

Client Reference: 27315  
Borrower Name: BRENDA WAKINS

Report Date: 01-OCT-2025  
Report Number: 1285555670



## VeroVALUE Valuation Report

### SUBJECT PROPERTY:

105 S BUCKINGHAM RD  
YORKTOWN, IN, 47396

### OWNER OF RECORD:

|                    |                        |                         |            |
|--------------------|------------------------|-------------------------|------------|
| <b>VEROVALUE</b>   | \$518,000              | <b>CONFIDENCE SCORE</b> | <b>FSD</b> |
| <b>VALUE RANGE</b> | \$426,000 to \$610,000 | 82                      | 0.18       |

### SUBJECT PROPERTY INFORMATION

|                            |        |               |          |            |  |
|----------------------------|--------|---------------|----------|------------|--|
| APN:                       |        | YEAR BUILT:   | 2003     | POOL:      |  |
| LIVING SF:                 | 1,248  | BEDROOMS:     | 4        | FIREPLACE: |  |
| LOT SF:                    | 13,068 | BATHROOMS:    | 3.00     | GARAGE:    |  |
| ASS'D VALUE: TOTAL:        |        | COUNTY:       | DELAWARE | STORIES:   |  |
| ASS'D VALUE: IMPROVEMENTS: |        | LAND USE:     | SFR      | A/C:       |  |
| ASS'D VALUE: LAND:         |        | CENSUS TRACT: | 002402   | VIEW:      |  |

### SUBJECT SALES HISTORY

|   | SALE DATE   | SALE PRICE | LOAN AMOUNT | SELLER | BUYER |
|---|-------------|------------|-------------|--------|-------|
| 1 | 25-AUG-2006 | \$280,000  |             |        |       |
| 2 | 30-MAY-2003 | \$303,465  |             |        |       |

### MARKET DATA SUMMARY

|   | ADDRESS                   | DIST (MI) | SALE PRICE | SALE DATE   | LIVING SF | LOT SF  | BED | BATH | YR BUILT |
|---|---------------------------|-----------|------------|-------------|-----------|---------|-----|------|----------|
| 1 | 1011 W 14TH ST            | 5.00      | \$677,103  | 22-SEP-2025 | 1,022     | 5,000   | 2   | 1.00 | 1940     |
| 2 | 2826 S HACKLEY ST         | 6.19      | \$690,802  | 29-AUG-2025 | 1,030     | 8,276   | 2   | 1.00 | 1938     |
| 3 | 15880 N COUNTY ROAD 300 W | 10.07     | \$442,225  | 22-JUL-2025 | 1,552     | 132,205 | 2   | 2.50 | 1955     |
| 4 | 925 W WILLARD ST          | 4.99      | \$532,000  | 26-JUN-2025 | 1,554     | 5,040   | 3   | 2.00 | 1924     |
| 5 | 5311 W JACKSON ST         | 2.28      | \$416,955  | 27-MAY-2025 | 1,484     | 24,829  | 2   | 2.00 | 1950     |
| 6 | 7100 S BELL CREEK RD      | 4.48      | \$380,000  | 29-APR-2025 | 1,476     | 813,701 | 3   | 1.50 | 1977     |

Detailed property information is provided on the next page.

### MARKET DATA DETAIL

#### 1 1011 W 14TH ST

OWNER: FRONT PORCH HOLDINGS LLC

DISTANCE (MI): 5.00

|                   |             |               |                          |           |          |          |   |
|-------------------|-------------|---------------|--------------------------|-----------|----------|----------|---|
| SALE PRICE:       | \$677,103   | APN:          | 18-11-21-136-001.000-003 | YR BUILT: | 1940     | POOL:    | N |
| SALE DATE:        | 22-SEP-2025 | LIVING SF:    | 1,022                    | BED:      | 2        | FP:      | 0 |
| PRIOR SALE PRICE: |             | LOT SF:       | 5,000                    | BATH:     | 1.00     | GARAGE:  | 1 |
| PRIOR SALE DATE:  |             | ASS'D TOTAL:  | \$30,500                 | COUNTY:   | DELAWARE | STORIES: | 1 |
|                   |             | ASS'D IMPROV: | \$25,500                 | LAND USE: | SFR      | A/C:     |   |
|                   |             | ASS'D LAND:   | \$5,000                  | CENSUS:   | 001600   | VIEW:    |   |

#### 2 2826 S HACKLEY ST

OWNER: WYNN FUNDS LLC

DISTANCE (MI): 6.19

|             |             |            |                          |           |      |       |   |
|-------------|-------------|------------|--------------------------|-----------|------|-------|---|
| SALE PRICE: | \$690,802   | APN:       | 18-11-22-338-007.000-003 | YR BUILT: | 1938 | POOL: | N |
| SALE DATE:  | 29-AUG-2025 | LIVING SF: | 1,030                    | BED:      | 2    | FP:   | 0 |

|                   |  |               |          |           |          |          |   |
|-------------------|--|---------------|----------|-----------|----------|----------|---|
| PRIOR SALE PRICE: |  | LOT SF:       | 8,276    | BATH:     | 1.00     | GARAGE:  | 1 |
| PRIOR SALE DATE:  |  | ASS'D TOTAL:  | \$37,500 | COUNTY:   | DELAWARE | STORIES: | 1 |
|                   |  | ASS'D IMPROV: | \$29,900 | LAND USE: | SFR      | A/C:     |   |
|                   |  | ASS'D LAND:   | \$7,600  | CENSUS:   | 001500   | VIEW:    |   |

**3** 15880 N COUNTY ROAD 300 W OWNER: WATERS PAYTON DISTANCE (MI): 10.07

|                   |             |               |                          |           |          |          |   |
|-------------------|-------------|---------------|--------------------------|-----------|----------|----------|---|
| SALE PRICE:       | \$442,225   | APN:          | 18-03-30-100-007.000-022 | YR BUILT: | 1955     | POOL:    | N |
| SALE DATE:        | 22-JUL-2025 | LIVING SF:    | 1,552                    | BED:      | 2        | FP:      | 1 |
| PRIOR SALE PRICE: |             | LOT SF:       | 132,205                  | BATH:     | 2.50     | GARAGE:  | 0 |
| PRIOR SALE DATE:  |             | ASS'D TOTAL:  | \$291,900                | COUNTY:   | DELAWARE | STORIES: | 1 |
|                   |             | ASS'D IMPROV: | \$265,200                | LAND USE: | SFR      | A/C:     | Y |
|                   |             | ASS'D LAND:   | \$26,700                 | CENSUS:   | 002602   | VIEW:    |   |

**4** 925 W WILLARD ST OWNER: WYNN FUNDS LLC DISTANCE (MI): 4.99

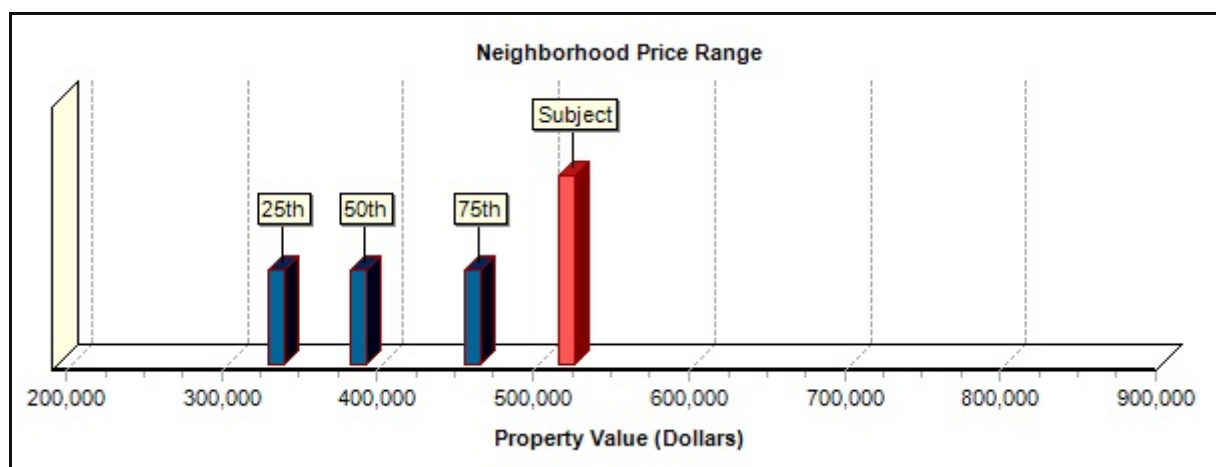
|                   |             |               |                          |           |          |          |   |
|-------------------|-------------|---------------|--------------------------|-----------|----------|----------|---|
| SALE PRICE:       | \$532,000   | APN:          | 18-11-16-327-002.000-003 | YR BUILT: | 1924     | POOL:    | N |
| SALE DATE:        | 26-JUN-2025 | LIVING SF:    | 1,554                    | BED:      | 3        | FP:      | 0 |
| PRIOR SALE PRICE: |             | LOT SF:       | 5,040                    | BATH:     | 2.00     | GARAGE:  | 1 |
| PRIOR SALE DATE:  |             | ASS'D TOTAL:  | \$55,100                 | COUNTY:   | DELAWARE | STORIES: | 1 |
|                   |             | ASS'D IMPROV: | \$50,600                 | LAND USE: | SFR      | A/C:     | Y |
|                   |             | ASS'D LAND:   | \$4,500                  | CENSUS:   | 000500   | VIEW:    |   |

**5** 5311 W JACKSON ST OWNER: FISHBURN ANDREW J DISTANCE (MI): 2.28

|                   |             |               |                          |           |          |          |   |
|-------------------|-------------|---------------|--------------------------|-----------|----------|----------|---|
| SALE PRICE:       | \$416,955   | APN:          | 18-10-12-253-006.000-036 | YR BUILT: | 1950     | POOL:    | N |
| SALE DATE:        | 27-MAY-2025 | LIVING SF:    | 1,484                    | BED:      | 2        | FP:      | 1 |
| PRIOR SALE PRICE: | \$47,000    | LOT SF:       | 24,829                   | BATH:     | 2.00     | GARAGE:  | 1 |
| PRIOR SALE DATE:  | 14-SEP-2018 | ASS'D TOTAL:  | \$326,400                | COUNTY:   | DELAWARE | STORIES: | 1 |
|                   |             | ASS'D IMPROV: | \$310,100                | LAND USE: | SFR      | A/C:     | Y |
|                   |             | ASS'D LAND:   | \$16,300                 | CENSUS:   | 002404   | VIEW:    |   |

**6** 7100 S BELL CREEK RD OWNER: BULGER TAYLOR DISTANCE (MI): 4.48

|                   |             |               |                          |           |          |          |   |
|-------------------|-------------|---------------|--------------------------|-----------|----------|----------|---|
| SALE PRICE:       | \$380,000   | APN:          | 18-14-02-200-009.000-021 | YR BUILT: | 1977     | POOL:    | N |
| SALE DATE:        | 29-APR-2025 | LIVING SF:    | 1,476                    | BED:      | 3        | FP:      | 1 |
| PRIOR SALE PRICE: | \$380,000   | LOT SF:       | 813,701                  | BATH:     | 1.50     | GARAGE:  | 1 |
| PRIOR SALE DATE:  | 25-APR-2025 | ASS'D TOTAL:  | \$329,000                | COUNTY:   | DELAWARE | STORIES: | 1 |
|                   |             | ASS'D IMPROV: | \$220,900                | LAND USE: | SFR      | A/C:     | Y |
|                   |             | ASS'D LAND:   | \$108,100                | CENSUS:   | 002302   | VIEW:    |   |



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$196,000** to a high of **\$895,000**, with a median price of **\$383,500**. The subject property is valued at **\$518,000** and is ranked at the 99 percentile, meaning that 99% 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 (**47396**) 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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