

Client Reference: Ricketts
Borrower Name: Jessica Ricketts

Report Date: 02-OCT-2025
Report Number: 1286214221



VeroVALUE Valuation Report

SUBJECT PROPERTY:

8697 S 700 W
WILLIAMSPORT, IN, 47993

OWNER OF RECORD:

RICKETTS GERALD

VEROVALUE	\$350,000	CONFIDENCE SCORE	
VALUE RANGE	\$287,000 to \$413,000	81	FSD 0.19

FEMA COUNTY DISASTER WARNING



The subject property is located in a county designated by FEMA as a Disaster Area within the last six months. Veros recommends the condition of the subject property be verified by VeroPHOTO or similar Property Condition Report product.

SUBJECT PROPERTY INFORMATION

APN:	86-16-09-300-024.000-004	YEAR BUILT:	1972	POOL:	Y
LIVING SF:	1,945	BEDROOMS:	3	FIREPLACE:	1
LOT SF:	564,973	BATHROOMS:	1.00	GARAGE:	0
ASS'D VALUE: TOTAL:	\$180,500	COUNTY:	WARREN	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$151,300	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$29,200	CENSUS TRACT:	951100	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	18-JUL-2019	\$224,000	\$	ANDREW GREER JARED	RICKETTS GERALD:RICKETTS JESSICA
2	29-JUL-2016	\$186,000		BILLY J MARTIN	GREER JARED A:GREER ASHTON T

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	6348 S 775 W	2.58	\$320,000	30-JUN-2025	1,849	491,792	2	2.00	1950
2	102 MAPLE CV	10.92	\$410,000	03-JUN-2025	2,075	23,704	3	2.50	1979
3	432 E 4TH ST	10.97	\$335,000	30-MAY-2025	2,464	20,909	4	2.50	2001
4	206 N MANOR DR	11.00	\$380,000	15-APR-2025	2,304	12,804	3	1.00	1976
5	3874 W 100 S	8.25	\$320,000	10-APR-2025	1,980	48,787	2	3.00	1900
6	3354 S GRANT ST	9.33	\$285,000	11-OCT-2024	1,812	287,844	3	2.00	1968

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 6348 S 775 W

OWNER:

DISTANCE (MI): 2.58

SALE PRICE:	\$320,000	APN:	86-13-32-200-009.000-013	YR BUILT:	1950	POOL:	N
SALE DATE:	30-JUN-2025	LIVING SF:	1,849	BED:	2	FP:	0
PRIOR SALE PRICE:	\$307,000	LOT SF:	491,792	BATH:	2.00	GARAGE:	1

PRIOR SALE DATE:	13-APR-2023	ASS'D TOTAL:	\$125,300	COUNTY:	WARREN	STORIES:	1
		ASS'D IMPROV:	\$95,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$29,900	CENSUS:	951100	VIEW:	

2 102 MAPLE CV OWNER: RAYBURN STEVEN O DISTANCE (MI): 10.92

SALE PRICE:	\$410,000	APN:	86-12-02-240-305.000-016	YR BUILT:	1979	POOL:	N
SALE DATE:	03-JUN-2025	LIVING SF:	2,075	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	23,704	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$289,500	COUNTY:	WARREN	STORIES:	1
		ASS'D IMPROV:	\$252,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$37,400	CENSUS:	951002	VIEW:	

3 432 E 4TH ST OWNER: DISTANCE (MI): 10.97

SALE PRICE:	\$335,000	APN:	86-12-02-420-101.008-016	YR BUILT:	2001	POOL:	N
SALE DATE:	30-MAY-2025	LIVING SF:	2,464	BED:	4	FP:	0
PRIOR SALE PRICE:	\$164,000	LOT SF:	20,909	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	08-APR-2015	ASS'D TOTAL:	\$224,800	COUNTY:	WARREN	STORIES:	1
		ASS'D IMPROV:	\$204,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$20,200	CENSUS:	951002	VIEW:	

4 206 N MANOR DR OWNER: VREDENBURGH MIKA DISTANCE (MI): 11.00

SALE PRICE:	\$380,000	APN:	86-12-02-240-317.000-016	YR BUILT:	1976	POOL:	N
SALE DATE:	15-APR-2025	LIVING SF:	2,304	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	12,804	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$237,700	COUNTY:	WARREN	STORIES:	1
		ASS'D IMPROV:	\$214,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$23,200	CENSUS:	951002	VIEW:	

5 3874 W 100 S OWNER: MILLER MICHAEL W DISTANCE (MI): 8.25

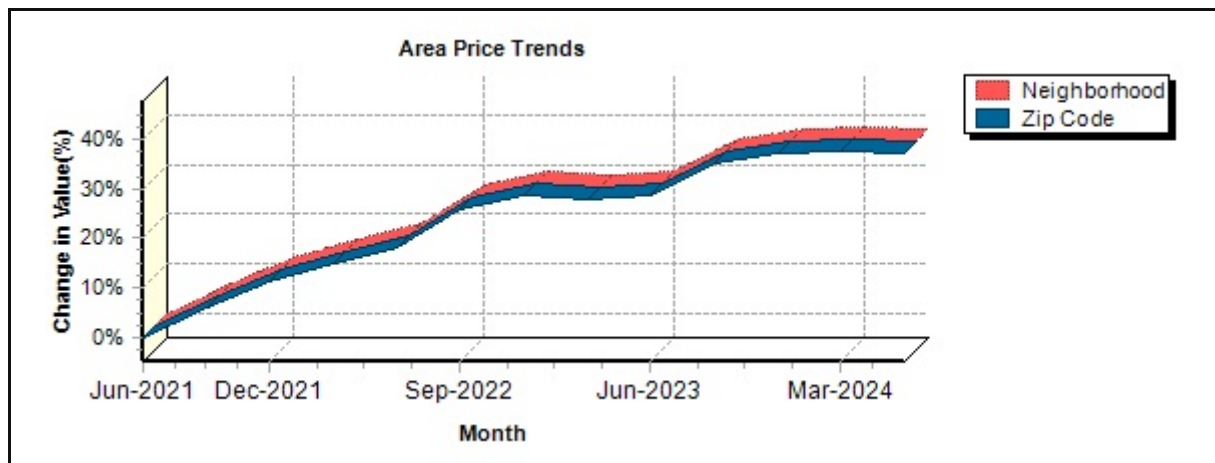
SALE PRICE:	\$320,000	APN:	86-07-36-300-007.001-006	YR BUILT:	1900	POOL:	N
SALE DATE:	10-APR-2025	LIVING SF:	1,980	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	48,787	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$131,700	COUNTY:	WARREN	STORIES:	1
		ASS'D IMPROV:	\$106,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$25,500	CENSUS:	951100	VIEW:	

6 3354 S GRANT ST OWNER: WESLEY EVAN DISTANCE (MI): 9.33

SALE PRICE:	\$285,000	APN:	86-12-15-100-013.000-015	YR BUILT:	1968	POOL:	N
SALE DATE:	11-OCT-2024	LIVING SF:	1,812	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	287,844	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$159,400	COUNTY:	WARREN	STORIES:	1
		ASS'D IMPROV:	\$127,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$31,700	CENSUS:	951100	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$85,000** to a high of **\$1,234,000**, with a median price of **\$264,500**. The subject property is valued at **\$350,000** and is ranked at the **63** percentile, meaning that **63%** 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 (**47993**) 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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