\$131,670	APN:	18-11-10-236-008.000-003	YR BUILT:	1924	POOL:	N
SALE DATE:	04-JUN-2025	LIVING SF:	1,023	BED:	2	FP:	0
PRIOR SALE PRICE:	\$20,000	LOT SF:	5,360	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:	18-OCT-2005	ASS'D TOTAL:	\$35,600	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$31,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$4,600	CENSUS:	001200	VIEW:	

5 1604 N GRANVILLE AVE OWNER: WALKER JONATHON W DISTANCE (MI): 0.58

SALE PRICE:	\$147,949	APN:	18-11-03-358-002.000-003	YR BUILT:	1955	POOL:	N
SALE DATE:	18-MAR-2025	LIVING SF:	1,188	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	27,500	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$68,200	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$40,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$27,900	CENSUS:	001100	VIEW:	

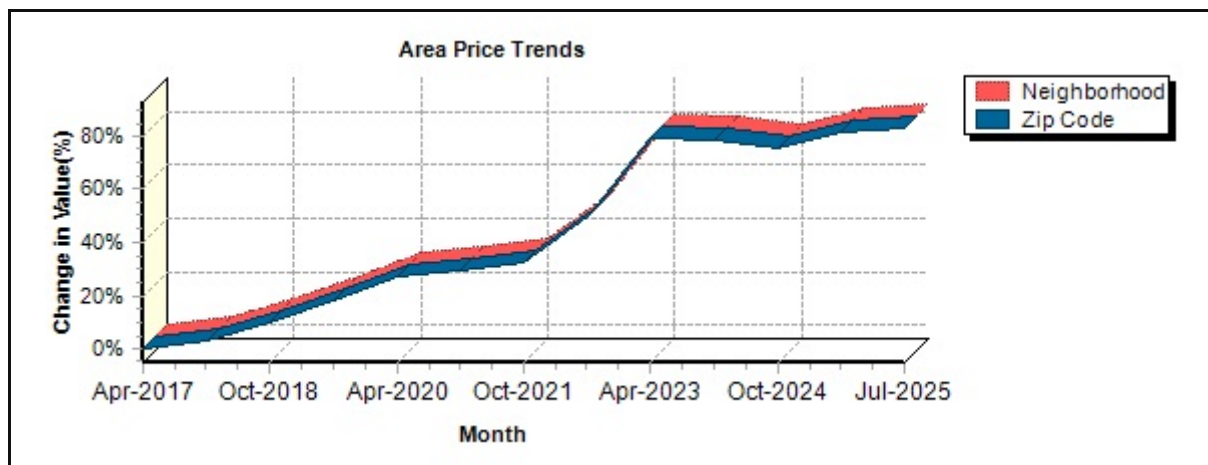
6 909 W TILMOR DR OWNER: MAZELKA JOAN DISTANCE (MI): 0.85

SALE PRICE:	\$165,000	APN:	18-11-04-330-007.000-003	YR BUILT:	1957	POOL:	N
SALE DATE:	23-JUL-2024	LIVING SF:	1,196	BED:	2	FP:	1
PRIOR SALE PRICE:	\$140,900	LOT SF:	9,375	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	21-OCT-2021	ASS'D TOTAL:	\$129,700	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$112,400	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$17,300	CENSUS:	001100	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$48,000** to a high of **\$1,000,000**, with a median price of **\$125,500**. The subject

property is valued at **\$149,000** and is ranked at the **71** percentile, meaning that **71%** 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 (**47303**) 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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