

Client Reference: 31102.0
Borrower Name: ASHLEY BYER

Report Date: 16-JUN-2025
Report Number: 1245272742



VeroVALUE Valuation Report

SUBJECT PROPERTY:

1720 CHESTER BLVD
RICHMOND, IN, 47374

OWNER OF RECORD:

BYER ASHLEY N

VEROVALUE	\$174,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$154,000 to \$194,000	88	0.12

SUBJECT PROPERTY INFORMATION

APN:	89-16-29-240-102.000-030	YEAR BUILT:	1950	POOL:	N
LIVING SF:	1,397	BEDROOMS:	3	FIREPLACE:	1
LOT SF:	18,905	BATHROOMS:	1.50	GARAGE:	1
ASS'D VALUE: TOTAL:	\$101,800	COUNTY:	WAYNE	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$89,600	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$12,200	CENSUS TRACT:	000400	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	12-NOV-2024	\$156,000	\$124,800	MERK HOLDINGS IN 3 LLC	BYER ASHLEY N
2	21-MAY-2024	\$53,200	\$40,000	KANEKAWA DAWNETTE RENEE	MERK HOLDINGS IN 3 LLC

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	715 NORTHWOOD DR	0.28	\$193,788	12-DEC-2024	1,245	9,801	3	1.50	1963
2	1604 OAK PARK DR	0.45	\$179,900	13-NOV-2024	1,272	9,453	3	1.50	1971
3	605 NORTHWOOD DR	0.32	\$155,000	16-SEP-2024	1,254	10,149	3	1.50	1963
4	920 CRESTDALE DR	0.11	\$186,200	30-JUN-2023	1,480	11,369	3	1.50	1960

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 715 NORTHWOOD DR OWNER: ISAACS SUSAN E DISTANCE (MI): 0.28

SALE PRICE:	\$193,788	APN:	89-16-29-220-211.000-030	YR BUILT:	1963	POOL:	N
SALE DATE:	12-DEC-2024	LIVING SF:	1,245	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	9,801	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$99,400	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:	\$79,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$20,300	CENSUS:	000400	VIEW:	

2 1604 OAK PARK DR OWNER: WILLIAMS CHRISTIAN THOMAS DISTANCE (MI): 0.45

SALE PRICE:	\$179,900	APN:	89-16-28-120-232.000-030	YR BUILT:	1971	POOL:	N
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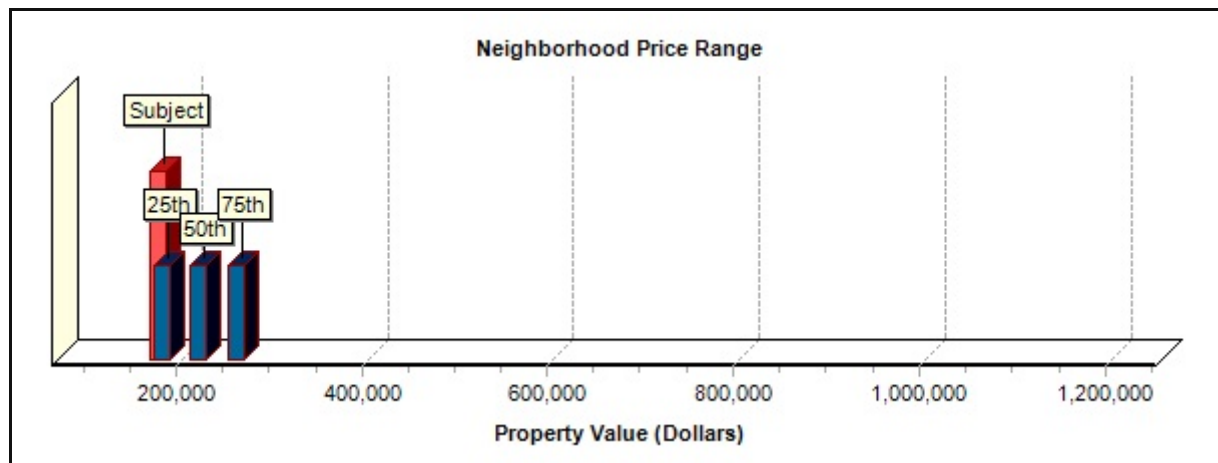
SALE DATE:	13-NOV-2024	LIVING SF:	1,272	BED:	3	FP:	1
PRIOR SALE PRICE:	\$104,000	LOT SF:	9,453	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:	28-AUG-2015	ASS'D TOTAL:	\$149,200	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:	\$124,500	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$24,700	CENSUS:	000400	VIEW:	

3 605 NORTHWOOD DR OWNER: SIMPSON DEVONNA E DISTANCE (MI): 0.32

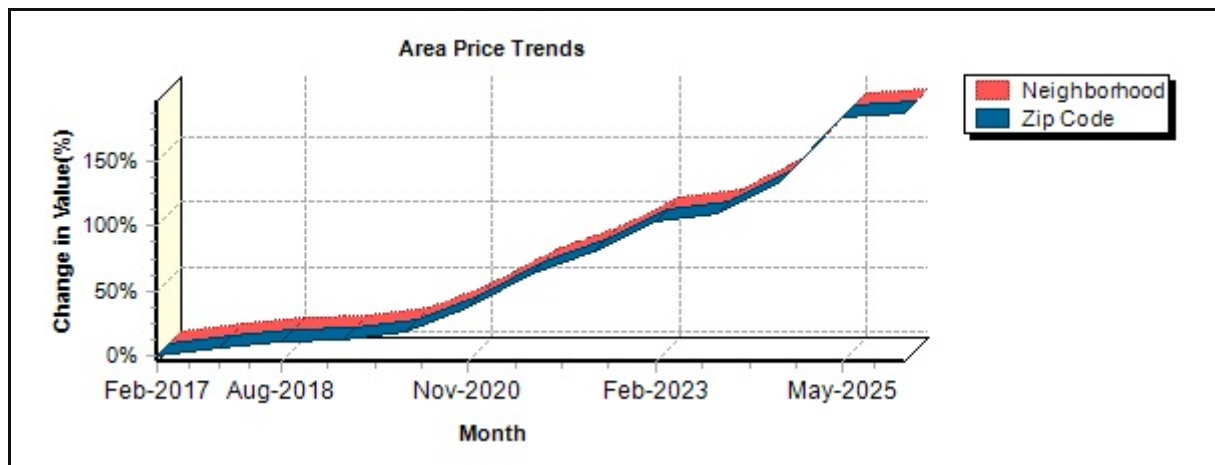
SALE PRICE:	\$155,000	APN:	89-16-29-210-103.000-030	YR BUILT:	1963	POOL:	N
SALE DATE:	16-SEP-2024	LIVING SF:	1,254	BED:	3	FP:	1
PRIOR SALE PRICE:	\$166,452	LOT SF:	10,149	BATH:	1.50	GARAGE:	1
PRIOR SALE DATE:	04-DEC-2023	ASS'D TOTAL:	\$124,500	COUNTY:	WAYNE	STORIES:	1
		ASS'D IMPROV:	\$104,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$20,300	CENSUS:	000400	VIEW:	

4 920 CRESTDALE DR OWNER: ROSS JORDAN T DISTANCE (MI): 0.11

SALE PRICE:	\$186,200	APN:	89-16-29-220-111.000-030	YR BUILT:	1960	POOL:	N
SALE DATE:	30-JUN-2023	LIVING SF:	1,480	BED:	3	FP:	1
PRIOR SALE PRICE:	\$59,000	LOT SF:	11,369	BATH:	1.50	GARAGE:	0
PRIOR SALE DATE:	04-AUG-2008	ASS'D TOTAL:	\$37,500	COUNTY:	WAYNE	STORIES:	2
		ASS'D IMPROV:	\$15,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$21,700	CENSUS:	000400	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$71,000** to a high of **\$1,250,000**, with a median price of **\$216,000**. The subject property is valued at **\$174,000** and is ranked at the **23** percentile, meaning that **23%** 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 (**47374**) 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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