

Client Reference: 10548  
Borrower Name: MICKEY PIERCE

Report Date: 01-OCT-2025  
Report Number: 1285556884



## VeroVALUE Valuation Report

### SUBJECT PROPERTY:

9609 E JACKSON ST  
SELMA, IN, 47383

### OWNER OF RECORD:

PIERCE MICKEY L

<b>VEROVALUE</b>	\$189,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$151,000 to \$227,000	80	0.20

### SUBJECT PROPERTY INFORMATION

APN:	18-12-16-227-003.000-011	YEAR BUILT:	1940	POOL:	Y
LIVING SF:	2,250	BEDROOMS:	2	FIREPLACE:	1
LOT SF:	57,107	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$112,100	COUNTY:	DELAWARE	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$84,600	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$27,500	CENSUS TRACT:	002201	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	8800 E LIBERTY DR	0.63	\$208,257	29-AUG-2025	2,032	10,000	3	2.00	2000
2	1201 S COUNTY ROAD 625 E	0.72	\$225,568	23-JUN-2025	2,222	87,120	3	1.00	1953
3	8910 E WINDSOR RD	2.96	\$186,000	02-JAN-2025	2,052	217,800	3	1.50	1968
4	8605 E JACKSON ST	0.62	\$185,000	24-JUL-2024	1,841	40,946	3	1.00	1960
5	9914 E JACKSON ST	0.20	\$154,500	30-MAY-2024	2,114	24,394	3	2.00	1905
6	12021 E WINDSOR RD	3.19	\$250,000	22-JAN-2024	2,063	43,560	3	2.50	1966

Detailed property information is provided on the next page.

### MARKET DATA DETAIL

#### 1 8800 E LIBERTY DR

OWNER: HOLMAN JONI E

DISTANCE (MI): 0.63

SALE PRICE:	\$208,257	APN:	18-12-16-152-036.000-011	YR BUILT:	2000	POOL:	Y
SALE DATE:	29-AUG-2025	LIVING SF:	2,032	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	10,000	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$132,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$116,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$16,200	CENSUS:	002201	VIEW:	

#### 2 1201 S COUNTY ROAD 625 E

OWNER: LASSITER JERAMY

DISTANCE (MI): 0.72

SALE PRICE:	\$225,568	APN:	18-12-15-301-019.000-011	YR BUILT:	1953	POOL:	N
SALE DATE:	23-JUN-2025	LIVING SF:	2,222	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	87,120	BATH:	1.00	GARAGE:	1

PRIOR SALE DATE:		ASS'D TOTAL:	\$151,100	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$127,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$23,800	CENSUS:	002201	VIEW:	

**3** 8910 E WINDSOR RD OWNER: MORRISON DARREN DISTANCE (MI): 2.96

SALE PRICE:	\$186,000	APN:	18-12-28-400-004.000-010	YR BUILT:	1968	POOL:	N
SALE DATE:	02-JAN-2025	LIVING SF:	2,052	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	217,800	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$224,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$175,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$48,100	CENSUS:	002201	VIEW:	

**4** 8605 E JACKSON ST OWNER: DODSON LISA DISTANCE (MI): 0.62

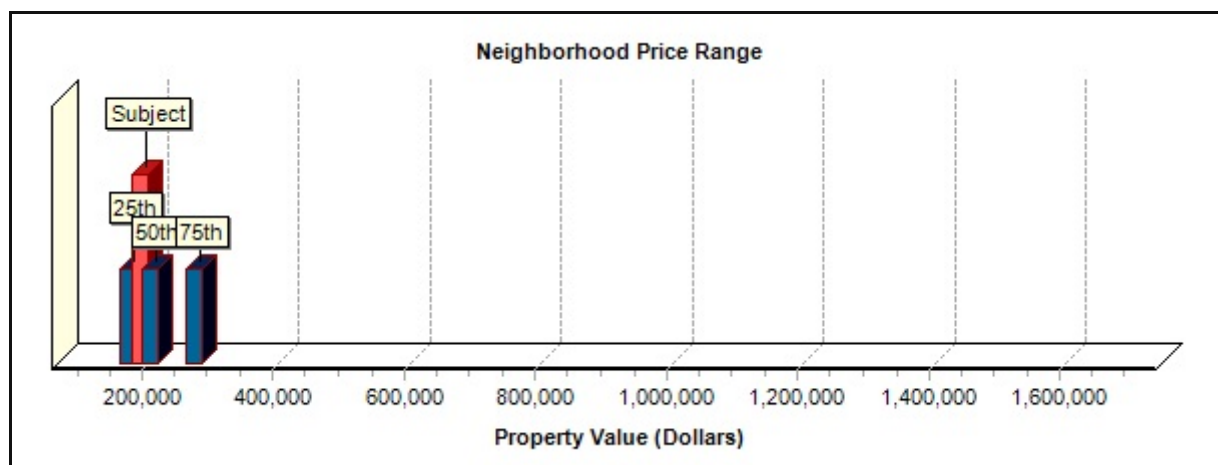
SALE PRICE:	\$185,000	APN:	18-12-16-126-002.000-010	YR BUILT:	1960	POOL:	N
SALE DATE:	24-JUL-2024	LIVING SF:	1,841	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	40,946	BATH:	1.00	GARAGE:	2
PRIOR SALE DATE:		ASS'D TOTAL:	\$186,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$167,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$18,700	CENSUS:	002201	VIEW:	

**5** 9914 E JACKSON ST OWNER: WILLIS TYLER DISTANCE (MI): 0.20

SALE PRICE:	\$154,500	APN:	18-12-10-352-016.000-011	YR BUILT:	1905	POOL:	N
SALE DATE:	30-MAY-2024	LIVING SF:	2,114	BED:	3	FP:	0
PRIOR SALE PRICE:	\$83,000	LOT SF:	24,394	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	02-OCT-2023	ASS'D TOTAL:	\$145,200	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$129,900	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$15,300	CENSUS:	002202	VIEW:	

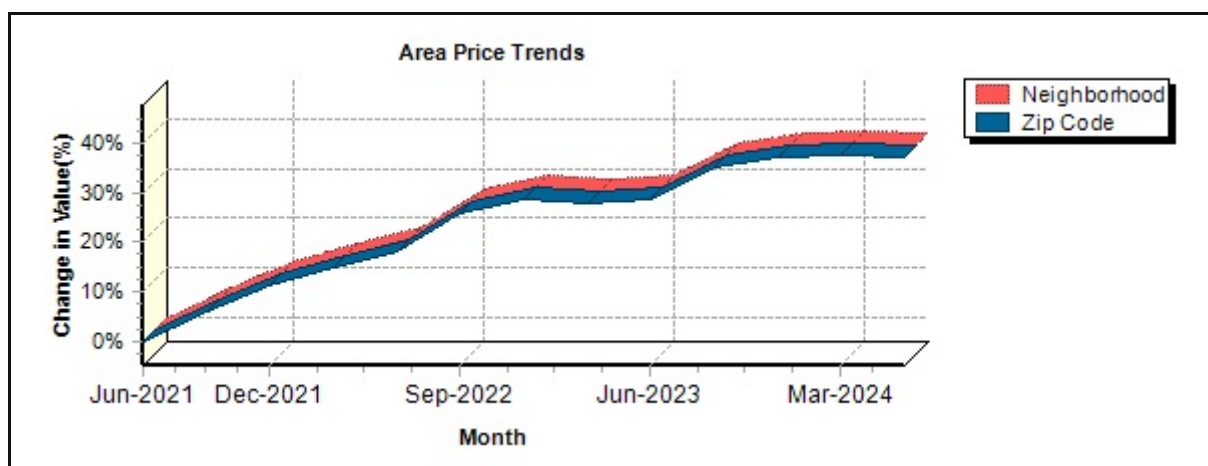
**6** 12021 E WINDSOR RD OWNER: BATES REESE J DISTANCE (MI): 3.19

SALE PRICE:	\$250,000	APN:	18-12-26-300-004.000-010	YR BUILT:	1966	POOL:	N
SALE DATE:	22-JAN-2024	LIVING SF:	2,063	BED:	3	FP:	0
PRIOR SALE PRICE:	\$143,910	LOT SF:	43,560	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	14-NOV-2007	ASS'D TOTAL:	\$203,800	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$185,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$18,800	CENSUS:	002201	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$69,000** to a high of **\$1,741,000**, with a median price of **\$205,000**. The subject property is valued at **\$189,000** and is ranked at the **39** percentile, meaning that **39%** 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 (47383) 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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