

Client Reference: 550635
Borrower Name: JAMES STRUBLE

Report Date: 02-OCT-2025
Report Number: 1286056296



VeroVALUE Valuation Report

SUBJECT PROPERTY:

18099 RAINBOW RD
LAWRENCEBURG, IN, 47025

OWNER OF RECORD:

STRUBLE JAMES D

VEROVALUE	\$308,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$247,000 to \$369,000	80	0.20

SUBJECT PROPERTY INFORMATION

APN:	15-06-31-300-099.000-012	YEAR BUILT:	1978	POOL:	Y
LIVING SF:	2,692	BEDROOMS:	3	FIREPLACE:	1
LOT SF:	91,912	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$202,400	COUNTY:	DEARBORN	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$173,600	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$28,800	CENSUS TRACT:	080400	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	1808 TUPPENCE TRL	4.63	\$362,518	22-SEP-2025	2,188	10,500	3	3.00	1978
2	2578 JENNY LYNN DR	7.24	\$369,000	27-AUG-2025	2,195	175,024	3	2.50	1974
3	1237 CHALET CT	5.14	\$367,500	20-AUG-2025	2,798	20,604	3	3.50	1996
4	1512 RITZMANN DR	3.28	\$300,000	23-JUL-2025	2,379	9,100	3	2.00	1978
5	39 OAKEY AVE	3.77	\$269,402	08-JUL-2025	2,528	8,712	5	1.00	1924
6	5302 KIRBY RD	0.52	\$285,000	30-DEC-2024	2,163	56,628	3	2.50	1979

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 1808 TUPPENCE TRL

OWNER: SCHLOEMER HANNAH
MARIE: SCHMEUSSER NATHAN GREGORY

DISTANCE (MI): 4.63

SALE PRICE:	\$362,518	APN:	15-06-23-203-036.000-020	YR BUILT:	1978	POOL:	N
SALE DATE:	22-SEP-2025	LIVING SF:	2,188	BED:	3	FP:	1
PRIOR SALE PRICE:	\$160,000	LOT SF:	10,500	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	03-AUG-2017	ASS'D TOTAL:	\$232,600	COUNTY:	DEARBORN	STORIES:	2
		ASS'D IMPROV:	\$215,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$17,500	CENSUS:	080103	VIEW:	

2 2578 JENNY LYNN DR

OWNER: WIETHORN MITCHEL L

DISTANCE (MI): 7.24

SALE PRICE:	\$369,000	APN:	15-01-34-204-001.000-018	YR BUILT:	1974	POOL:	N
SALE DATE:	27-AUG-2025	LIVING SF:	2,195	BED:	3	FP:	1

PRIOR SALE PRICE:		LOT SF:	175,024	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$243,900	COUNTY:	DEARBORN	STORIES:	1
		ASS'D IMPROV:	\$166,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$77,000	CENSUS:	080203	VIEW:	

3 1237 CHALET CT OWNER: WRIGHT AARON DISTANCE (MI): 5.14

SALE PRICE:	\$367,500	APN:	15-06-23-103-005.000-020	YR BUILT:	1996	POOL:	N
SALE DATE:	20-AUG-2025	LIVING SF:	2,798	BED:	3	FP:	1
PRIOR SALE PRICE:	\$297,000	LOT SF:	20,604	BATH:	3.50	GARAGE:	1
PRIOR SALE DATE:	13-MAY-2019	ASS'D TOTAL:	\$350,300	COUNTY:	DEARBORN	STORIES:	2
		ASS'D IMPROV:	\$322,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$28,100	CENSUS:	080103	VIEW:	

4 1512 RITZMANN DR OWNER: MOLLAUN ZACHARY K DISTANCE (MI): 3.28

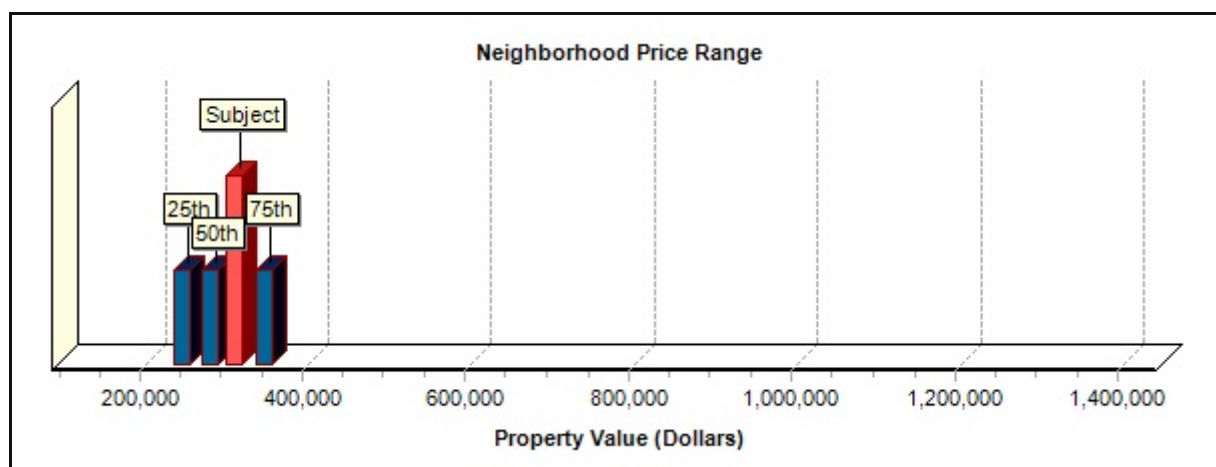
SALE PRICE:	\$300,000	APN:	15-07-03-102-024.000-016	YR BUILT:	1978	POOL:	N
SALE DATE:	23-JUL-2025	LIVING SF:	2,379	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	9,100	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$180,300	COUNTY:	DEARBORN	STORIES:	2
		ASS'D IMPROV:	\$159,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$20,500	CENSUS:	080400	VIEW:	

5 39 OAKEY AVE OWNER: SOMERS KEVIN DISTANCE (MI): 3.77

SALE PRICE:	\$269,402	APN:	15-07-10-104-068.000-016	YR BUILT:	1924	POOL:	N
SALE DATE:	08-JUL-2025	LIVING SF:	2,528	BED:	5	FP:	1
PRIOR SALE PRICE:		LOT SF:	8,712	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$229,000	COUNTY:	DEARBORN	STORIES:	2
		ASS'D IMPROV:	\$205,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$23,900	CENSUS:	080400	VIEW:	

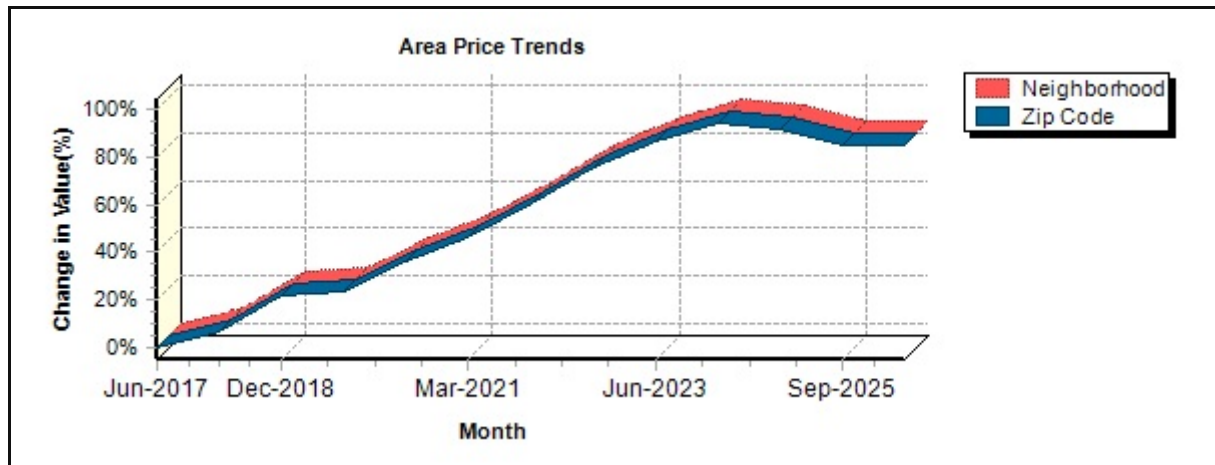
6 5302 KIRBY RD OWNER: BALL CAREY L DISTANCE (MI): 0.52

SALE PRICE:	\$285,000	APN:	15-06-31-400-103.000-012	YR BUILT:	1979	POOL:	N
SALE DATE:	30-DEC-2024	LIVING SF:	2,163	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	56,628	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$214,200	COUNTY:	DEARBORN	STORIES:	2
		ASS'D IMPROV:	\$180,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$33,300	CENSUS:	080400	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$98,000** to a high of **\$1,441,000**, with a median price of **\$279,000**. The subject property is valued at **\$308,000** and is ranked at the **61** percentile, meaning that **61%** 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 (47025) 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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