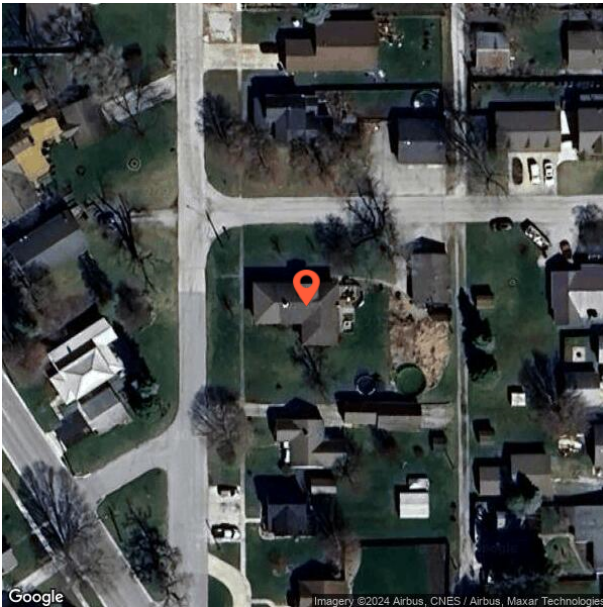




Property Address	Order #	6295266
301 S SCOTT ST	Loan #	Not Specified
RENSSELAER, IN 47978 - JASPER COUNTY	Inspection Type	Exterior/Street
Address is consistent with client-submitted data	Assignment Type	Other: N/A
Lender	Robert Steele	
Borrower	Julie Koczan	
Coborrower	Not Specified	
Evaluated Value	\$218,000	Reasonable Exposure Time
Effective Date	10/24/2024	30 - 60 Days

PROPERTY DETAILS









Property Type	Single Family Residence	County	JASPER
Lot Size	16,509	Parcel Number	37-07-30-016-019.053-027
Year Built	1910	Assessed Year	2023
Gross Living Area	1,668	Assessed Value	\$182,300
Bedroom	3	Assessed Taxes	\$985
Baths	2.0	Sold Date	
Pool	No	Sold Price	\$0
Condition	Average	List Date	
Carrier Route	C004	List Price	
HOA	No		
Location Comments	None		
Owner of Public Records	LAYTON,RITA JO & JULIE JO		
Amenities	Partially Finished Basement		
Legal Description	LOT:2-3 DIST:0008 CITY/MUNI/TWP:MARION TOWNSHIP LEOPOLD'S ADD LOTS 2 & 3 BLK 16; PT VAC LEOPOLD ST		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	46	39	32	-30.4% ↓	-17.9% ↓
Absorption rate (total sales/month)	15	13	10	-33.3% ↓	-23.1% ↓
Total # of Comparable Active Listings	67	79	81	20.9% ↑	2.5% -
Months of housing supply (Total listings / ab. rate)	4	6	8	100% ↑	33.3% ↑
Median Sale & List Price, DOM, Sale/List %	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Median Comparable Sale Price	\$202,500	\$269,000	\$191,900	-5.2% ↓	-28.7% ↓
Median Comparable Sales Days on Market	49d	47d	59d	20.4% ↑	25.5% ↑
Median Sale Price as % of List Price	100%	99%	99%	-1% -	0% -
Median Comparable List Price (Currently Active)	\$239,900	\$229,900	\$224,900	-6.3% ↓	-2.2% -
Median Competitive Listings Days on Market (Currently Active)	79d	72d	71d	-10.1% ↓	-1.4% -
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	2	1	1	-50% ↓	0% -
REO Sales	2	0	0	-100% ↓	0% -
Short Sales	1	1	0	-100% ↓	-100% ↓
Foreclosure % of Regular & REO Sales	4%	3%	3%	-25% ↓	0% -

SELECTED COMPARABLES SALES AND LISTINGS

Subject Property		Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	301 S SCOTT ST RENSSELAER IN, 47978	302 S MILTON ST RENSSELAER IN, 47978		703 E THOMPSON ST RENSSELAER IN, 47978		422 S PARK AVE RENSSELAER IN, 47978	
MLS Comments	--						
Proximity (mi)	--	0.04 E		0.23 SE		0.46 SW	
MLS# DOC#	--	202411118 N/A		802994 F200786		544017 N/A	
Sale Price / Price per Sq.Ft.	--	\$220,000 / \$136/sqft		\$219,900 / \$105/sqft		\$180,000 / \$108/sqft	
List Price / Price per Sq.Ft.	--	\$225,000 / \$139/sqft		\$219,900 / \$105/sqft		\$190,000 / \$114/sqft	
Sale Price % of List Price	--	0.98 / 98%		1.00 / 100%		0.95 / 95%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		05/30/24		06/03/24		02/23/24	
Location	Neutral	Neutral		Neutral		Neutral	
Location Comment	None	None		None		None	
Site	16,509	9,583	\$3,500	11,021	\$2,500	9,148	\$3,500
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1910	1953		1957		1915	
Condition	Average	Good	-\$11,000	Good	-\$10,500	Average	
Bedrooms	3	3		3		3	
Full / Half Baths	2 / 0	1 / 1	\$1,000	2 / 0		1 / 1	\$1,000
Gross Living Area	1,668	1,620		2,093		1,660	
Basement	Full Basement	None	\$10,000	None	\$10,000	None	\$10,000
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	2	2		1		1	
Pool	No	No		No		No	
Amenities	Partially Finished Basement	None	\$5,000	None	\$5,000	None	\$5,000
Other							
Other							
Net Adj. (total)		3.86%	\$8,500	0.23%	\$500	11.94%	\$21,500
Gross Adj.		13.86%	\$30,500	17.51%	\$38,500	11.94%	\$21,500
Adj. Price		\$228,500		\$220,400		\$201,500	
Price and Listing History		Sold Price	05/21/2024 \$220,000	Sold Price	05/31/2024 \$219,900	Sold Price	02/23/2024 \$180,000
		Listed Price	04/04/2024 \$225,000	Listed Price	05/01/2024 \$219,900	Listed Price	01/20/2024 \$190,000
		Sold Price	11/07/2023 \$125,000				

Subject Property		Sale Comp 4		List Comp 1	
					
Address	301 S SCOTT ST RENSSELAER IN, 47978	103 W GRACE ST RENSSELAER IN, 47978		802 E THOMPSON ST RENSSELAER IN, 47978	
MLS Comments	--				
Proximity (mi)	--	0.22 SW		0.23 SE	
MLS# DOC#	--	202402511 F201726		805215	
Sale Price / Price per Sq.Ft.	--	\$201,000 / \$140/sqft			
List Price / Price per Sq.Ft.	--	\$269,900 / \$188/sqft		\$209,900 / \$123/sqft	
Sale Price % of List Price	--	0.74 / 74%			
Property Type	SFR	SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj
Sale/List Date		08/13/24		06/12/24 134 DOM	
Location	Neutral	Neutral		Neutral	
Location Comment	None	None		None	
Site	16,509	20,909	-\$2,000	11,021	\$2,500
View	None	None		None	
Design	Typical	Typical		Typical	
Quality	Average	Average		Average	
Age	1910	1946		1953	
Condition	Average	Average		Average	
Bedrooms	3	3		3	
Full / Half Baths	2 / 0	1 / 1	\$1,000	1 / 0	\$2,000
Gross Living Area	1,668	1,433	\$4,500	1,711	
Basement	Full Basement	Full Basement		None	\$10,000
Parking Type	Garage	Garage		Garage	
Parking Spaces	2	2		1	\$2,000
Pool	No	No		No	
Amenities	Partially Finished Basement	Fully Finished Basement	-\$5,000	None	\$5,000
Other					
Other					
Net Adj. (total)		-0.75%	-\$1,500	10.24%	\$21,500
Gross Adj.		6.22%	\$12,500	10.24%	\$21,500
Adj. Price			\$199,500		\$231,400

Price and Listing History	Sold	08/13/2024	Price Changed	10/14/2024
	Price	\$201,000	Price	\$209,900
	Pending	06/11/2024	Listed	06/12/2024
	Price	\$269,900	Price	\$219,900
	Price Changed	06/04/2024		
	Price	\$269,900		
	Price Changed	05/22/2024		
	Price	\$274,900		
	Price Changed	05/04/2024		
	Price	\$279,900		
	Price Changed	04/23/2024		
	Price	\$289,000		
	Relisted	04/01/2024		
	Price	\$294,900		
	Pending	03/20/2024		
	Price	\$294,900		
	Price Changed	02/22/2024		
	Price	\$294,900		
	Listed	01/25/2024		
	Price	\$298,900		
	Expired	01/24/2024		
	Price	\$298,900		
	Relisted	01/24/2024		
	Price	\$298,900		
	Price Changed	01/22/2024		
	Price	\$298,900		
	Price Changed	11/13/2023		
	Price	\$299,900		
	Price Changed	09/05/2023		
	Price	\$308,500		
	Price Changed	08/05/2023		
	Price	\$309,000		
	Listed	07/22/2023		
	Price	\$325,000		
	Sold	03/07/2023		
	Price	\$120,000		

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

The subject appears to conform to the area. No significant foreclosure rate present. No adverse external site influences noted. Subject location appears to be suburban. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources. Some comps may assume listing price as sales price.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$199,500 to \$231,400

Sales Commentary

Market conditions data from QVM and supplemental sources are conflicting. Review of sales data and supplemental sources indicate time adjustments for the presented comparable sales are not warranted. Due to lack of recent sales subject age could not be bracketed, however all sales are within 50 years and no adjustment applied. Sales #1 and #2 adjusted for condition based on listing photos and/or listing remarks.

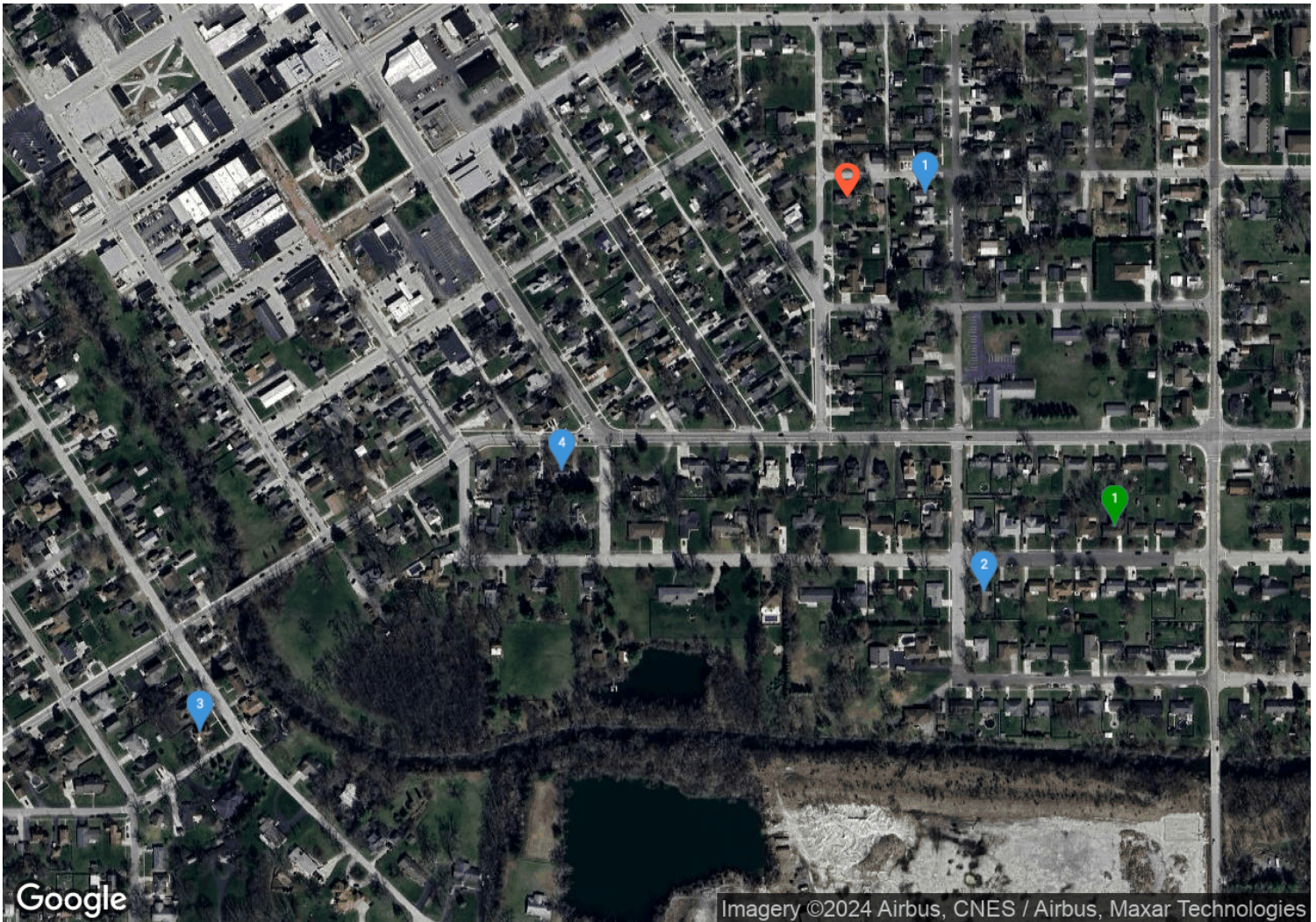
Listing Commentary

Due to lack of recent similar listings, only 1 comparable listing has been provided.

Additional Notes

- All adjustments rounded to the nearest 500. GLA adjustments applied exceeding 100sf.
- Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
- Due to a lack of recent and similar listings/sales in subject's area, comparables with a living area difference of >20% were necessary.
- Due to a lack of similar and more proximate comparables, it was necessary to expand search parameters across major roadways.
- Due to a lack of recent and similar listings/sales in subject's area, it was deemed necessary to use comparables over 120 days.
- Outbuildings have only been reported as an amenity and in the grid if appear to be located on a permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Above ground pools have not been given value or reported as no value given to personal property. No value given to minor amenities such as decks.
- MLS commentary was unavailable for comparables; therefore, secondary sources have been utilized.
- Above grade GLA and room counts have been presented when information available. Below grade area/bed/bath are adjusted for in basement section.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	301 S SCOTT ST RENSSELAER, IN 47978	Single Family Residence				16509	1910	3	2	1668	650	No		Public Records
1	302 S MILTON ST RENSSELAER, IN 47978	Single Family Residence	\$220,000	05/30/2024	0.04	9583	1953	3	2	1620		No		MLS
2	703 E THOMPSON ST RENSSELAER, IN 47978	Single Family Residence	\$219,900	06/03/2024	0.23	11021	1957	3	2	2093		No		Public Records
3	422 S PARK AVE RENSSELAER, IN 47978	Single Family Residence	\$180,000	02/23/2024	0.46	9148	1915	3	2	1660	208	No		MLS
4	103 W GRACE ST RENSSELAER, IN 47978	Single Family Residence	\$201,000	08/13/2024	0.22	20909	1946	3	2	1433	1433	No		MLS, Public Records
1	802 E THOMPSON ST RENSSELAER, IN 47978	Single Family Residence	\$209,900	06/12/2024	0.23	11021	1953	3	1	1711		No		MLS

SELECTED COMPARABLES PHOTOS



Comp 1: 302 S MILTON ST
RENSSELAER IN, 47978



Comp 2: 703 E THOMPSON ST
RENSSELAER IN, 47978



Comp 3: 422 S PARK AVE
RENSSELAER IN, 47978



Comp 4: 103 W GRACE ST
RENSSELAER IN, 47978



Listing 1: 802 E THOMPSON ST
RENSSELAER IN, 47978

PRICE AND LISTING HISTORY

There is insufficient data to provide Price and Listing History for this property.

TRANSACTION HISTORY

Timeline

There is no timeline available.

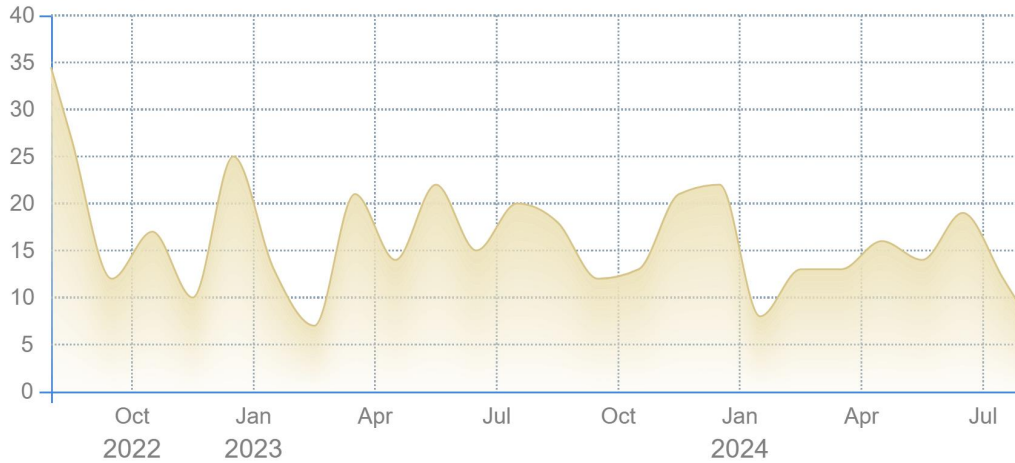
History

ZIP-CODE DATA

Number of Properties Sold in 47978

This chart tells you how many properties have sold in the selected area over time.

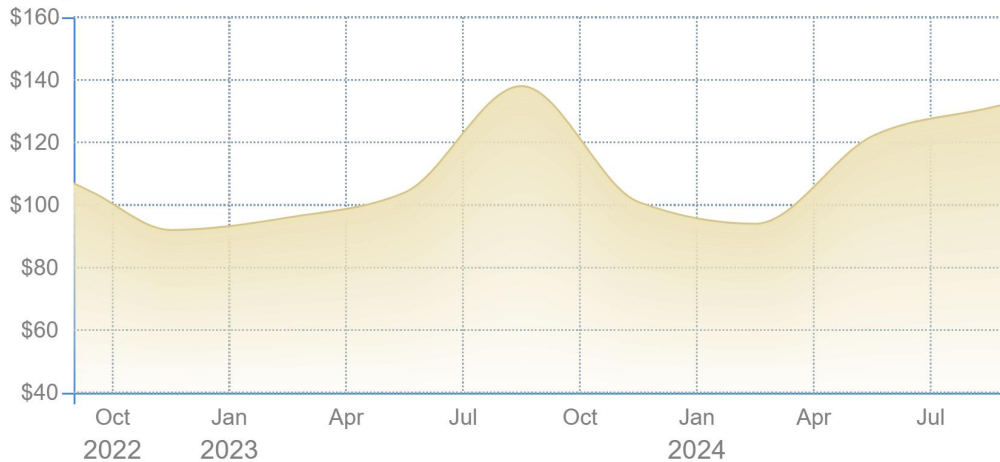
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 47978

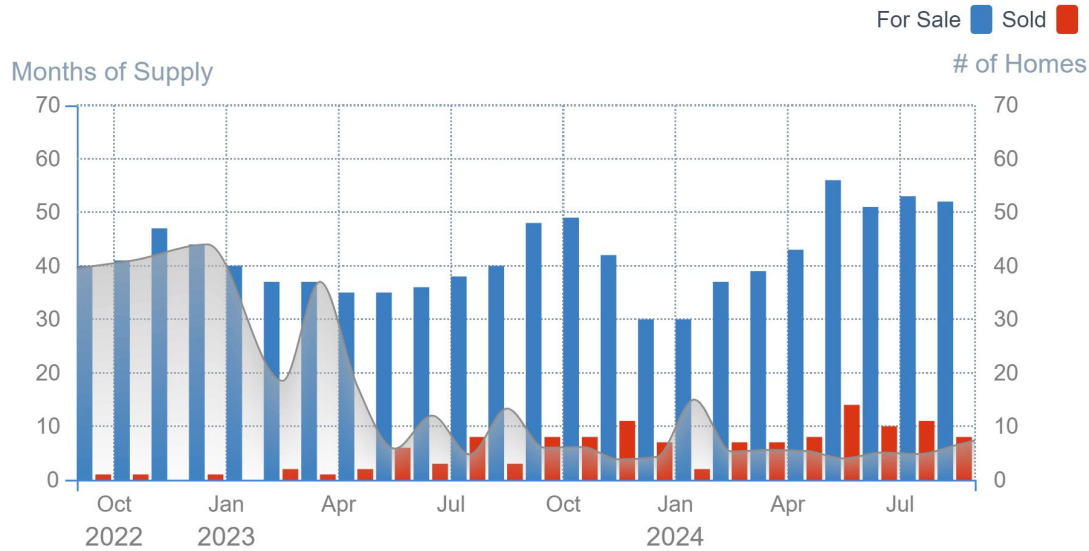
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



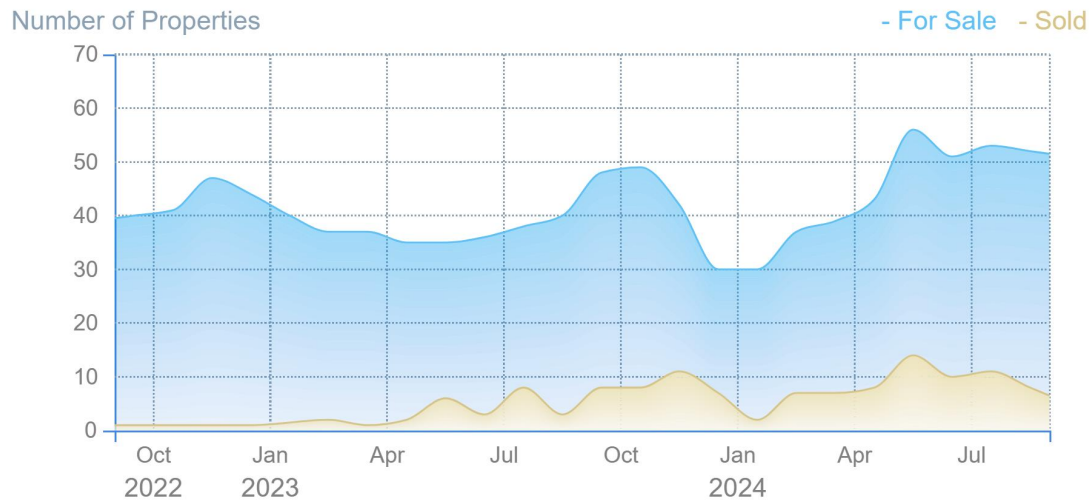
Months of Supply in 47978

This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.

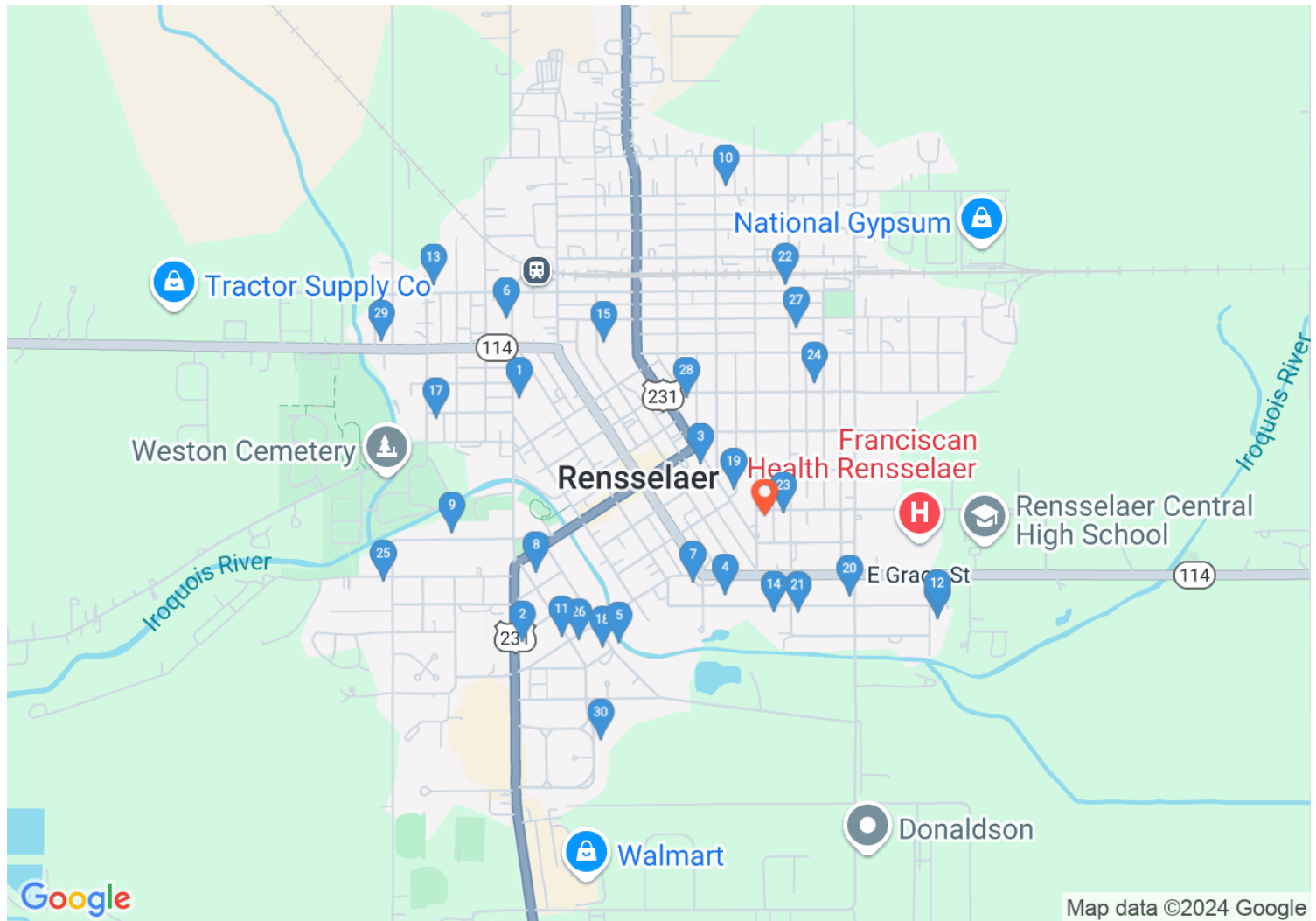


Supply / Demand in 47978

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.



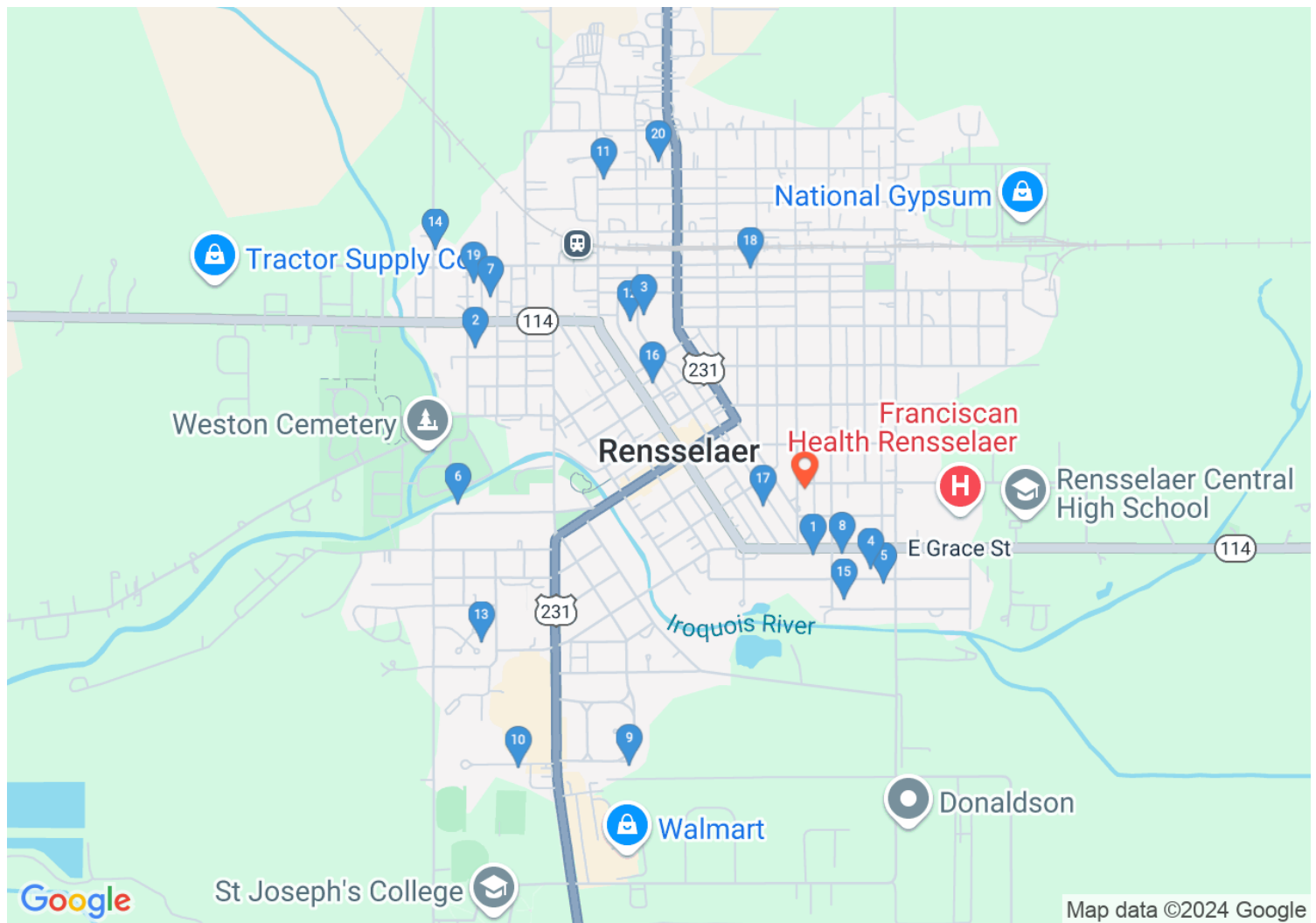
COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	301 S SCOTT ST, RENSELAER, IN 47978	--	--	3	2	1,668	--	--	0.38	--	1910
1	513 N COLLEGE AVE RENSELAER, IN 47978	\$200,000	Sep 16, 2024	3	2	1,648	\$121	0.60	0.36	91	1940
2	305 S COLLEGE AVE RENSELAER, IN 47978	\$0	Aug 16, 2024	4	1	1,748	\$0	0.60	0.47	91	1910
3	116 S MCKINLEY AVE RENSELAER, IN 47978	\$231,500	Nov 03, 2023	4	2	2,124	\$108	0.18	0.34	83	1910
4	110 E THOMPSON ST RENSELAER, IN 47978	\$0	Jun 07, 2024	2	2	1,718	\$0	0.20	0.34	81	1955
5	429 S PARK AVE RENSELAER, IN 47978	\$223,500	Jun 03, 2024	2	3	1,383	\$161	0.43	0.33	80	1945
6	722 N COLLEGE AVE RENSELAER, IN 47978	\$224,000	Sep 09, 2024	3	2	2,144	\$104	0.71	0.34	80	1896
7	103 W GRACE ST RENSELAER, IN 47978	\$201,000	Aug 13, 2024	2	2	1,433	\$140	0.22	0.48	79	1946
8	115 S HOME AVE RENSELAER, IN 47978	\$0	Apr 24, 2024	3	2	1,665	\$0	0.52	0.39	78	1960
9	804 W MILROY AVE RENSELAER, IN 47978	\$0	Jan 29, 2024	3	2	1,628	\$0	0.69	0.25	74	1916
10	500 E MAPLE ST RENSELAER, IN 47978	\$180,000	Jul 29, 2024	3	1	1,508	\$119	0.73	0.31	74	1959
11	326 S HOME AVE RENSELAER, IN 47978	\$170,000	May 09, 2024	3	2	1,768	\$96	0.52	0.26	72	1940
12	505 S ILIFF DR RENSELAER, IN 47978	\$190,000	May 15, 2024	3	3	1,878	\$101	0.44	0.33	70	1969

13	424 W VINE ST RENSSELAER, IN 47978	\$235,000	Aug 01, 2024	3	2	1,585	\$148	0.88	0.28	70	1956
14	613 E THOMPSON ST RENSSELAER, IN 47978	\$217,500	Jul 08, 2024	3	2	1,508	\$144	0.22	0.27	69	1952
15	505 N WESTON ST RENSSELAER, IN 47978	\$0	Aug 19, 2024	4	2	2,290	\$0	0.52	0.37	68	1910
16	507 S ILIFF DR RENSSELAER, IN 47978	\$247,500	Jun 03, 2024	3	3	1,334	\$185	0.45	0.33	66	1967
17	423 N ABIGAIL ST RENSSELAER, IN 47978	\$225,000	Sep 24, 2024	3	2	2,325	\$96	0.75	0.38	65	1890
18	422 S PARK AVE RENSSELAER, IN 47978	\$180,000	Feb 23, 2024	3	1	1,660	\$108	0.46	0.21	62	1915
19	225 S MCKINLEY AVE RENSSELAER, IN 47978	\$58,000	May 24, 2024	3	1	1,913	\$30	0.09	0.21	61	1910
20	826 E THOMPSON ST RENSSELAER, IN 47978	\$254,000	May 20, 2024	2	2	1,378	\$184	0.26	0.25	60	1955
21	703 E THOMPSON ST RENSSELAER, IN 47978	\$219,900	Jun 03, 2024	3	2	2,093	\$105	0.23	0.25	59	1957
22	638 E VINE ST RENSSELAER, IN 47978	\$37,000	Dec 08, 2023	4	1	1,484	\$24	0.51	0.20	59	1920
23	302 S MILTON ST RENSSELAER, IN 47978	\$220,000	May 30, 2024	4	2	1,620	\$135	0.04	0.22	58	1953
24	726 E ANGELICA ST RENSSELAER, IN 47978	\$45,000	Feb 16, 2024	3	1	1,366	\$32	0.31	0.20	57	1910
25	102 S SPARLING AVE RENSSELAER, IN 47978	\$275,000	Sep 26, 2024	3	3	2,355	\$116	0.85	0.33	56	1951
26	403 S HOME AVE RENSSELAER, IN 47978	\$224,500	Feb 22, 2024	3	3	1,755	\$127	0.49	0.22	55	1960
27	325 N MILTON ST RENSSELAER, IN 47978	\$191,500	Sep 11, 2024	3	2	1,967	\$97	0.42	0.20	55	1940
28	401 E ANGELICA ST RENSSELAER, IN 47978	\$0	Nov 17, 2023	3	2	1,848	\$0	0.31	0.17	53	1910
29	610 W CLARK ST RENSSELAER, IN 47978	\$92,000	Dec 20, 2023	3	1	1,578	\$58	0.92	0.17	53	1910
30	615 S FLEMING BLVD RENSSELAER, IN 47978	\$0	Aug 22, 2024	1	1	1,440	\$0	0.61	0.19	52	1941

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	301 S SCOTT ST, RENSSELAER, IN 47978	--	--	3	2	1,668	--	--	0.38	--	1910
1	615 E GRACE ST RENSSELAER, IN 47978	\$274,900	Aug 17, 2024	3	2	1,494	\$184	0.15	0.31	76	1830
2	422 W WARNER ST RENSSELAER, IN 47978	\$295,000	Oct 21, 2024	3	3	2,106	\$140	0.79	0.33	72	1950
3	505 N WESTON ST RENSSELAER, IN 47978	\$234,500	Sep 10, 2024	4	2	2,290	\$102	0.52	0.37	68	1910
4	802 E THOMPSON ST RENSSELAER, IN 47978	\$209,900	Jun 12, 2024	3	1	1,711	\$122	0.23	0.25	66	1953
5	817 E THOMPSON ST RENSSELAER, IN 47978	\$259,900	Aug 29, 2024	4	2	1,550	\$167	0.27	0.25	64	1957
6	924 W MILROY AVE RENSSELAER, IN 47978	\$245,000	Aug 23, 2024	3	2	2,244	\$109	0.76	0.32	63	1950
7	724 N ELZA ST RENSSELAER, IN 47978	\$219,900	Oct 16, 2024	4	2	2,136	\$102	0.81	0.24	61	1910
8	705 E GRACE ST RENSSELAER, IN 47978	\$269,900	Oct 12, 2024	3	2	1,793	\$150	0.17	0.20	53	1957
9	635 W FLEMING BLVD RENSSELAER, IN 47978	\$195,000	Sep 01, 2024	3	2	1,152	\$169	0.72	0.36	49	1973
10	703 W CHARLES ST RENSSELAER, IN 47978	\$229,900	Oct 24, 2024	3	2	1,435	\$160	0.88	0.19	46	1971
11	1023 N CULLEN ST RENSSELAER, IN 47978	\$139,900	Sep 06, 2024	3	1	1,050	\$133	0.81	0.26	44	1910
12	448 N WESTON ST RENSSELAER, IN 47978	\$260,000	Jun 10, 2024	5	3	1,120	\$232	0.53	0.53	43	1960

13	870 W SWARTZELL DR RENSSELAER, IN 47978	\$229,900	Jun 30, 2024	3	2	1,536	\$149	0.79	0.20	43	1993
14	855 N MATHESON AVE RENSSELAER, IN 47978	\$379,000	Jun 04, 2024	4	2	1,822	\$208	0.96	0.44	43	2024
15	716 E STEWART DR RENSSELAER, IN 47978	\$329,000	Oct 22, 2024	3	3	2,520	\$130	0.26	0.24	38	1970
16	315 N CULLEN ST RENSSELAER, IN 47978	\$435,000	Jun 30, 2024	4	2	3,018	\$144	0.40	0.25	36	1910
17	325 S WESTON ST RENSSELAER, IN 47978	\$170,000	Sep 09, 2024	2	1	1,022	\$166	0.10	0.16	34	1910
18	400 N WEBSTER ST RENSSELAER, IN 47978	\$134,000	Sep 26, 2024	3	1	1,056	\$126	0.50	0.14	29	1965
19	741 N ABIGAIL ST RENSSELAER, IN 47978	\$165,000	Oct 04, 2024	2	1	875	\$188	0.85	0.16	27	1949
20	220 E MAPLE ST RENSSELAER, IN 47978	\$119,900	May 08, 2024	2	1	789	\$151	0.78	0.11	23	1940

EVALUATION LIMITING CONDITIONS AND CERTIFICATIONS

REPORTING OPTION AND PURPOSE OF EVALUATION: This is an Evaluation as defined by the Interagency Appraisal and Evaluation Guidelines. The purpose of this Evaluation is to develop an opinion of market value (as defined) for the identified subject property.

INTENDED USE: The intended use of this Evaluation report is to assist the client in evaluating the suitability of the subject property as collateral for a lending transaction. This report is not intended for any other use.

INTENDED USER: The only intended user of this Evaluation report is the client identified on the first page of the report. Use of this report by any others is not intended. If you are not identified as the client, you are an unauthorized party and are warned not to use this report. As an unauthorized party, your interpretation of the information contained in this report may be incorrect.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well-informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: Office of the Comptroller of the Currency, under 12CFR, Part 34, Subpart C)

REAL PROPERTY INTEREST: The real property interest is Fee Simple interest, unless otherwise indicated in this report.

SCOPE OF WORK: The scope of this assignment includes analysis of the subject data and comparable data, as well as, other relevant information by the evaluator. If an inspection is included within this report, the subject data is provided by a qualified third party and assumed to be accurate. The evaluator has reviewed and validated the inspection data. The evaluator also relies on varied sources of additional data about the subject property and comparables from public record data services, multiple listing services, automated valuation models and/or other data sources considered relevant to the opinion of value.

Comparables or comparable data includes, but is not limited to, closed sales, available listings, pending sales, or any other transaction(s) that the evaluator determines to be comparable applying the criteria that would be used by a perspective buyer for the subject property. The confirmation of closed sales is from public data sources, unless otherwise noted in the report. Any photographs of comparables used in the report are taken from Multiple Listing Service (MLS) or other online sources, unless otherwise noted in the report.

The type and extent of analyses applied to arrive at opinions or conclusions in the sales comparison approach is based on qualitative analysis. This method of analysis accounts for differences between comparables but without quantified, numerical adjustments. Common qualitative techniques include ranking and relative comparison analyses. In ranking analysis, the comparables are ranked to determine each of their positions relative to the subject property's relevant characteristics. Relative comparison analysis is used to determine if the relative characteristics of a comparable are inferior, superior or similar to those of the subject property. Quantitative analysis may also be employed, and adjustments made reflective of market preferences.

Certain automated adjustments are generated based on an application of Quantarium's AVM (QVM) technologies. Such adjustments leverage machine learning valuation adjustments derived from a broad analysis of location relevant larger data sets, including among other, statistically reliable common factors of gla, lot size, age and other property characteristics. Some or all of those adjustments MAY have been overridden by the evaluator based on local market expertise.

INTENDED USER (CLIENT) SCOPE OF WORK AGREEMENT: All data is collected, confirmed and analyzed in accordance with the scope of work; determined appropriate by the evaluator given the intended use. The client agrees, by use of this evaluation report, such limitations of the assignment will not affect the credibility of the opinions and conclusions given the intended use; and, is consistent with the client's level of risk tolerance. **WARNING:** From the perspective of the client, this scope of work may result in an opinion of value that is not as reliable in comparison to a full appraisal that includes a personal viewing of the interior and exterior of the subject property, overall neighborhood or market area and comparables used and, if employed, providing a qualitative analysis in the sales comparison approach.

SUBJECT PROPERTY EXISTING USE AND HIGHEST AND BEST USE: Given the zoning and other relevant legal and physical characteristics, the highest and best use continues to be its present use, unless otherwise indicated in the report.

APPROACHES TO VALUE: The sales comparison approach is used exclusively, unless otherwise indicated in the report.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The evaluator's certification in this report is subject to the following assumptions and limiting conditions and to such other specific and limiting conditions as are set forth by the evaluator in the report.

WARNING: The use of assumptions may affect assignment results.

1. The evaluator will not be responsible for matters of a legal nature that affect either the property being evaluated or the title to it. The evaluator assumes that the title is good and marketable, and will not render any opinions about the title.
2. The evaluator will not give testimony or appear in court because he or she made an evaluation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. Unless otherwise stated in this evaluation report, the evaluator has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property or surroundings (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has made an assumption that there are no such conditions or influences; the evaluator makes no guarantees, or warranties, express or implied. The evaluator will not be responsible for any such conditions or influences that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the evaluator is not an expert in the field of environmental hazards, this evaluation report must not be considered as an environmental assessment of the property.
4. The evaluator obtained the information, estimates, and opinions that were expressed in the evaluation report from sources he or she considers to be reliable and believes them to be true and correct. However, the evaluator does not assume responsibility for the accuracy of such items furnished by other parties.
5. The evaluator has based the valuation conclusion on the identified and available data sources, which are considered reliable and include, but are not limited to, public records, and MLS data.
6. The evaluator assumes the subject property complies with zoning, environmental and land use regulations, and that the present use is the Highest and Best Use as improved.
7. The evaluator will not disclose the contents of this report except as required by applicable law.
8. When an interior viewing of the subject is not performed as part of an assignment, the interior of the subject is assumed to be consistent with the condition of the exterior of the property, and that interior appointments and amenities are consistent with similar properties located within the area.
9. Factors such as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature that would significantly affect the evaluator's opinion of value are not apparent.
10. Components, such as mechanical, electrical, plumbing that constitute the subject property are fundamentally sound and in good working order.
11. The source and data collected and provided by a qualified professional inspector is assumed reliable and believed to be true and correct; and, the evaluator has a reasonable basis to believe that such a professional is competent.

EVALUATOR'S CERTIFICATION: The evaluator certifies and agrees that:

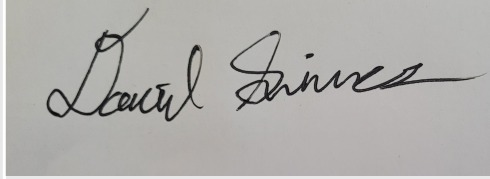
- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3) I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5) my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this evaluation.
- 7) I have **not** made a personal inspection (viewing) of the property that is the subject of this report.
- 8) I have personally prepared all opinions and conclusions concerning the subject property that were set forth in the evaluation report.

EVALUATOR SIGNOFF

Evaluator Name

David Simoes

Evaluator Signature



Signature Date

10/28/2024

SUBJECT & CLIENT				
Address 301 S Scott St		City Rensselaer	County Jasper	State IN Zip 47978
Borrower Julie Koczan		Co-Borrower		
Client Robert Steele Agency Inc		Address 11 Motif Boulevard	City Brownsburg	State IN Zip 46112

TYPE OF INSPECTION PERFORMED
<input checked="" type="checkbox"/> Exterior-Only From Street <input type="checkbox"/> Walk-In Interior & Exterior <input type="checkbox"/> Virtual Exterior-Only From Street <input type="checkbox"/> Virtual Walk-In Interior & Exterior

EVIDENCE OF LISTING STATUS
Evidence Subject For Sale <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Distressed Listing <input type="checkbox"/> Yes <input type="checkbox"/> No List Price [\$] List Date [] DOM []

MARKET INFLUENCES
Significant Area Non-Residential Use
Commercial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Industrial <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Agricultural <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Golf/Recreational <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lake or Ocean <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No National Park/Forest <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

EXTERNAL FACTORS
Adverse External Factors
Fronts/Sides/Backs Busy Street <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No High Tension Electrical Wires <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vacant/Abandoned Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landfill or Transfer Station <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Commercial/Industrial Influences <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Railroad Tracks <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Freeway/Highway Influence <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Private or Public Airport <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Positive External Factors
Golf Course <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Waterfront <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Beach Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Lake Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Marina/Boat Ramp Access <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Gated Community / Security Gate <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No View [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other [] <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

PROPERTY TYPE
<input checked="" type="checkbox"/> SFR - Detached <input type="checkbox"/> Condo - Garden Style <input type="checkbox"/> SFR - Attached <input type="checkbox"/> Condo - Mid-Rise or High-Rise <input type="checkbox"/> SFR - Semi-Detached / End <input type="checkbox"/> Condo - Other <input type="checkbox"/> SFR - With Accessory Unit <input type="checkbox"/> Manufactured [Add Date] <input type="checkbox"/> Duplex <input type="checkbox"/> Commercial / Mixed-Use <input type="checkbox"/> Triplex <input type="checkbox"/> Other [] <input type="checkbox"/> Quadplex

CONDO OR PLANNED UNIT DEV
<input type="checkbox"/> Subject is in a Condo or PUD Dues [] Dues Term [] <div style="border: 1px solid black; height: 80px; width: 100%;"></div> <p><small>*Homeowner's association information is provided as available. Lender may wish to confirm with the association.</small></p>

CAR STORAGE
<input type="checkbox"/> None <input type="checkbox"/> Carport # Cars [] <input checked="" type="checkbox"/> Garage # Cars [2] <input checked="" type="checkbox"/> Driveway # Cars [2] Surface [Other]
Garage/Carport Design
<input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Built-In

SUBJECT CONDITION
<input type="checkbox"/> New / Like New <input type="checkbox"/> Very Good <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair / Below-Average <input type="checkbox"/> Poor / Uninhabitable

Occupancy
<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant (If Vacant, Is Home Secured? <input type="checkbox"/> Yes <input type="checkbox"/> No) <input type="checkbox"/> Tenant Occupied Rent [] Terms [] Length []

Subject Condition Related to Neighboring Properties
<input checked="" type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/> Superior <input type="checkbox"/> Unknown

Deferred Maintenance
<div> <div> Siding Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Peeling Paint <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Broken Windows <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Foundation Damaged <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Not Maintained <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Landscape Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Under Construction <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Other (Describe Below) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> <div> Roof Disrepair / Lifting Shingles <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Dry Rot / Decaying Wood <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Fire / Wildfire or Smoke Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Water or Flood Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Storm or Hurricane Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Earthquake Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Tornado Damage <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Safety or Habitability Issues Noted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div> </div>

Was any of the above deferred maintenance caused by a recent natural disaster? ☐ Yes ☒ No

If yes, does it appear the interior suffered significant damage? ☐ Yes ☐ No

Is the property located in an active FEMA disaster area? ☐ Yes ☒ No

Rate the disaster related damage to the property: []

Percent of neighborhood properties that suffered damage: [%]

Estimate of total cost to repair: [\$] Estimated time to repair: []

Describe the damage to the subject and any damage to neighborhood:

ADDITIONAL IMPROVEMENTS
<input type="checkbox"/> Accessory Unit <input type="checkbox"/> Outbuildings <input type="checkbox"/> Solar Panels [] <input checked="" type="checkbox"/> Porch [Cov. Front] <input type="checkbox"/> Patio [] <input type="checkbox"/> Pool [] <input type="checkbox"/> Fence [] <input checked="" type="checkbox"/> Other [Back Deck]

ADDITIONS OR CONVERSIONS
<input type="checkbox"/> Apparent Additions Added GLA [SqFt] Permitted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Conversions <div style="border: 1px solid black; height: 50px; width: 100%;"></div>

SUBJECT SITE / LOT															
Lot Size [0.38] Lot Shape [Unknown]															
Utilities															
<table border="1"> <thead> <tr> <th>Public</th> <th>Other</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>[]</td> </tr> </tbody> </table>	Public	Other	Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[]
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ROOM INFORMATION AND LOCATION
[6] # Total Rooms Above Grade [3] # Bedrooms Above Grade [2.0] # Bathrooms Above Grade

PROPERTY INSPECTION ANALYSIS

File # 6295266.2

Loan #

SUBJECT & CLIENT

Address 301 S Scott St	City Rensselaer	County Jasper	State IN	Zip 47978
Borrower Julie Koczan	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

COMMENTS

The property card is attached. Corner lot. Rural area. Vinyl siding.

SCOPE, CERTIFICATION AND LIMITING CONDITIONS

SCOPE OF WORK: The scope of this property inspection assignment is as follows:

- An inspector has conducted either a property inspection of the described property via use of a personal physical inspection or remotely utilizing proprietary video/audio technology (inspection type is noted within the report), and this inspection is the source of the photographs and salient information contained within this report. Information obtained from county websites, local MLS, and other public sources of data has, in some cases, also been relied upon and or reported.
- Unless otherwise indicated, the use of this technology has allowed the inspector to optically view all areas of the subject property which are typically viewed during a physical inspection. When needed, the inspector has also interfaced with the borrower to obtain and confirm information about the features and characteristics of the property. Any items of deferred maintenance will be photographed and included within the report.
- Information about the neighborhood, site and surrounding property characteristics have been, when available, obtained from secondary online sources. Aerial imagery, unless unavailable for the property in question, has been analyzed in the course of this inspection.

CERTIFICATION: The inspector, hereby certifies and agrees that:

- I have personally conducted the inspection, as defined herein, of the subject property identified in this report.
- The subject photos, contained herein, were taken at the time of the inspection.
- I have viewed subject from all sides, as possible, and have reported any external influences.
- If identified within the report as a physical inspection, I have completed an exterior or interior (as noted) inspection of subject property and have reported all observable factors that have an effect on subject value and marketability.
- If identified within the report as a virtual inspection, I have completed an exterior and/or interior (as noted) inspection of the subject property via proprietary video technology, and have reported all observable factors that have an effect on the subject value and marketability.
- The statements of fact contained in this report are true and correct and I have not knowingly withheld any information.
- The reported opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- I have adequate knowledge and training to complete this inspection assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- In completion of this assignment I have utilized technology sufficient to perform a complete and adequate visual inspection of the interior and exterior areas of the subject property. I have reported the condition of the improvements in factual, specific terms, and have identified and reported the physical deficiencies that could affect the livability, soundness and/or structural integrity of the property.

CONTINGENT AND LIMITING CONDITIONS: The above certification is subject to the following conditions:

Unless otherwise stated in this report, the inspector has no knowledge of any concealed or unapparent conditions of the property or adverse environmental conditions that would make the property more or less valuable, and has assumed that there are no such conditions and make no guarantees or warranties, expressed or implied, regarding the condition of the property. Inspector will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This report must not be considered as an environmental assessment of the property. In addition, this inspection report is not an estimate of value, but may be utilized as part of a valuation assignment. This report is intended to help determine the existence and condition of the subject property on the date and time of the inspection for a mortgage finance transaction.

Any intentional or negligent misrepresentation(s) contained in this report may result in civil liability and/or criminal penalties including, but not limited to fine, imprisonment, or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

Company Double Diamond Real Estate LLC

Address 1158 W Lincolnway

City, St Zip Valparaiso, IN 46385

Phone (219) 462-6900

Location Validation (VPI Inspection Only)



JENNIFER WARD / 10/24/2024

Inspector / Inspection Date

SUBJECT & CLIENT

Address 301 S Scott St	City Rensselaer	County Jasper	State IN	Zip 47978
Borrower Julie Koczan	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM

Front View



Address Verification



Left Side View



Right Side View



Left Street View



Right Street View



PROPERTY INSPECTION ANALYSIS

File # 6295266.2
Loan #

SUBJECT & CLIENT				
Address 301 S Scott St	City Rensselaer	County Jasper	State IN	Zip 47978
Borrower Julie Koczan	Co-Borrower			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

SUBJECT PROPERTY PHOTO ADDENDUM	
Rear View (If accessible)	Side
	
Street Sign	
	