



## VeroVALUE Valuation Report

### SUBJECT PROPERTY:

401 WESTERN HILLS DR  
MOUNT VERNON, IN, 47620

### OWNER OF RECORD:

LOEHR STEPHEN B

<b>VEROVALUE</b>	\$289,000	<b>CONFIDENCE SCORE</b>	
<b>VALUE RANGE</b>	\$245,000 to \$333,000	85	FSD 0.15

### SUBJECT PROPERTY INFORMATION

APN:	65-27-07-230-003.000-018	YEAR BUILT:	1976	POOL:	N
LIVING SF:	1,640	BEDROOMS:	3	FIREPLACE:	1
LOT SF:	45,520	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$235,700	COUNTY:	POSEY	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$202,100	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$33,600	CENSUS TRACT:	040500	VIEW:	

### SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	23-OCT-2008	\$140,000		WILLIAM E LOEHR	LOEHR STEPHEN B:LOEHR TAMMY J

### MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	1116 TAM O SHANTER DR	0.50	\$266,000	25-AUG-2025	1,616	12,981	3	2.50	1985
2	1719 PLEASANT VALLEY DR	0.62	\$270,256	02-APR-2025	1,461	16,030	3	3.00	1981
3	7474 HERITAGE DR	0.73	\$341,231	09-JAN-2025	1,627	54,450	3	2.00	1972
4	7111 UPTON RD	0.21	\$249,265	19-APR-2024	1,516	30,623	4	2.50	1957
5	1612 GREENBRIER DR	0.53	\$280,000	22-JAN-2024	1,629	10,698	3	2.50	1995
6	1912 WESTRIDGE DR	0.19	\$266,000	26-OCT-2023	1,520	15,115	3	2.50	1988

Detailed property information is provided on the next page.

### MARKET DATA DETAIL

**1** 1116 TAM O SHANTER DR OWNER: SOMERS JADE DISTANCE (MI): 0.50

SALE PRICE:	\$266,000	APN:	65-27-06-330-027.000-018	YR BUILT:	1985	POOL:	N
SALE DATE:	25-AUG-2025	LIVING SF:	1,616	BED:	3	FP:	1
PRIOR SALE PRICE:	\$133,100	LOT SF:	12,981	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:	19-NOV-2021	ASS'D TOTAL:	\$220,300	COUNTY:	POSEY	STORIES:	1
		ASS'D IMPROV:	\$194,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$26,100	CENSUS:	040500	VIEW:	

**2** 1719 PLEASANT VALLEY DR OWNER: TURNER MIEKA DISTANCE (MI): 0.62

SALE PRICE:	\$270,256	APN:	65-27-06-340-006.000-018	YR BUILT:	1981	POOL:	N
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SALE DATE:	02-APR-2025	LIVING SF:	1,461	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	16,030	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$204,400	COUNTY:	POSEY	STORIES:	1
		ASS'D IMPROV:	\$174,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$29,700	CENSUS:	040500	VIEW:	

**3** 7474 HERITAGE DR OWNER: YOUNG JAMES ALLEN DISTANCE (MI): 0.73

SALE PRICE:	\$341,231	APN:	65-16-12-200-013.012-017	YR BUILT:	1972	POOL:	N
SALE DATE:	09-JAN-2025	LIVING SF:	1,627	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	54,450	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$150,100	COUNTY:	POSEY	STORIES:	1
		ASS'D IMPROV:	\$109,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$40,700	CENSUS:	040500	VIEW:	

**4** 7111 UPTON RD OWNER: STALLINGS AARON BOYD DISTANCE (MI): 0.21

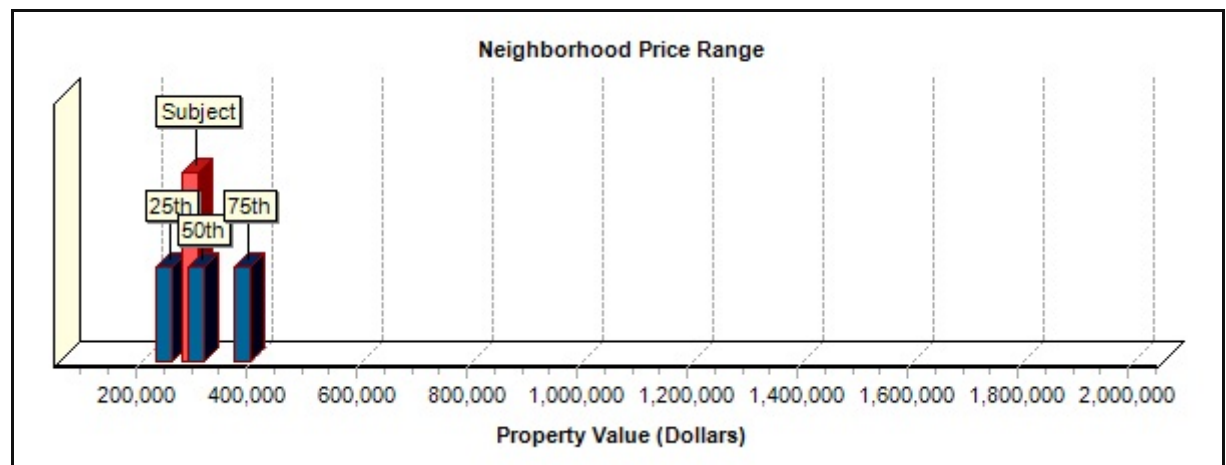
SALE PRICE:	\$249,265	APN:	65-16-12-100-028.000-017	YR BUILT:	1957	POOL:	N
SALE DATE:	19-APR-2024	LIVING SF:	1,516	BED:	4	FP:	1
PRIOR SALE PRICE:		LOT SF:	30,623	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$210,500	COUNTY:	POSEY	STORIES:	1
		ASS'D IMPROV:	\$175,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$35,400	CENSUS:	040500	VIEW:	

**5** 1612 GREENBRIER DR OWNER: WALLACE JERAD ALLAN DISTANCE (MI): 0.53

SALE PRICE:	\$280,000	APN:	65-27-07-210-547.000-018	YR BUILT:	1995	POOL:	N
SALE DATE:	22-JAN-2024	LIVING SF:	1,629	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	10,698	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$220,600	COUNTY:	POSEY	STORIES:	1
		ASS'D IMPROV:	\$197,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$23,200	CENSUS:	040600	VIEW:	

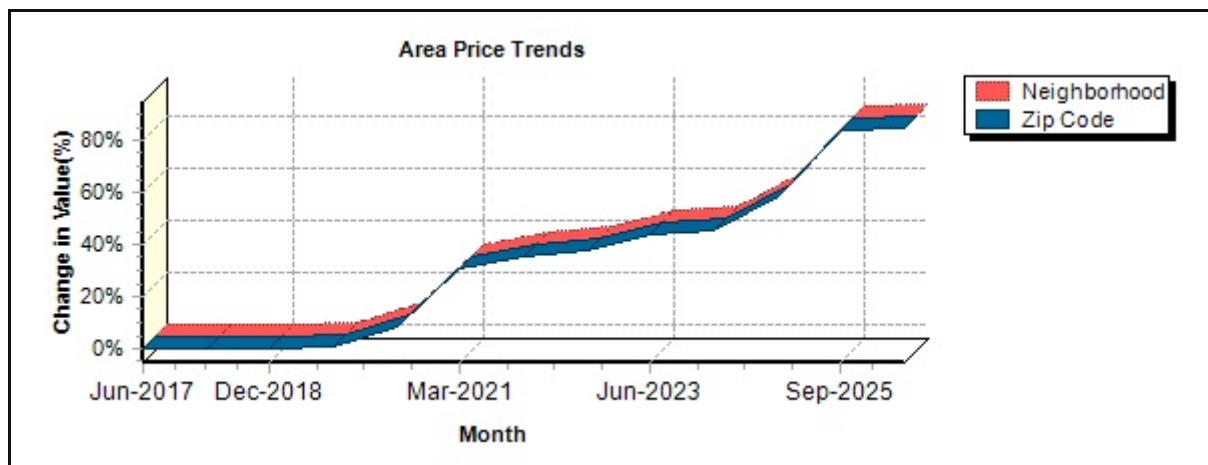
**6** 1912 WESTRIDGE DR OWNER: KEY AUSTIN D DISTANCE (MI): 0.19

SALE PRICE:	\$266,000	APN:	65-27-07-231-004.000-018	YR BUILT:	1988	POOL:	N
SALE DATE:	26-OCT-2023	LIVING SF:	1,520	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	15,115	BATH:	2.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$268,200	COUNTY:	POSEY	STORIES:	1
		ASS'D IMPROV:	\$243,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$24,900	CENSUS:	040500	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of \$57,000 to a high of \$2,048,000, with a median price of \$299,000. The subject

property is valued at **\$289,000** and is ranked at the **46** percentile, meaning that **46%** 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 (**47620**) 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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