

Client Reference: 556217
Borrower Name: JAMES GARLAND

Report Date: 19-MAY-2025
Report Number: 1233977243



VeroVALUE Valuation Report

SUBJECT PROPERTY:

2915 GARLAND RD
VEVAY, IN, 47043

OWNER OF RECORD:

CRABTREE JAMES D

VEROVALUE	\$262,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$223,000 to \$301,000	85	0.15

SUBJECT PROPERTY INFORMATION

APN:	78-14-30-400-013.000-002	YEAR BUILT:	1917	POOL:	N
LIVING SF:	2,890	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	54,450	BATHROOMS:	2.00	GARAGE:	0
ASS'D VALUE: TOTAL:	\$127,600	COUNTY:	SWITZERLAND	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$111,000	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$16,600	CENSUS TRACT:	965900	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	25-SEP-2023	\$299,000		THE ESTATE OF DAVID C HEWITT	CRABTREE JAMES D

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	6494 TAPPS RIDGE RD	7.77	\$183,000	11-OCT-2024	2,446	1,891,811	2	1.00	1881
2	9349 PLUM CREEK RD	8.77	\$330,000	15-APR-2024	2,376	126,411	4	3.00	2010
3	11952 FAIRVIEW RD	10.27	\$320,000	08-APR-2024	2,420	278,479	3	2.00	1914
4	302 E MAIN ST	4.74	\$245,000	26-OCT-2023	2,660	12,750	3	3.00	1920

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 6494 TAPPS RIDGE RD

OWNER: SPIVEY GREGORY D

DISTANCE (MI): 7.77

SALE PRICE:	\$183,000	APN:	78-13-05-300-010.000-003	YR BUILT:	1881	POOL:	N
SALE DATE:	11-OCT-2024	LIVING SF:	2,446	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	1,891,811	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$45,600	COUNTY:	SWITZERLAND	STORIES:	1
		ASS'D IMPROV:	\$8,700	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$36,900	CENSUS:	965800	VIEW:	

2 9349 PLUM CREEK RD

OWNER: SELMEYER DAVID L

DISTANCE (MI): 8.77

SALE PRICE:	\$330,000	APN:	78-08-24-400-014.000-003	YR BUILT:	2010	POOL:	N
SALE DATE:	15-APR-2024	LIVING SF:	2,376	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	126,411	BATH:	3.00	GARAGE:	1

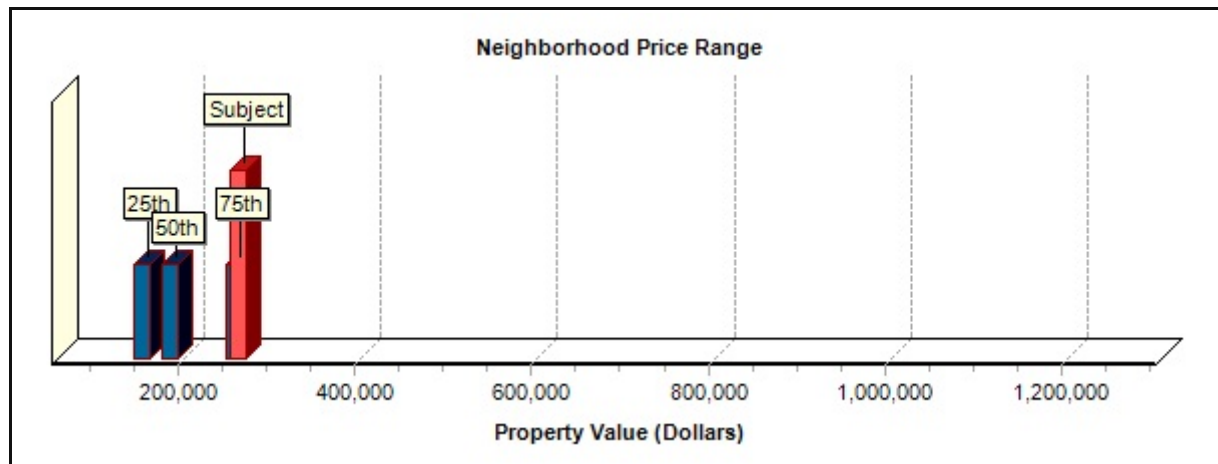
PRIOR SALE DATE:		ASS'D TOTAL:	\$193,600	COUNTY:	SWITZERLAND	STORIES:	2
		ASS'D IMPROV:	\$172,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$20,800	CENSUS:	965800	VIEW:	

3 11952 FAIRVIEW RD OWNER: NELSON AARON DISTANCE (MI): 10.27

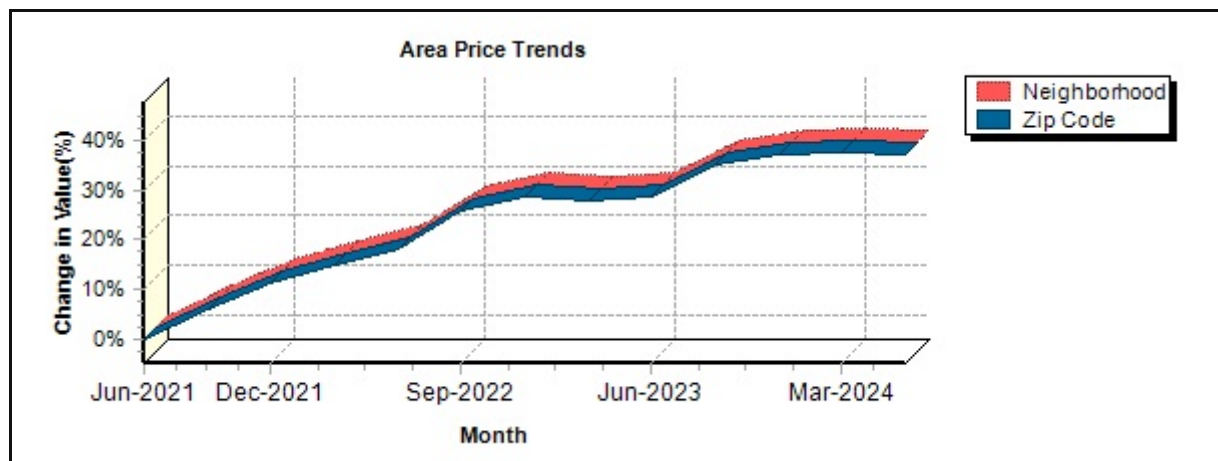
SALE PRICE:	\$320,000	APN:	78-08-11-200-004.001-001	YR BUILT:	1914	POOL:	N
SALE DATE:	08-APR-2024	LIVING SF:	2,420	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	278,479	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$104,000	COUNTY:	SWITZERLAND	STORIES:	2
		ASS'D IMPROV:	\$85,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$18,500	CENSUS:	965800	VIEW:	

4 302 E MAIN ST OWNER: WEEDMAN LISA NICOLE DISTANCE (MI): 4.74

SALE PRICE:	\$245,000	APN:	78-14-14-441-050.000-004	YR BUILT:	1920	POOL:	N
SALE DATE:	26-OCT-2023	LIVING SF:	2,660	BED:	3	FP:	0
PRIOR SALE PRICE:	\$232,500	LOT SF:	12,750	BATH:	3.00	GARAGE:	0
PRIOR SALE DATE:	26-SEP-2022	ASS'D TOTAL:	\$167,200	COUNTY:	SWITZERLAND	STORIES:	2
		ASS'D IMPROV:	\$154,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$12,800	CENSUS:	965900	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of \$62,000 to a high of \$1,302,000, with a median price of \$183,500. The subject property is valued at \$262,000 and is ranked at the 76 percentile, meaning that 76% 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 (**47043**) 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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