VeroVALUE Valuation Report

SUBJECT PROPERTY:	OWNER OF RECORD:
7131 US HIGHWAY 231 S LAFAYETTE, IN, 47909	WILLIAMS SCOTT M

VEROVALUE	$347,000		CONFIDENCE SCORE	FSD
VALUE RANGE	$279,000 to $415,000		81	0.19

SUBJECT PROPERTY INFORMATION

APN:	79-11-32-101-001.000-030	YEAR BUILT:	1900	POOL:	Y
LIVING SF:	3,096	BEDROOMS:		FIREPLACE:	0
LOT SF:	54,711	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	$205,600	COUNTY:	TIPPECANOE	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	$179,700	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	$25,900	CENSUS TRACT:	010700	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	743 OWEN ST	6.36	$239,400	26-AUG-2025	3,509	11,252	4	1.50	1896
2	3824 BASALT ST	3.92	$232,238	19-AUG-2025	2,801	10,803	4	2.50	2015
3	3433 E 450 S	4.18	$306,600	18-AUG-2025	2,568	67,954		1.50	1994
4	413 LINGLE AVE	6.93	$381,220	11-AUG-2025	2,738	9,888	3	3.00	1920
5	70 MAYFLOWER CT	2.91	$425,000	08-AUG-2025	3,360	11,456	3	2.50	1990
6	3503 S 9TH ST	4.26	$440,000	04-AUG-2025	2,825	96,268	4	1.50	1940
	Detailed property information is provided on the next page.								

MARKET DATA DETAIL

1 743 OWEN ST   OWNER: CHARLEBOIS DANIEL K:CHARLEBOIS MELISSA A   DISTANCE (MI): 6.36

SALE PRICE:	$239,400	APN:	79-07-29-480-009.000-004	YR BUILT:	1896	POOL:	N
SALE DATE:	26-AUG-2025	LIVING SF:	3,509	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	11,252	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	$450,600	COUNTY:	TIPPECANOE	STORIES:	2
		ASS'D IMPROV:	$398,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	$52,400	CENSUS:	001000	VIEW:	

2 3824 BASALT ST   OWNER: JENKINSON CAILYN:WERNER JENNA   DISTANCE (MI): 3.92

SALE PRICE:	$232,238	APN:	79-11-10-354-020.000-031	YR BUILT:	2015	POOL:	N
SALE DATE:	19-AUG-2025	LIVING SF:	2,801	BED:	4	FP:	1

PRIOR SALE PRICE:	$320,000	LOT SF:	10,803	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	10-SEP-2020	ASS'D TOTAL:	$353,200	COUNTY:	TIPPECANOE	STORIES:	2
		ASS'D IMPROV:	$303,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	$50,000	CENSUS:	001603	VIEW:	

3 3433 E 450 S OWNER: SHELDON RONALD L DISTANCE (MI): 4.18

SALE PRICE:	$306,600	APN:	79-11-14-327-002.000-030	YR BUILT:	1994	POOL:	N
SALE DATE:	18-AUG-2025	LIVING SF:	2,568	BED:		FP:	0
PRIOR SALE PRICE:		LOT SF:	67,954	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	$433,800	COUNTY:	TIPPECANOE	STORIES:	1
		ASS'D IMPROV:	$391,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	$42,200	CENSUS:	010700	VIEW:	

4 413 LINGLE AVE OWNER: BRINSON GEORGE DISTANCE (MI): 6.93

SALE PRICE:	$381,220	APN:	79-07-29-278-006.000-004	YR BUILT:	1920	POOL:	N
SALE DATE:	11-AUG-2025	LIVING SF:	2,738	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	9,888	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	$284,200	COUNTY:	TIPPECANOE	STORIES:	1
		ASS'D IMPROV:	$254,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	$30,000	CENSUS:	001000	VIEW:	

5 70 MAYFLOWER CT OWNER: ZHENG QINGFEI DISTANCE (MI): 2.91

SALE PRICE:	$425,000	APN:	79-11-17-151-046.000-031	YR BUILT:	1990	POOL:	N
SALE DATE:	08-AUG-2025	LIVING SF:	3,360	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	11,456	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	$400,400	COUNTY:	TIPPECANOE	STORIES:	1
		ASS'D IMPROV:	$369,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	$31,100	CENSUS:	001602	VIEW:	

6 3503 S 9TH ST OWNER: DISTANCE (MI): 4.26

SALE PRICE:	$440,000	APN:	79-11-09-100-009.000-032	YR BUILT:	1940	POOL:	N
SALE DATE:	04-AUG-2025	LIVING SF:	2,825	BED:	4	FP:	1
PRIOR SALE PRICE:	$40,566	LOT SF:	96,268	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:	02-JUN-2025	ASS'D TOTAL:	$454,200	COUNTY:	TIPPECANOE	STORIES:	1
		ASS'D IMPROV:	$376,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	$78,100	CENSUS:	001502	VIEW:	

Neighborhood Price Range
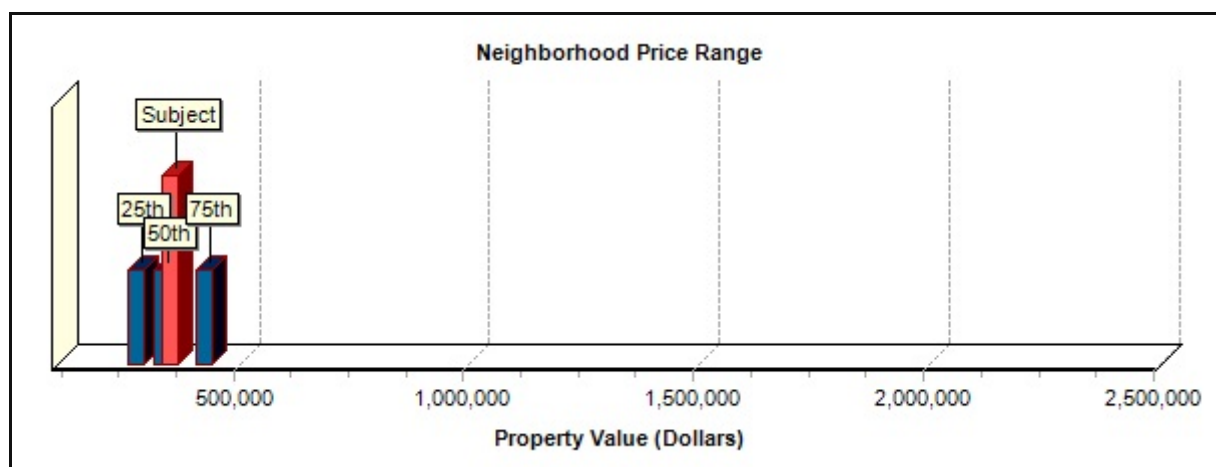
The price range of **single family residences** in the subject property's neighborhood is from a low of **$110,000** to a high of **$2,500,000**, with a median price of **$330,000**. The subject property is valued at **$347,000** and is ranked at the **55** percentile, meaning that **55%** of the

single family residences in the subject's neighborhood are valued less than the subject property.
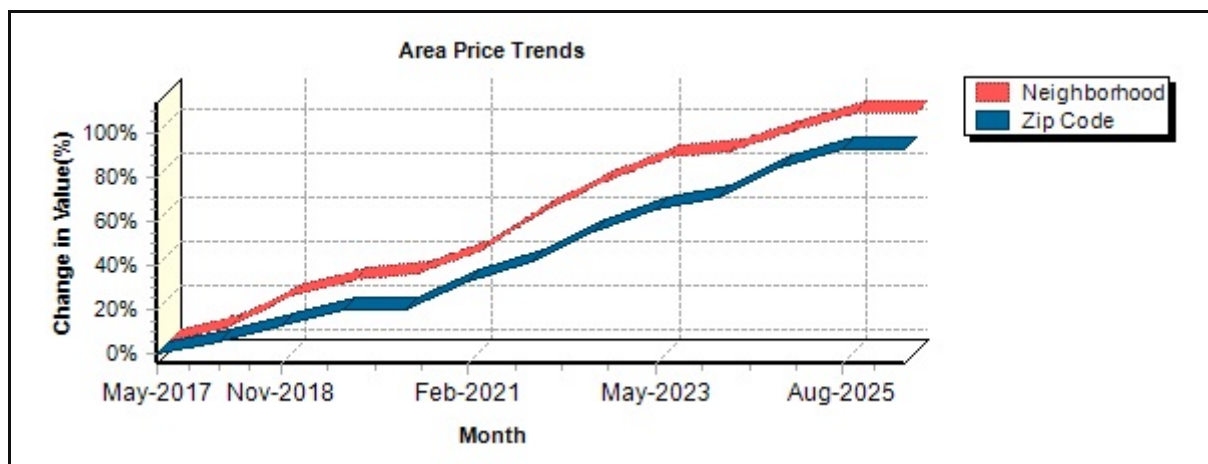
Price changes for **single family residences** in the subject property's zip code (**47909**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

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.