



## VeroVALUE Valuation Report

**SUBJECT PROPERTY:**

5707 S BURLINGTON DR  
MUNCIE, IN, 47302

**OWNER OF RECORD:**

P AND P HOMES LLC

<b>VEROVALUE</b>	\$458,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$369,000 to \$547,000	81	0.19

**SUBJECT PROPERTY INFORMATION**

APN:	18-12-31-300-001.000-020	YEAR BUILT:	1964	POOL:	N
LIVING SF:	2,342	BEDROOMS:	2	FIREPLACE:	1
LOT SF:	236,095	BATHROOMS:	2.50	GARAGE:	1
ASS'D VALUE: TOTAL:	\$388,100	COUNTY:	DELAWARE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$346,100	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$42,000	CENSUS TRACT:	002201	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	5720 S BURLINGTON DR	0.15	\$346,996	27-AUG-2025	2,747	61,855	3	2.50	1939
2	10928 W JACKSON ST	11.14	\$325,782	11-AUG-2025	1,899	23,522	2	1.50	1972
3	2912 W BONAIRE AVE	4.90	\$370,205	06-AUG-2025	3,147	12,600	3	2.00	1998
4	11720 S COUNTY ROAD 396 E	3.84	\$315,748	16-JUL-2025	2,654	69,696	3	2.00	1885
5	820 W CARSON ST	5.61	\$355,110	09-JUL-2025	2,179	7,500	2	1.50	1937
6	810 N CHERRY WOOD LN	8.34	\$494,760	31-MAR-2025	2,491	19,685	3	2.50	1986

Detailed property information is provided on the next page.

**MARKET DATA DETAIL**

**1** 5720 S BURLINGTON DR **OWNER: MURRELL DENELLE** **DISTANCE (MI): 0.15**

SALE PRICE:	\$346,996	APN:	18-12-31-152-008.000-020	YR BUILT:	1939	POOL:	Y
SALE DATE:	27-AUG-2025	LIVING SF:	2,747	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	61,855	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$300,200	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$277,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$23,200	CENSUS:	002201	VIEW:	

**2** 10928 W JACKSON ST **OWNER: AYNES KARAC** **DISTANCE (MI): 11.14**

SALE PRICE:	\$325,782	APN:	18-10-04-156-006.000-014	YR BUILT:	1972	POOL:	N
SALE DATE:	11-AUG-2025	LIVING SF:	1,899	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	23,522	BATH:	1.50	GARAGE:	0

PRIOR SALE DATE:		ASS'D TOTAL:	\$198,100	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$176,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$22,100	CENSUS:	002403	VIEW:	

**3** 2912 W BONAIRE AVE OWNER: PHILLIPS WILLIAM J DISTANCE (MI): 4.90

SALE PRICE:	\$370,205	APN:	18-11-32-101-014.000-013	YR BUILT:	1998	POOL:	N
SALE DATE:	06-AUG-2025	LIVING SF:	3,147	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	12,600	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$218,300	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$182,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$36,100	CENSUS:	002301	VIEW:	

**4** 11720 S COUNTY ROAD 396 E OWNER: ROBARDS FAITH DISTANCE (MI): 3.84

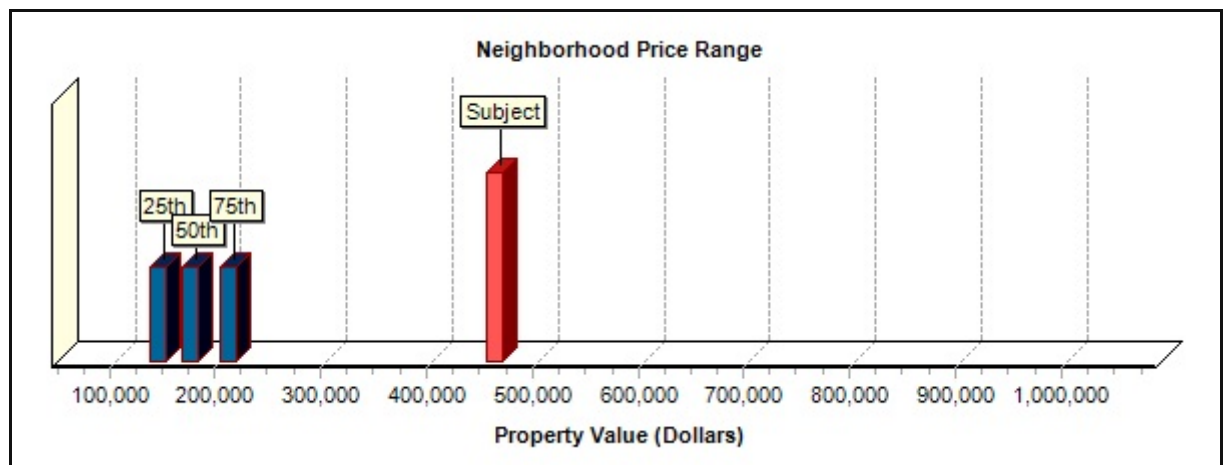
SALE PRICE:	\$315,748	APN:	18-16-19-278-003.000-020	YR BUILT:	1885	POOL:	N
SALE DATE:	16-JUL-2025	LIVING SF:	2,654	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	69,696	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$112,000	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$77,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$34,300	CENSUS:	002202	VIEW:	

**5** 820 W CARSON ST OWNER: GAME OF HOMES LLC DISTANCE (MI): 5.61

SALE PRICE:	\$355,110	APN:	18-11-09-252-009.000-003	YR BUILT:	1937	POOL:	N
SALE DATE:	09-JUL-2025	LIVING SF:	2,179	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	7,500	BATH:	1.50	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$194,400	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$174,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$19,800	CENSUS:	001000	VIEW:	

**6** 810 N CHERRY WOOD LN OWNER: MITCHELL RONALD S:TILLEY MANDY L DISTANCE (MI): 8.34

SALE PRICE:	\$494,760	APN:	18-10-11-427-001.000-035	YR BUILT:	1986	POOL:	Y
SALE DATE:	31-MAR-2025	LIVING SF:	2,491	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	19,685	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$287,600	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$257,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$30,100	CENSUS:	002403	VIEW:	



The price range of single family residences in the subject property's neighborhood is from a low of \$51,000 to a high of \$1,084,000, with a median price of \$170,000. The subject property is valued at \$458,000 and is ranked at the 99 percentile, meaning that 99% 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 (47302) 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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