

Client Reference: ML17201
Borrower Name: Mary Corenflos

Report Date: 03-SEP-2025
Report Number: 1274536593



VeroVALUE Valuation Report

SUBJECT PROPERTY:

2845 W HAYMAKER AVE
WEST TERRE HAUTE, IN, 47885

OWNER OF RECORD:

CORENFLOS ADRIEN V

VEROVALUE	\$206,000	CONFIDENCE SCORE	
VALUE RANGE	\$178,000 to \$234,000	87	FSD
			0.13

SUBJECT PROPERTY INFORMATION

APN:	84-01-13-400-012.000-025	YEAR BUILT:	1963	POOL:	Y
LIVING SF:	1,604	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	1,089,000	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$174,900	COUNTY:	VIGO	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$113,000	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$61,900	CENSUS TRACT:	010300	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	25 N 7TH ST	6.89	\$140,000	23-JUN-2025	1,708	5,314	4	2.00	1906
2	201 N MCQUILKIN PL	6.79	\$160,000	04-APR-2025	1,376	9,148	3	2.00	2003
3	745 W CANDLEWICK CIR	1.73	\$245,000	28-MAR-2025	1,840	60,984	4	2.50	1969
4	4660 W NEW GOSHEN AVE	1.76	\$189,500	24-MAR-2025	1,400	21,780	2	1.00	1969
5	5245 W THRALLS AVE	3.62	\$245,000	11-MAR-2025	1,749	99,317	3	2.00	1980
6	2638 W COOPER AVE	6.10	\$135,000	19-FEB-2025	1,312	13,242	3	1.00	1954

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 25 N 7TH ST

OWNER:

DISTANCE (MI): 6.89

SALE PRICE:	\$140,000	APN:	84-06-19-455-007.000-022	YR BUILT:	1906	POOL:	N
SALE DATE:	23-JUN-2025	LIVING SF:	1,708	BED:	4	FP:	0
PRIOR SALE PRICE:	\$46,500	LOT SF:	5,314	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	06-MAR-2025	ASS'D TOTAL:	\$71,700	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$66,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$5,200	CENSUS:	010500	VIEW:	

2 201 N MCQUILKIN PL

OWNER: SIMPSON ERMA P

DISTANCE (MI): 6.79

SALE PRICE:	\$160,000	APN:	84-06-19-380-004.000-022	YR BUILT:	2003	POOL:	N
SALE DATE:	04-APR-2025	LIVING SF:	1,376	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	9,148	BATH:	2.00	GARAGE:	1

PRIOR SALE DATE:		ASS'D TOTAL:	\$89,400	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$82,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$7,300	CENSUS:	010500	VIEW:	

3 745 W CANDLEWICK CIR OWNER: COUCHLIN TRAVIS DISTANCE (MI): 1.73

SALE PRICE:	\$245,000	APN:	84-02-17-476-004.000-025	YR BUILT:	1969	POOL:	N
SALE DATE:	28-MAR-2025	LIVING SF:	1,840	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	60,984	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$157,100	COUNTY:	VIGO	STORIES:	2
		ASS'D IMPROV:	\$123,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$33,500	CENSUS:	010300	VIEW:	

4 4660 W NEW GOSHEN AVE OWNER: HOPKINS CODY DISTANCE (MI): 1.76

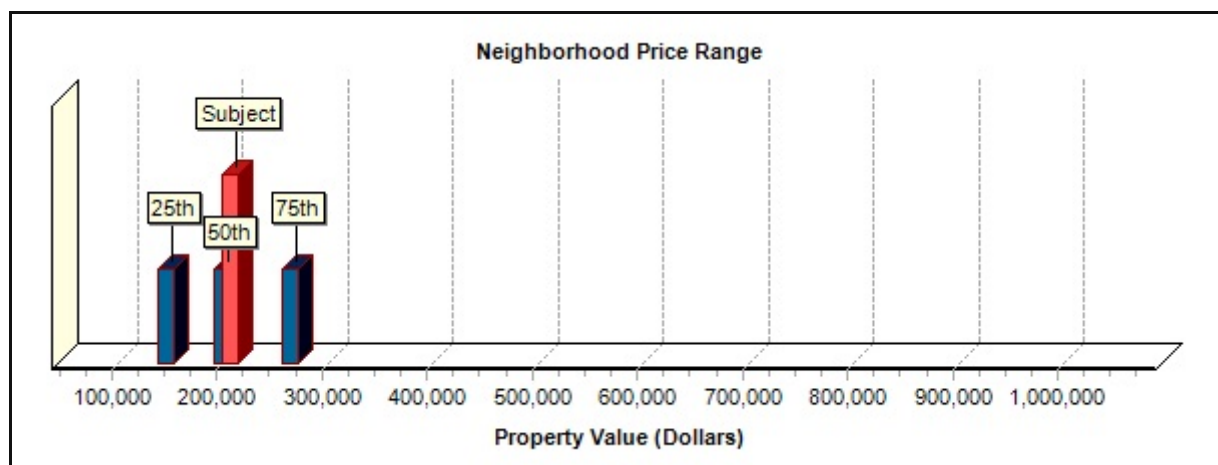
SALE PRICE:	\$189,500	APN:	84-01-14-126-006.000-025	YR BUILT:	1969	POOL:	Y
SALE DATE:	24-MAR-2025	LIVING SF:	1,400	BED:	2	FP:	0
PRIOR SALE PRICE:	\$131,000	LOT SF:	21,780	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	10-AUG-2021	ASS'D TOTAL:	\$101,800	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$86,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$15,500	CENSUS:	010300	VIEW:	

5 5245 W THRALLS AVE OWNER: DISTANCE (MI): 3.62

SALE PRICE:	\$245,000	APN:	84-01-34-400-006.000-025	YR BUILT:	1980	POOL:	N
SALE DATE:	11-MAR-2025	LIVING SF:	1,749	BED:	3	FP:	0
PRIOR SALE PRICE:	\$245,000	LOT SF:	99,317	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	02-JAN-2025	ASS'D TOTAL:	\$178,800	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$153,100	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$25,700	CENSUS:	010300	VIEW:	

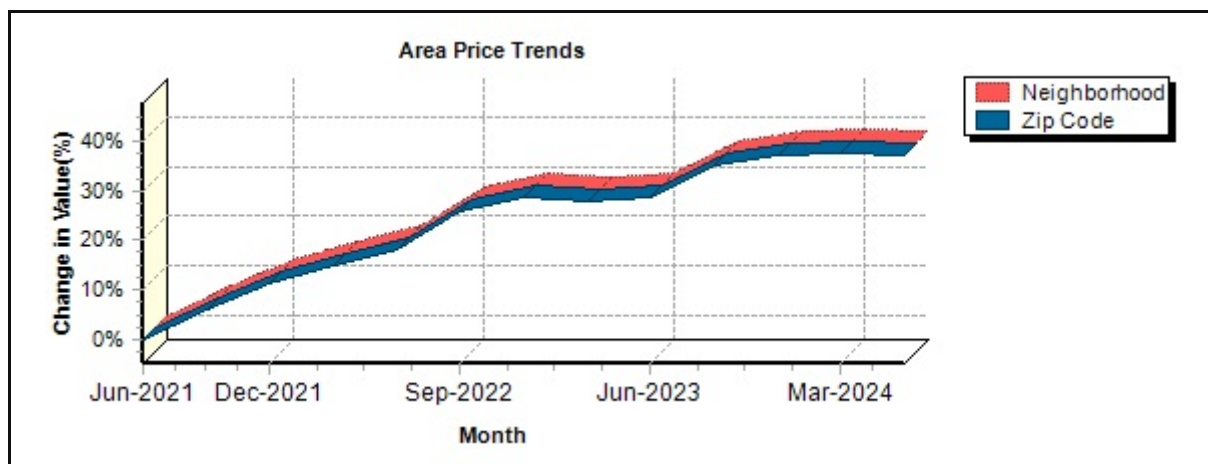
6 2638 W COOPER AVE OWNER: ZACHARY BANKER DISTANCE (MI): 6.10

SALE PRICE:	\$135,000	APN:	84-06-19-127-002.000-021	YR BUILT:	1954	POOL:	N
SALE DATE:	19-FEB-2025	LIVING SF:	1,312	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	13,242	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$27,800	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$23,200	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$4,600	CENSUS:	010400	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 **\$1,088,000**, with a median price of **\$199,000**. The subject property is valued at **\$206,000** and is ranked at the **53** percentile, meaning that **53%** 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 (47885) 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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