



VeroVALUE Valuation Report

SUBJECT PROPERTY:

513 W 9TH ST
MUNCIE, IN, 47302

OWNER OF RECORD:

SLAVEN ROBIN SHANE

VEROVALUE	\$90,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$88,000 to \$92,000	98	0.02

SUBJECT PROPERTY INFORMATION

APN:	18-11-16-455-015.000-003	YEAR BUILT:	1890	POOL:	N
LIVING SF:	824	BEDROOMS:	2	FIREPLACE:	0
LOT SF:	5,124	BATHROOMS:	1.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$31,300	COUNTY:	DELAWARE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$27,500	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$3,800	CENSUS TRACT:	000400	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	2108 W MEMORIAL DR	1.00	\$86,716	24-JUN-2025	864	5,000	2	1.00	1956
2	1800 W 13TH ST	0.80	\$86,450	23-JUN-2025	896	4,960	2	1.00	1928
3	1925 W MEMORIAL DR	0.89	\$91,597	09-JUN-2025	784	4,960	2	1.00	1947
4	2122 S HOYT AVE	0.58	\$84,787	30-MAY-2025	928	5,960	2	1.00	1921
5	601 W 10TH ST	0.06	\$91,795	08-MAY-2025	768	6,384	2	1.00	1925
6	2210 S MULBERRY ST	0.56	\$80,000	05-MAY-2025	725	5,120	2	1.00	1950

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 2108 W MEMORIAL DR **OWNER: SNELLENBARGER TODD E** **DISTANCE (MI): 1.00**

SALE PRICE:	\$86,716	APN:	18-11-17-462-016.000-003	YR BUILT:	1956	POOL:	N
SALE DATE:	24-JUN-2025	LIVING SF:	864	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,000	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$25,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$18,700	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$6,800	CENSUS:	000500	VIEW:	

2 1800 W 13TH ST **OWNER: AARH IN HOLDINGS III LLC** **DISTANCE (MI): 0.80**

SALE PRICE:	\$86,450	APN:	18-11-20-231-019.000-003	YR BUILT:	1928	POOL:	N
SALE DATE:	23-JUN-2025	LIVING SF:	896	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	4,960	BATH:	1.00	GARAGE:	2

PRIOR SALE DATE:		ASS'D TOTAL:	\$36,900	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$31,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$5,000	CENSUS:	000500	VIEW:	

3 1925 W MEMORIAL DR OWNER: HARGROVE NANCY DISTANCE (MI): 0.89

SALE PRICE:	\$91,597	APN:	18-11-20-227-006.000-003	YR BUILT:	1947	POOL:	N
SALE DATE:	09-JUN-2025	LIVING SF:	784	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	4,960	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$37,800	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$32,800	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$5,000	CENSUS:	000500	VIEW:	

4 2122 S HOYT AVE OWNER: JJM INDIANA ENTERPRISES LLC DISTANCE (MI): 0.58

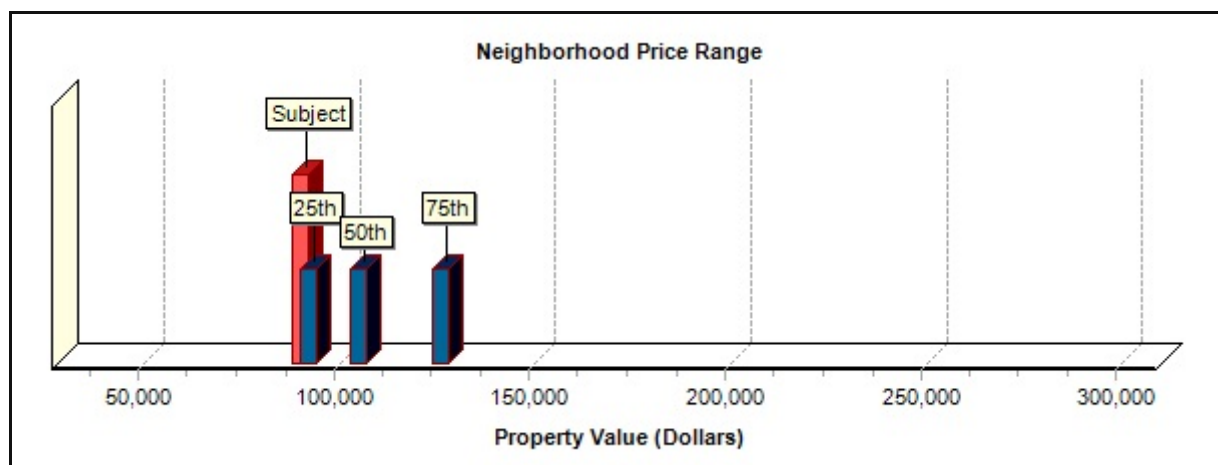
SALE PRICE:	\$84,787	APN:	18-11-21-134-006.000-003	YR BUILT:	1921	POOL:	N
SALE DATE:	30-MAY-2025	LIVING SF:	928	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,960	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$42,300	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$36,800	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$5,500	CENSUS:	001600	VIEW:	

5 601 W 10TH ST OWNER: BOGGS MARTIN PETER DISTANCE (MI): 0.06

SALE PRICE:	\$91,795	APN:	18-11-16-457-014.000-003	YR BUILT:	1925	POOL:	N
SALE DATE:	08-MAY-2025	LIVING SF:	768	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,384	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$33,400	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$29,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$4,200	CENSUS:	000400	VIEW:	

6 2210 S MULBERRY ST OWNER: ZUNIGA MARIA DISTANCE (MI): 0.56

SALE PRICE:	\$80,000	APN:	18-11-22-114-006.000-003	YR BUILT:	1950	POOL:	N
SALE DATE:	05-MAY-2025	LIVING SF:	725	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,120	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$22,800	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$17,600	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$5,200	CENSUS:	001600	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$33,000** to a high of **\$305,000**, with a median price of **\$105,000**. The subject property is valued at **\$90,000** and is ranked at the **23** percentile, meaning that **23%** 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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