

Client Reference: ml#17347
Borrower Name: Larry Carr

Report Date: 09-SEP-2025
Report Number: 1276842173



VeroVALUE Valuation Report

SUBJECT PROPERTY:

905 HAMPTON AVE
TERRE HAUTE, IN, 47803

OWNER OF RECORD:

CARR LARRY D

VEROVALUE	\$124,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$101,000 to \$147,000	82	0.18

SUBJECT PROPERTY INFORMATION

APN:	84-06-26-283-001.000-002	YEAR BUILT:	1885	POOL:	N
LIVING SF:	1,190	BEDROOMS:	2	FIREPLACE:	1
LOT SF:	9,104	BATHROOMS:	1.00	GARAGE:	2
ASS'D VALUE: TOTAL:	\$78,300	COUNTY:	VIGO	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$54,500	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$23,800	CENSUS TRACT:	001500	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	1801 S 28TH ST	0.71	\$125,750	15-MAY-2025	1,012	5,314	3	1.00	1936
2	145 S 24TH ST	0.82	\$150,000	04-APR-2025	1,056	5,706	3	1.00	1954
3	1005 MONTEREY AVE	0.67	\$119,111	14-MAR-2025	1,176	6,186	2	1.00	1938
4	2109 POPLAR ST	0.78	\$140,000	28-FEB-2025	1,247	11,935	2	1.00	1930
5	2505 SWAN ST	0.42	\$130,000	24-FEB-2025	1,102	6,403	2	1.00	1952
6	1904 S 30TH ST	0.83	\$139,900	14-FEB-2025	1,242	9,104	3	1.00	1951

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 1801 S 28TH ST

OWNER: LINDSAY DAVID E

DISTANCE (MI): 0.71

SALE PRICE:	\$125,750	APN:	84-06-35-207-009.000-002	YR BUILT:	1936	POOL:	N
SALE DATE:	15-MAY-2025	LIVING SF:	1,012	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,314	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$74,300	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$61,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$12,600	CENSUS:	001600	VIEW:	

2 145 S 24TH ST

OWNER: KENNEDY EILEEN

DISTANCE (MI): 0.82

SALE PRICE:	\$150,000	APN:	84-06-23-332-014.000-002	YR BUILT:	1954	POOL:	N
SALE DATE:	04-APR-2025	LIVING SF:	1,056	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,706	BATH:	1.00	GARAGE:	1

PRIOR SALE DATE:		ASS'D TOTAL:	\$27,800	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$19,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$7,900	CENSUS:	001400	VIEW:	

3 1005 MONTEREY AVE OWNER: FORTUNE DAMON DISTANCE (MI): 0.67

SALE PRICE:	\$119,111	APN:	84-06-26-159-016.000-002	YR BUILT:	1938	POOL:	Y
SALE DATE:	14-MAR-2025	LIVING SF:	1,176	BED:	2	FP:	1
PRIOR SALE PRICE:	\$130,000	LOT SF:	6,186	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	04-DEC-2019	ASS'D TOTAL:	\$105,000	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$81,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$23,200	CENSUS:	001500	VIEW:	

4 2109 POPLAR ST OWNER: DOOLEY LOWELL P DISTANCE (MI): 0.78

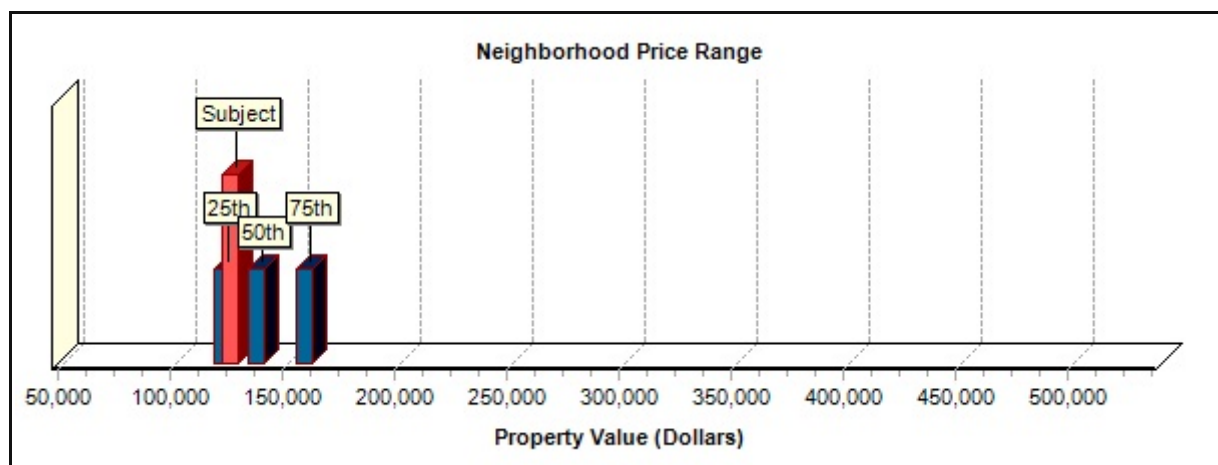
SALE PRICE:	\$140,000	APN:	84-06-26-103-003.000-002	YR BUILT:	1930	POOL:	N
SALE DATE:	28-FEB-2025	LIVING SF:	1,247	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	11,935	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$118,800	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$82,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$36,700	CENSUS:	001500	VIEW:	

5 2505 SWAN ST OWNER: WEEKS JENNEFER MARIE DISTANCE (MI): 0.42

SALE PRICE:	\$130,000	APN:	84-06-26-202-006.000-002	YR BUILT:	1952	POOL:	N
SALE DATE:	24-FEB-2025	LIVING SF:	1,102	BED:	2	FP:	0
PRIOR SALE PRICE:	\$100,000	LOT SF:	6,403	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	13-FEB-2023	ASS'D TOTAL:	\$72,900	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$50,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$22,800	CENSUS:	001500	VIEW:	

6 1904 S 30TH ST OWNER: ELMORE DEVIN L DISTANCE (MI): 0.83

SALE PRICE:	\$139,900	APN:	84-06-35-277-002.000-002	YR BUILT:	1951	POOL:	N
SALE DATE:	14-FEB-2025	LIVING SF:	1,242	BED:	3	FP:	0
PRIOR SALE PRICE:	\$50,682	LOT SF:	9,104	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	22-OCT-2024	ASS'D TOTAL:	\$81,100	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$59,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$21,200	CENSUS:	001600	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$52,000** to a high of **\$534,000**, with a median price of **\$135,000**. The subject property is valued at **\$124,000** and is ranked at the **32** percentile, meaning that **32%** 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 (47803) 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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