



## VeroVALUE Valuation Report

**SUBJECT PROPERTY:**

3009 W 8TH ST  
MUNCIE, IN, 47302

**OWNER OF RECORD:**

GOODE EVELYN

<b>VEROVALUE</b>	\$134,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$108,000 to \$160,000	80	0.20

**SUBJECT PROPERTY INFORMATION**

APN:	18-11-17-351-017.000-003	YEAR BUILT:	1909	POOL:	N
LIVING SF:	2,160	BEDROOMS:	5	FIREPLACE:	1
LOT SF:	47,480	BATHROOMS:	2.00	GARAGE:	0
ASS'D VALUE: TOTAL:	\$88,200	COUNTY:	DELAWARE	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$74,300	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$13,900	CENSUS TRACT:	000500	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	816 W BEECHWOOD AVE	1.88	\$133,000	04-MAR-2025	2,044	5,750	4	2.00	1895
2	2108 W MAIN ST	1.05	\$164,587	11-FEB-2025	1,976	6,600	4	2.00	1930
3	2003 W JACKSON ST	1.04	\$154,280	28-JUN-2024	1,876	5,375	4	2.00	1923
4	1820 W 17TH ST	0.92	\$130,000	28-MAY-2024	1,904	4,960	4	1.00	1923
5	828 W BEECHWOOD AVE	1.87	\$139,500	05-APR-2024	2,070	4,375	4	1.00	1912
6	317 S COLLEGE AVE	0.98	\$157,365	29-SEP-2023	1,846	6,880	4	2.00	1930

Detailed property information is provided on the next page.

**MARKET DATA DETAIL**

**1** 816 W BEECHWOOD AVE **OWNER:** 816 BEECHWOOD LLC **DISTANCE (MI):** 1.88

SALE PRICE:	\$133,000	APN:	18-11-09-402-011.000-003	YR BUILT:	1895	POOL:	N
SALE DATE:	04-MAR-2025	LIVING SF:	2,044	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,750	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$131,100	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$117,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$13,800	CENSUS:	000700	VIEW:	

**2** 2108 W MAIN ST **OWNER:** BALDAUF KELSEY N **DISTANCE (MI):** 1.05

SALE PRICE:	\$164,587	APN:	18-11-08-457-008.000-003	YR BUILT:	1930	POOL:	N
SALE DATE:	11-FEB-2025	LIVING SF:	1,976	BED:	4	FP:	0
PRIOR SALE PRICE:	\$62,000	LOT SF:	6,600	BATH:	2.00	GARAGE:	1

PRIOR SALE DATE:	20-NOV-2006	ASS'D TOTAL:	\$93,100	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$79,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$13,800	CENSUS:	000800	VIEW:	

**3** 2003 W JACKSON ST OWNER: WYNN FUNDS LLC DISTANCE (MI): 1.04

SALE PRICE:	\$154,280	APN:	18-11-17-226-006.000-003	YR BUILT:	1923	POOL:	N
SALE DATE:	28-JUN-2024	LIVING SF:	1,876	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	5,375	BATH:	2.00	GARAGE:	2
PRIOR SALE DATE:		ASS'D TOTAL:	\$94,000	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$83,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$10,800	CENSUS:	000800	VIEW:	

**4** 1820 W 17TH ST OWNER: AUCONE DONOVAN GERALD DISTANCE (MI): 0.92

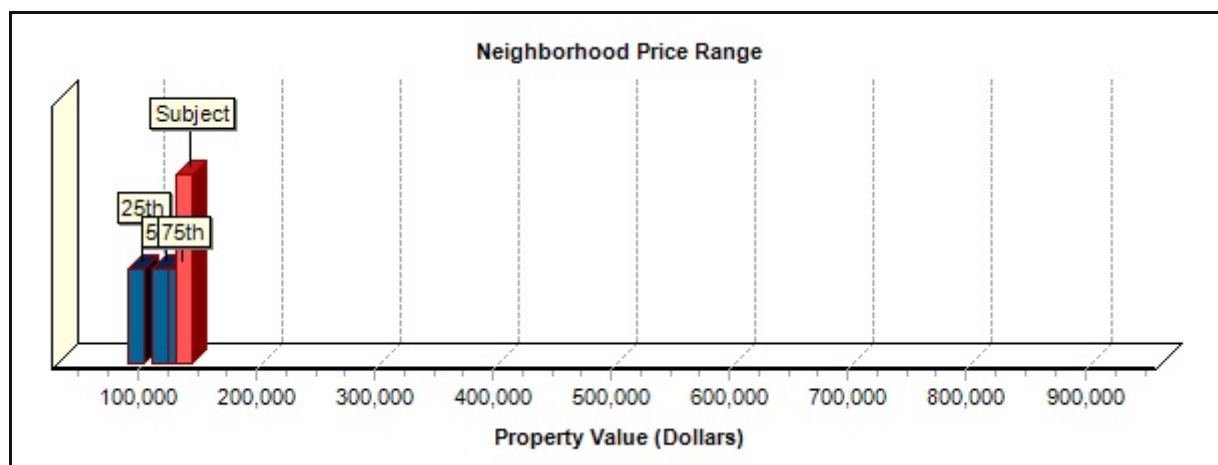
SALE PRICE:	\$130,000	APN:	18-11-20-280-013.000-003	YR BUILT:	1923	POOL:	N
SALE DATE:	28-MAY-2024	LIVING SF:	1,904	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	4,960	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$33,500	COUNTY:	DELAWARE	STORIES:	1
		ASS'D IMPROV:	\$29,300	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$4,200	CENSUS:	000500	VIEW:	

**5** 828 W BEECHWOOD AVE OWNER: PHILLIPS HOLDINGS II LLC DISTANCE (MI): 1.87

SALE PRICE:	\$139,500	APN:	18-11-09-402-008.000-003	YR BUILT:	1912	POOL:	N
SALE DATE:	05-APR-2024	LIVING SF:	2,070	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	4,375	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$113,100	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$102,600	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$10,500	CENSUS:	000700	VIEW:	

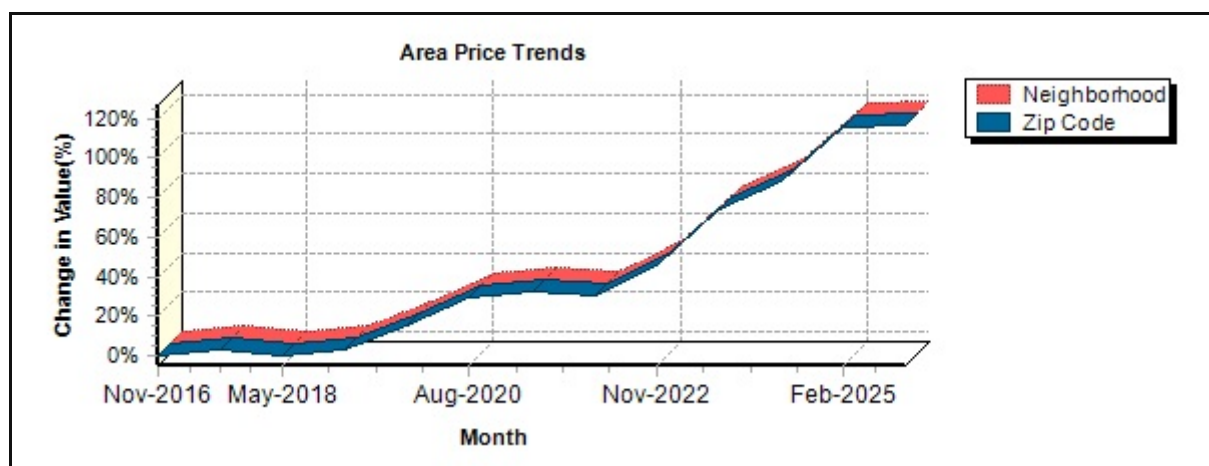
**6** 317 S COLLEGE AVE OWNER: JOINT REVOCABLE TRUST DISTANCE (MI): 0.98

SALE PRICE:	\$157,365	APN:	18-11-17-226-055.000-003	YR BUILT:	1930	POOL:	N
SALE DATE:	29-SEP-2023	LIVING SF:	1,846	BED:	4	FP:	1
PRIOR SALE PRICE:		LOT SF:	6,880	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$120,900	COUNTY:	DELAWARE	STORIES:	2
		ASS'D IMPROV:	\$108,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$12,000	CENSUS:	000800	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$33,000** to a high of **\$955,000**, with a median price of **\$115,000**. The subject property is valued at **\$134,000** and is ranked at the **82** percentile, meaning that **82%** 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 (47302) 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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