

Client Reference: 17269
Borrower Name: JERRY WHETZEL

Report Date: 27-SEP-2025
Report Number: 1284433990



VeroVALUE Valuation Report

SUBJECT PROPERTY:

8651 W 500 S
REDKEY, IN, 47373

OWNER OF RECORD:

WHETZEL JERRY W

VEROVALUE	\$151,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$123,000 to \$179,000	81	0.19

SUBJECT PROPERTY INFORMATION

APN:	38-09-13-200-001.002-030	YEAR BUILT:	2000	POOL:	N
LIVING SF:	1,680	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	156,163	BATHROOMS:	2.00	GARAGE:	0
ASS'D VALUE: TOTAL:	\$156,500	COUNTY:	JAY	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$132,800	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$23,700	CENSUS TRACT:	963200	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	1072 E STATE ROAD 26	10.86	\$193,000	01-APR-2025	1,450	26,572	3	2.00	1971
2	112 S BURR ST	1.38	\$100,000	28-MAR-2025	1,632	9,017	3	1.50	1961
3	239 E OHIO ST	3.39	\$157,400	24-MAR-2025	1,612	15,856	3	1.00	1916
4	421 W WALNUT ST	9.71	\$132,000	20-MAR-2025	1,804	9,888	2	1.00	1948
5	427 W VOTAW ST	9.82	\$144,400	13-MAR-2025	1,400	28,072	3	1.50	1950
6	961 S MERIDIAN ST	9.58	\$190,000	12-MAR-2025	1,806	13,939	4	1.00	1900

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 1072 E STATE ROAD 26

OWNER: NIBARGER JOSHUA K

DISTANCE (MI): 10.86

SALE PRICE:	\$193,000	APN:	38-07-22-203-007.000-033	YR BUILT:	1971	POOL:	N
SALE DATE:	01-APR-2025	LIVING SF:	1,450	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	26,572	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$102,300	COUNTY:	JAY	STORIES:	1
		ASS'D IMPROV:	\$85,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$17,300	CENSUS:	962900	VIEW:	

2 112 S BURR ST

OWNER: BYRUM EMILY L

DISTANCE (MI): 1.38

SALE PRICE:	\$100,000	APN:	38-09-23-201-027.000-031	YR BUILT:	1961	POOL:	N
SALE DATE:	28-MAR-2025	LIVING SF:	1,632	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	9,017	BATH:	1.50	GARAGE:	1

PRIOR SALE DATE:		ASS'D TOTAL:	\$75,800	COUNTY:	JAY	STORIES:	1
		ASS'D IMPROV:	\$70,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$5,800	CENSUS:	963200	VIEW:	

3 239 E OHIO ST OWNER: CALDWELL ETHAN F DISTANCE (MI): 3.39

SALE PRICE:	\$157,400	APN:	38-09-09-202-049.000-014	YR BUILT:	1916	POOL:	N
SALE DATE:	24-MAR-2025	LIVING SF:	1,612	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	15,856	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$66,100	COUNTY:	JAY	STORIES:	1
		ASS'D IMPROV:	\$55,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$10,400	CENSUS:	963300	VIEW:	

4 421 W WALNUT ST OWNER: PETERSON JONATHAN DISTANCE (MI): 9.71

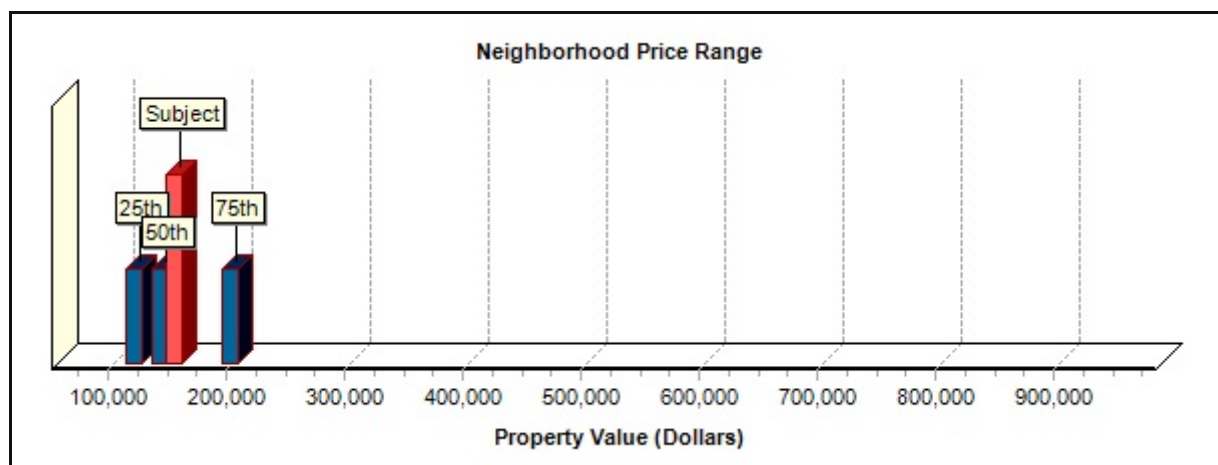
SALE PRICE:	\$132,000	APN:	38-07-20-103-105.000-034	YR BUILT:	1948	POOL:	N
SALE DATE:	20-MAR-2025	LIVING SF:	1,804	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	9,888	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$86,000	COUNTY:	JAY	STORIES:	2
		ASS'D IMPROV:	\$74,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$11,100	CENSUS:	963100	VIEW:	

5 427 W VOTAW ST OWNER: WHITE RONNIE A DISTANCE (MI): 9.82

SALE PRICE:	\$144,400	APN:	38-07-20-102-005.000-034	YR BUILT:	1950	POOL:	N
SALE DATE:	13-MAR-2025	LIVING SF:	1,400	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	28,072	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$86,600	COUNTY:	JAY	STORIES:	1
		ASS'D IMPROV:	\$67,600	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$19,000	CENSUS:	963100	VIEW:	

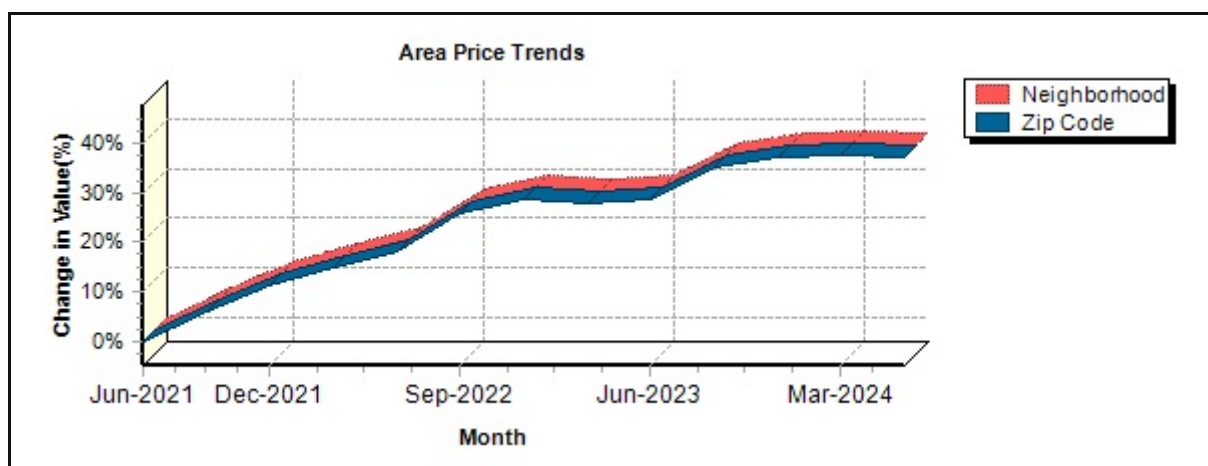
6 961 S MERIDIAN ST OWNER: ALLEN JESSE DISTANCE (MI): 9.58

SALE PRICE:	\$190,000	APN:	38-07-28-202-088.000-034	YR BUILT:	1900	POOL:	N
SALE DATE:	12-MAR-2025	LIVING SF:	1,806	BED:	4	FP:	0
PRIOR SALE PRICE:	\$11,000	LOT SF:	13,939	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:	18-MAR-2024	ASS'D TOTAL:	\$22,200	COUNTY:	JAY	STORIES:	2
		ASS'D IMPROV:	\$8,500	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$13,700	CENSUS:	963000	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$57,000** to a high of **\$982,000**, with a median price of **\$138,000**. The subject property is valued at **\$151,000** and is ranked at the **55** percentile, meaning that **55%** 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 (47373) 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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