

Client Reference: ML#17493  
Borrower Name: Glenn George

Report Date: 23-SEP-2025  
Report Number: 1282445248



## VeroVALUE Valuation Report

### SUBJECT PROPERTY:

2692 E MOYER DR  
TERRE HAUTE, IN, 47802

### OWNER OF RECORD:

GEORGE GLENN WILLIAM

<b>VEROVALUE</b>	\$390,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$334,000 to \$446,000	86	0.14

### SUBJECT PROPERTY INFORMATION

APN:	84-09-02-451-012.000-004	YEAR BUILT:	2004	POOL:	Y
LIVING SF:	1,876	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	79,715	BATHROOMS:	2.50	GARAGE:	0
ASS'D VALUE: TOTAL:	\$232,500	COUNTY:	VIGO	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$207,900	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$24,600	CENSUS TRACT:	010704	VIEW:	

### SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	12-JUL-2022	\$400,000		BREWER LINSEY	GEORGE NOREEN A

### MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	900 E GILCHRIST DR	2.57	\$419,000	01-JUL-2025	2,203	57,064	3	3.00	1991
2	2144 LORI CT	0.90	\$265,000	01-MAY-2025	1,543	9,583	3	2.00	1996
3	2846 E DAVIS DR	0.45	\$270,000	10-FEB-2025	2,273	65,253	3	2.50	1988
4	2200 SPRINGWOOD CT	0.83	\$259,000	18-OCT-2024	1,650	14,375	3	2.00	2016
5	3560 S FRUITRIDGE ST	0.99	\$290,000	03-OCT-2024	1,956	191,664	2	1.50	1965
6	4593 S 19TH 1/2 ST	0.93	\$264,900	19-MAR-2024	1,982	16,988	3	2.00	1977

Detailed property information is provided on the next page.

### MARKET DATA DETAIL

**1** 900 E GILCHRIST DR **OWNER:** SHUFFIELD STEPHEN J **DISTANCE (MI):** 2.57

SALE PRICE:	\$419,000	APN:	84-09-22-276-002.000-004	YR BUILT:	1991	POOL:	Y
SALE DATE:	01-JUL-2025	LIVING SF:	2,203	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	57,064	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$282,300	COUNTY:	VIGO	STORIES:	2
		ASS'D IMPROV:	\$236,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$46,000	CENSUS:	010703	VIEW:	

**2** 2144 LORI CT **OWNER:** MISHLER SHARON A LE FEE CHAD E **DISTANCE (MI):** 0.90  
MISHLER

SALE PRICE:	\$265,000	APN:	84-09-11-305-005.000-004	YR BUILT:	1996	POOL:	N
-------------	-----------	------	--------------------------	-----------	------	-------	---

SALE DATE:	01-MAY-2025	LIVING SF:	1,543	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	9,583	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$175,800	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$143,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$32,700	CENSUS:	010703	VIEW:	

**3** 2846 E DAVIS DR **OWNER:** KELTZ WAYNE **DISTANCE (MI):** 0.45

SALE PRICE:	\$270,000	APN:	84-09-02-277-004.000-004	YR BUILT:	1988	POOL:	N
SALE DATE:	10-FEB-2025	LIVING SF:	2,273	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	65,253	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$195,700	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$171,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$24,000	CENSUS:	010704	VIEW:	

**4** 2200 SPRINGWOOD CT **OWNER:** AQUINO PAMELA **DISTANCE (MI):** 0.83

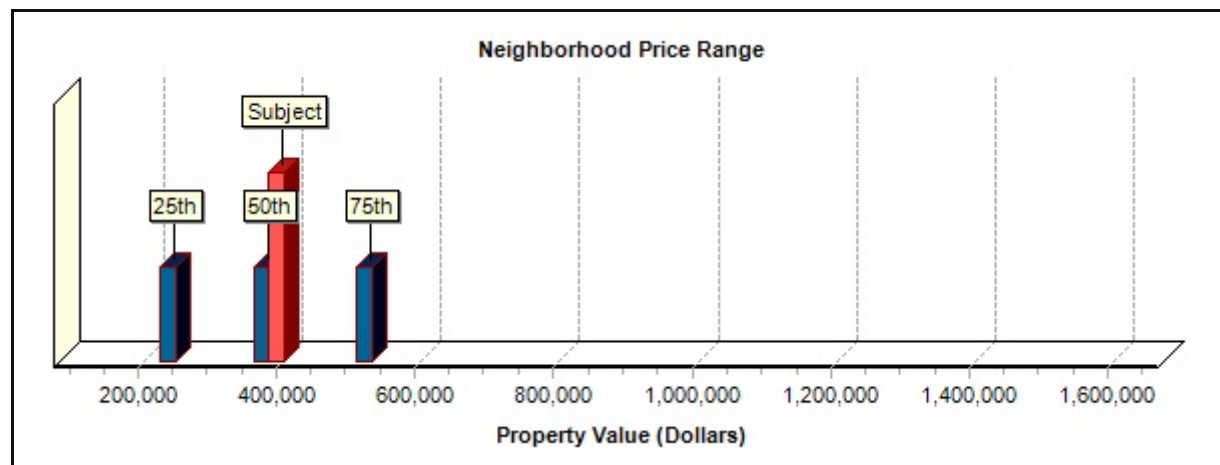
SALE PRICE:	\$259,000	APN:	84-09-11-304-011.000-004	YR BUILT:	2016	POOL:	N
SALE DATE:	18-OCT-2024	LIVING SF:	1,650	BED:	3	FP:	0
PRIOR SALE PRICE:	\$214,900	LOT SF:	14,375	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	22-DEC-2021	ASS'D TOTAL:	\$227,700	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$186,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$41,400	CENSUS:	010703	VIEW:	

**5** 3560 S FRUITRIDGE ST **OWNER:** HAY MICAH N **DISTANCE (MI):** 0.99

SALE PRICE:	\$290,000	APN:	84-09-01-251-004.000-004	YR BUILT:	1965	POOL:	Y
SALE DATE:	03-OCT-2024	LIVING SF:	1,956	BED:	2	FP:	0
PRIOR SALE PRICE:	\$100,000	LOT SF:	191,664	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:	30-JAN-1998	ASS'D TOTAL:	\$163,500	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$131,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$32,300	CENSUS:	010704	VIEW:	

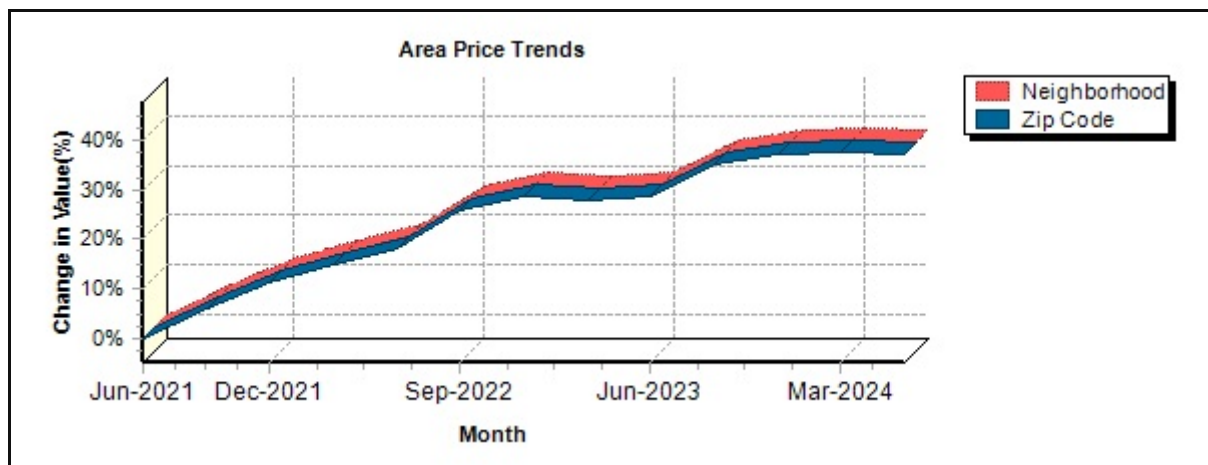
**6** 4593 S 19TH 1/2 ST **OWNER:** THOMSON TARA M **DISTANCE (MI):** 0.93

SALE PRICE:	\$264,900	APN:	84-09-11-301-003.000-004	YR BUILT:	1977	POOL:	Y
SALE DATE:	19-MAR-2024	LIVING SF:	1,982	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	16,988	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$202,400	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$178,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$23,800	CENSUS:		VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$83,000** to a high of **\$1,668,000**, with a median price of **\$369,000**. The subject

property is valued at **\$390,000** and is ranked at the **54** percentile, meaning that **54%** 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 (**47802**) 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.

THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS AND OTHER ANALYTICS, ARE PROVIDED "AS IS" AND VEROS SOFTWARE, INC. MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THEIR ACCURACY, COMPLETENESS OR CURRENTNESS. VEROS SOFTWARE, INC. SPECIFICALLY DISCLAIMS ANY OTHER WARRANTY, EXPRESS, IMPLIED OR STATUTORY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. UNDER NO CIRCUMSTANCES WILL VEROS SOFTWARE, INC. BE LIABLE FOR THE RESULTS OF YOUR USE OR MISUSE OF THE VALUATION REPORTS, INCLUDING BUT NOT LIMITED TO THE EMV, FVA, TQS OR OTHER ANALYTICS, INCLUDING ANY USE CONTRARY TO LOCAL, STATE OR FEDERAL LAW; YOUR INABILITY OR FAILURE TO CONDUCT BUSINESS; OR FOR ANY INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES.