



VeroVALUE Valuation Report

SUBJECT PROPERTY:

219 N HARTFORD ST
EATON, IN, 47338

OWNER OF RECORD:

CROUCH JAMES D

VEROVALUE	\$170,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$139,000 to \$201,000	81	0.19

SUBJECT PROPERTY INFORMATION

APN:	18-03-23-412-008.000-023	YEAR BUILT:	1850	POOL:	N
LIVING SF:	900	BEDROOMS:	2	FIREPLACE:	0
LOT SF:	6,600	BATHROOMS:	1.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$65,300	COUNTY:	DELAWARE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$59,200	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$6,100	CENSUS TRACT:	002602	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	17900 N WHEELING AVE	5.80	\$159,467	15-SEP-2025	1,098	44,431	2	1.00	1900
2	1509 W GLENN ELLYN DR	9.00	\$131,670	12-SEP-2025	1,092	6,900	3	1.00	1956
3	713 W CROMER AVE	9.15	\$140,000	05-SEP-2025	988	14,080	2	1.00	1947
4	2113 W BARCELONA DR	8.33	\$155,000	27-AUG-2025	996	6,825	3	1.00	1957
5	2910 W DEVON RD	10.18	\$206,416	18-JUL-2025	1,152	10,920	2	1.50	1993
6	301 N CENTER ST	0.25	\$134,900	19-MAR-2024	888	9,148	2	1.00	1940

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 17900 N WHEELING AVE

OWNER: MCCARREL MONICA

DISTANCE (MI): 5.80

SALE PRICE:	\$159,467	APN:	18-02-14-400-015.000-024	YR BUILT:	1900	POOL:	N
SALE DATE:	15-SEP-2025	LIVING SF:	1,098	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	44,431	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$101,900	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$83,800	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$18,100	CENSUS:	002501	VIEW:	

2 1509 W GLENN ELLYN DR

OWNER: HOOSIER RENTAL LLC

DISTANCE (MI): 9.00

SALE PRICE:	\$131,670	APN:	18-11-04-158-011.000-003	YR BUILT:	1956	POOL:	N
SALE DATE:	12-SEP-2025	LIVING SF:	1,092	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,900	BATH:	1.00	GARAGE:	0

PRIOR SALE DATE:		ASS'D TOTAL:	\$100,300	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$86,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$13,500	CENSUS:	001000	VIEW:	

3 713 W CROMER AVE OWNER: DOOLEY NANCY K DISTANCE (MI): 9.15

SALE PRICE:	\$140,000	APN:	18-11-04-451-005.000-003	YR BUILT:	1947	POOL:	N
SALE DATE:	05-SEP-2025	LIVING SF:	988	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	14,080	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$91,100	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$76,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$14,200	CENSUS:	001100	VIEW:	

4 2113 W BARCELONA DR OWNER: SHARP PATRICK DISTANCE (MI): 8.33

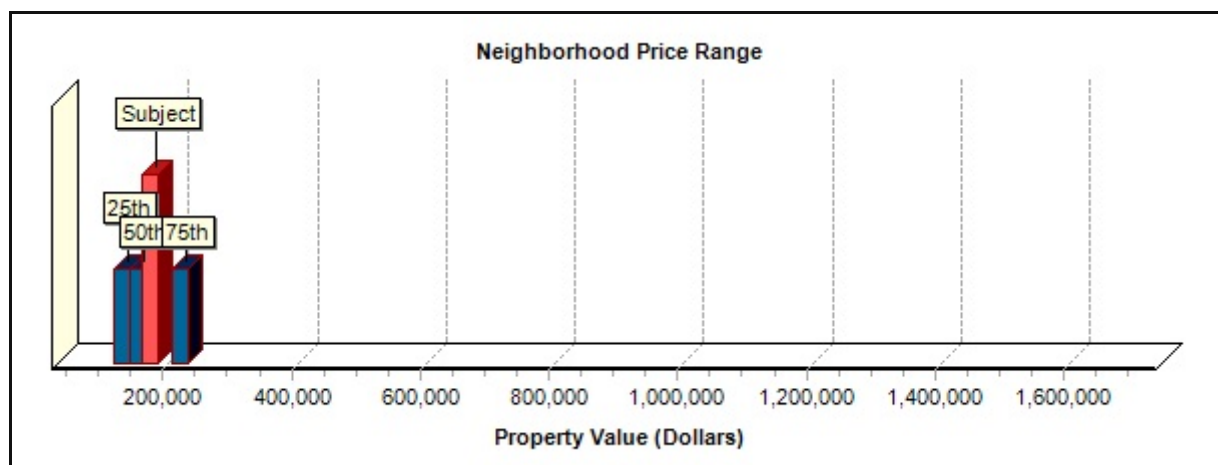
SALE PRICE:	\$155,000	APN:	18-07-32-254-012.000-003	YR BUILT:	1957	POOL:	N
SALE DATE:	27-AUG-2025	LIVING SF:	996	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	6,825	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$128,200	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$112,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$16,000	CENSUS:	002900	VIEW:	

5 2910 W DEVON RD OWNER: PADGETT RONALD DISTANCE (MI): 10.18

SALE PRICE:	\$206,416	APN:	18-11-08-158-008.000-003	YR BUILT:	1993	POOL:	N
SALE DATE:	18-JUL-2025	LIVING SF:	1,152	BED:	2	FP:	0
PRIOR SALE PRICE:	\$125,000	LOT SF:	10,920	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:	21-FEB-2023	ASS'D TOTAL:	\$140,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$119,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$21,400	CENSUS:	000904	VIEW:	

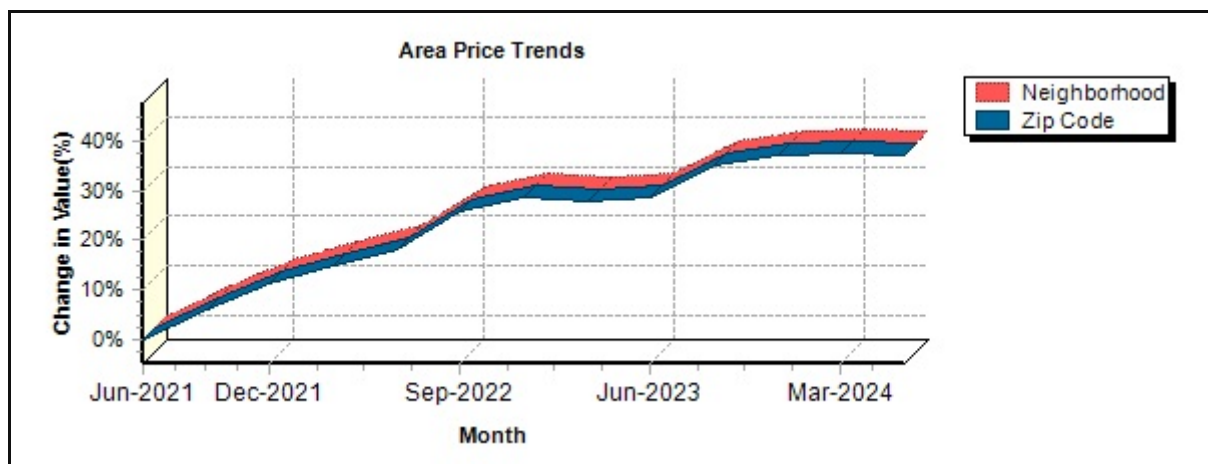
6 301 N CENTER ST OWNER: HINES LANDON N DISTANCE (MI): 0.25

SALE PRICE:	\$134,900	APN:	18-03-23-254-006.000-023	YR BUILT:	1940	POOL:	N
SALE DATE:	19-MAR-2024	LIVING SF:	888	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	9,148	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$33,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$25,600	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$7,400	CENSUS:	002602	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 **\$1,738,000**, with a median price of **\$152,000**. The subject property is valued at **\$170,000** and is ranked at the **57** percentile, meaning that **57%** 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 (47338) 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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