

Client Reference: ml# 17622  
Borrower Name: Richard Boyed

Report Date: 03-OCT-2025  
Report Number: 1286562364



## VeroVALUE Valuation Report

### SUBJECT PROPERTY:

3351 E COTTOM DR  
TERRE HAUTE, IN, 47802

### OWNER OF RECORD:

BOYED RICHARD BENJAMIN CASEY

<b>VEROVALUE</b>	\$243,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$228,000 to \$257,000	94	0.06

### SUBJECT PROPERTY INFORMATION

APN:	84-13-13-300-016.000-006	YEAR BUILT:	1987	POOL:	N
LIVING SF:	2,080	BEDROOMS:	2	FIREPLACE:	0
LOT SF:	130,680	BATHROOMS:	1.50	GARAGE:	1
ASS'D VALUE: TOTAL:	\$174,500	COUNTY:	VIGO	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$141,800	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$32,700	CENSUS TRACT:	011000	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	12351 S CARLISLE ST	1.98	\$325,900	02-SEP-2025	2,594		3	2.00	1910
2	5169 S GLENN ST	6.94	\$235,000	24-JUN-2025	1,747	9,148	3	2.00	1997
3	2018 S 7TH ST	9.54	\$172,000	18-MAR-2025	1,800	10,498	3	1.00	1939
4	2305 S 7TH ST	9.37	\$163,000	06-MAR-2025	1,896	7,057	3	1.00	1921
5	4405 S 8TH ST	7.49	\$205,000	04-MAR-2025	1,861	18,731	2	1.00	1943
6	1567 PATRIOT LN	2.44	\$295,000	03-MAR-2025	2,227	24,394	3	2.00	2014

Detailed property information is provided on the next page.

### MARKET DATA DETAIL

#### 1 12351 S CARLISLE ST

OWNER:

DISTANCE (MI): 1.98

SALE PRICE:	\$325,900	APN:		YR BUILT:	1910	POOL:	
SALE DATE:	02-SEP-2025	LIVING SF:	2,594	BED:	3	FP:	
PRIOR SALE PRICE:		LOT SF:		BATH:	2.00	GARAGE:	
PRIOR SALE DATE:		ASS'D TOTAL:		COUNTY:	VIGO	STORIES:	
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	011000	VIEW:	

#### 2 5169 S GLENN ST

OWNER: PINK TRACY A

DISTANCE (MI): 6.94

SALE PRICE:	\$235,000	APN:	84-09-16-226-005.000-004	YR BUILT:	1997	POOL:	N
SALE DATE:	24-JUN-2025	LIVING SF:	1,747	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	9,148	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$174,100	COUNTY:	VIGO	STORIES:	1

		ASS'D IMPROV:	\$147,000	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$27,100	CENSUS:	011202	VIEW:	

**3** 2018 S 7TH ST OWNER: COLHOUR JESSE DISTANCE (MI): 9.54

SALE PRICE:	\$172,000	APN:	84-06-34-151-003.000-002	YR BUILT:	1939	POOL:	N
SALE DATE:	18-MAR-2025	LIVING SF:	1,800	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	10,498	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$103,600	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$94,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$9,400	CENSUS:	001800	VIEW:	

**4** 2305 S 7TH ST OWNER: FRIEDMAN-DEKRO EVE A DISTANCE (MI): 9.37

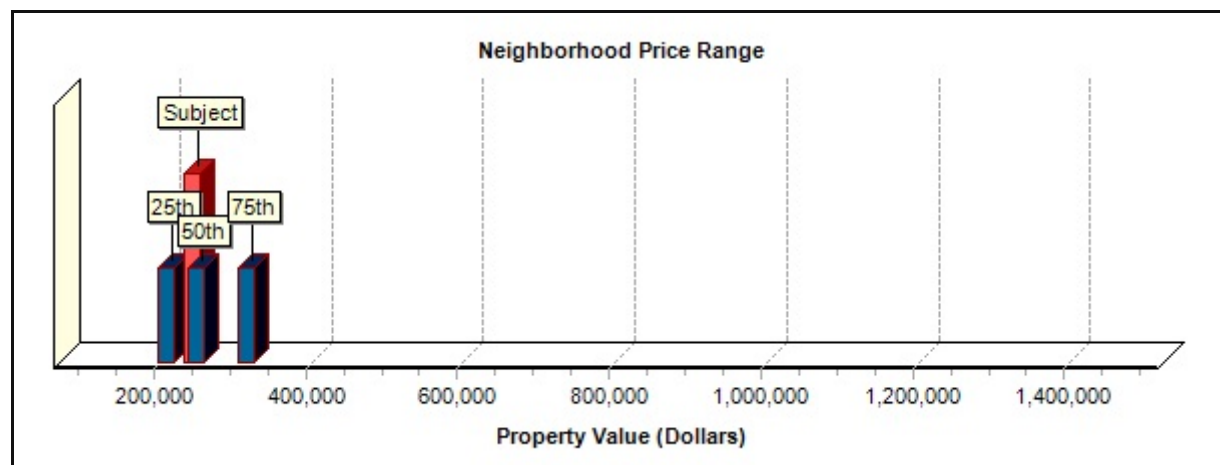
SALE PRICE:	\$163,000	APN:	84-06-33-285-009.000-002	YR BUILT:	1921	POOL:	N
SALE DATE:	06-MAR-2025	LIVING SF:	1,896	BED:	3	FP:	1
PRIOR SALE PRICE:	\$65,000	LOT SF:	7,057	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:	29-NOV-2007	ASS'D TOTAL:	\$106,400	COUNTY:	VIGO	STORIES:	2
		ASS'D IMPROV:	\$96,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$10,000	CENSUS:	001800	VIEW:	

**5** 4405 S 8TH ST OWNER: ENGLAND CASSANDRA G DISTANCE (MI): 7.49

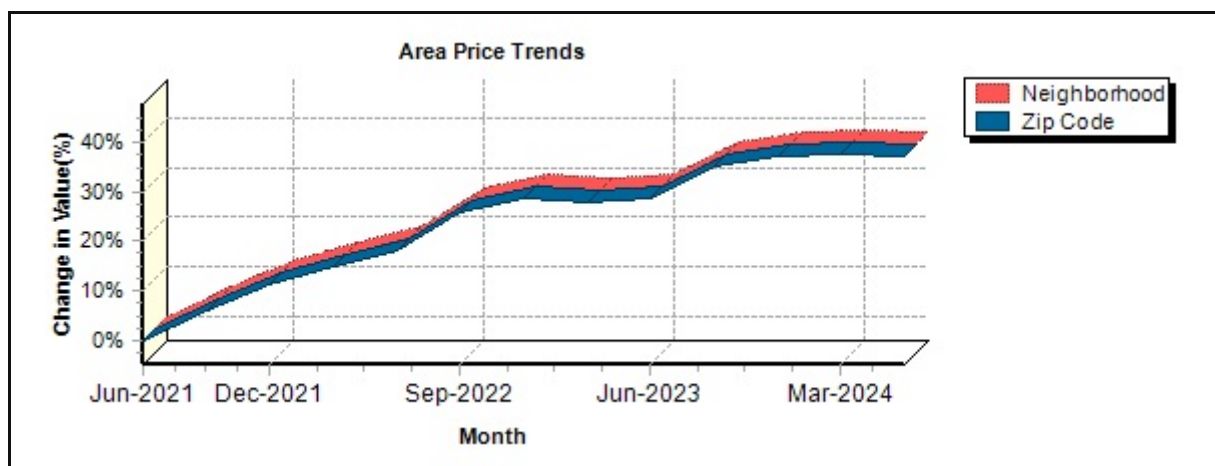
SALE PRICE:	\$205,000	APN:	84-09-10-154-006.000-004	YR BUILT:	1943	POOL:	N
SALE DATE:	04-MAR-2025	LIVING SF:	1,861	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	18,731	BATH:	1.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$144,600	COUNTY:	VIGO	STORIES:	1
		ASS'D IMPROV:	\$128,400	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$16,200	CENSUS:	010703	VIEW:	

**6** 1567 PATRIOT LN OWNER: PETREE JULI A DISTANCE (MI): 2.44

SALE PRICE:	\$295,000	APN:	84-13-03-400-037.000-006	YR BUILT:	2014	POOL:	N
SALE DATE:	03-MAR-2025	LIVING SF:	2,227	BED:	3	FP:	0
PRIOR SALE PRICE:	\$229,000	LOT SF:	24,394	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	28-SEP-2021	ASS'D TOTAL:	\$262,500	COUNTY:	VIGO	STORIES:	2
		ASS'D IMPROV:	\$208,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$54,100	CENSUS:	011000	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$73,000** to a high of **\$1,518,000**, with a median price of **\$247,000**. The subject property is valued at **\$243,000** and is ranked at the **47** percentile, meaning that **47%** 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 (**47802**) 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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