



## VeroVALUE Valuation Report

**SUBJECT PROPERTY:**

1817 W 9TH ST  
MUNCIE, IN, 47302

**OWNER OF RECORD:**

MCNABB ERIC A

<b>VEROVALUE</b>	\$116,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$95,000 to \$137,000	81	0.19

**SUBJECT PROPERTY INFORMATION**

APN:	18-11-17-481-002.000-003	YEAR BUILT:	1960	POOL:	N
LIVING SF:	1,056	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	5,000	BATHROOMS:	1.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$61,800	COUNTY:	DELAWARE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$55,000	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$6,800	CENSUS TRACT:	000500	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	1309 W MEMORIAL DR	0.37	\$119,004	27-AUG-2025	1,188	5,000	3	1.00	1900
2	213 S BRITAIN AVE	0.89	\$118,024	27-AUG-2025	947	7,100	2	1.00	1936
3	2025 S GILMAN AVE	0.44	\$110,000	18-AUG-2025	1,104	7,740	3	1.00	1953
4	1211 W 10TH ST	0.35	\$103,632	25-JUN-2025	1,060	5,375	3	1.00	1880
5	1408 W JACKSON ST	0.89	\$125,000	12-JUN-2025	1,200	7,700	2	1.50	1924
6	1817 W 8TH ST	0.06	\$119,700	06-JUN-2025	988	5,000	2	1.00	1910

Detailed property information is provided on the next page.

**MARKET DATA DETAIL**

**1** 1309 W MEMORIAL DR

OWNER: CASTRO ANGEL CESAR

DISTANCE (MI): 0.37

SALE PRICE:	\$119,004	APN:	18-11-21-126-003.000-003	YR BUILT:	1900	POOL:	N
SALE DATE:	27-AUG-2025	LIVING SF:	1,188	BED:	3	FP:	0
PRIOR SALE PRICE:	\$14,000	LOT SF:	5,000	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	31-OCT-2023	ASS'D TOTAL:	\$40,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$35,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$5,000	CENSUS:	000500	VIEW:	

**2** 213 S BRITAIN AVE

OWNER: BEATY MICHAEL K

DISTANCE (MI): 0.89

SALE PRICE:	\$118,024	APN:	18-11-17-201-016.000-003	YR BUILT:	1936	POOL:	N
SALE DATE:	27-AUG-2025	LIVING SF:	947	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	7,100	BATH:	1.00	GARAGE:	1

PRIOR SALE DATE:		ASS'D TOTAL:	\$91,400	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$77,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$13,700	CENSUS:	000800	VIEW:	

**3** 2025 S GILMAN AVE OWNER: COULTER LEWIS DISTANCE (MI): 0.44

SALE PRICE:	\$110,000	APN:	18-11-20-202-021.000-003	YR BUILT:	1953	POOL:	N
SALE DATE:	18-AUG-2025	LIVING SF:	1,104	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	7,740	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$78,700	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$67,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$10,900	CENSUS:	000500	VIEW:	

**4** 1211 W 10TH ST OWNER: DREW DESTINY DISTANCE (MI): 0.35

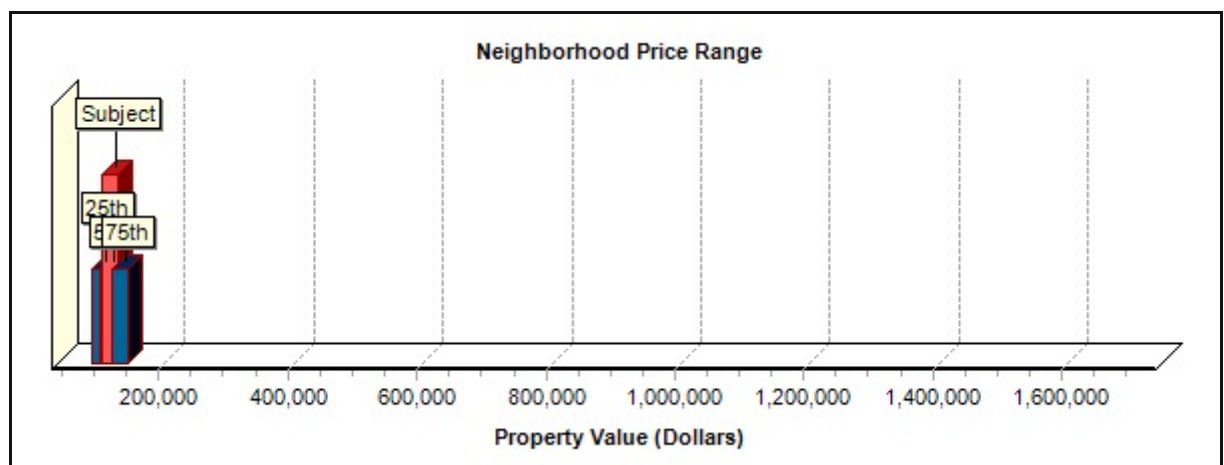
SALE PRICE:	\$103,632	APN:	18-11-16-360-006.000-003	YR BUILT:	1880	POOL:	N
SALE DATE:	25-JUN-2025	LIVING SF:	1,060	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,375	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$45,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$40,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$4,800	CENSUS:	000500	VIEW:	

**5** 1408 W JACKSON ST OWNER: BERRY KRISTOPHER DISTANCE (MI): 0.89

SALE PRICE:	\$125,000	APN:	18-11-09-362-013.000-003	YR BUILT:	1924	POOL:	N
SALE DATE:	12-JUN-2025	LIVING SF:	1,200	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	7,700	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$132,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$116,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$15,900	CENSUS:	000700	VIEW:	

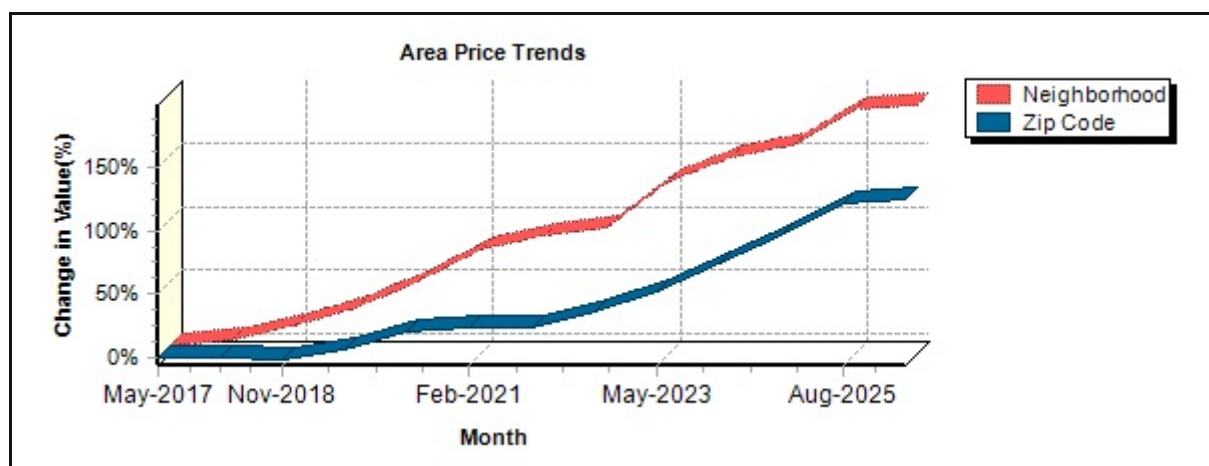
**6** 1817 W 8TH ST OWNER: WHIM AND PROPER LLC DISTANCE (MI): 0.06

SALE PRICE:	\$119,700	APN:	18-11-17-480-002.000-003	YR BUILT:	1910	POOL:	N
SALE DATE:	06-JUN-2025	LIVING SF:	988	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,000	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$39,700	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$32,900	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$6,800	CENSUS:	000500	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$39,000** to a high of **\$1,741,000**, with a median price of **\$112,000**. The subject property is valued at **\$116,000** and is ranked at the **56** percentile, meaning that **56%** 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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