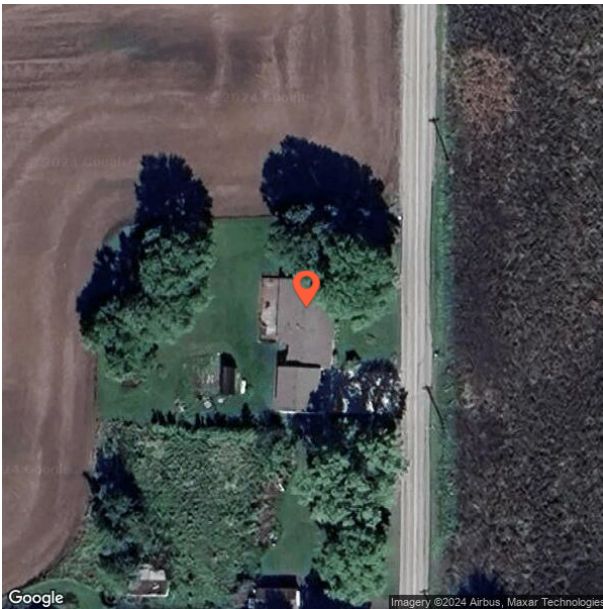




Property Address	Order #	6185904
860 N COUNTY ROAD 300 E	Loan #	Not Specified
DANVILLE, IN 46122 - HENDRICKS COUNTY	Inspection Type	No Inspection
Address is consistent with client-submitted data	Assignment Type	Other: N/A
Lender	Robert Steele	
Borrower	Dustin Limeberry	
Coborrower	Not Specified	
Evaluated Value	\$260,000	Reasonable Exposure Time
Effective Date	4/30/2024	20 - 50 Days

PROPERTY DETAILS







Property Type	Single Family Residence	County	HENDRICKS
Lot Size	24,394	Parcel Number	32-10-06-100-003.000-002
Year Built	1971	Assessed Year	2023
Gross Living Area	1,273	Assessed Value	\$214,100
Bedroom	3	Assessed Taxes	\$1,976
Baths	2.0	Sold Date	4/29/2022
Pool	No	Sold Price	\$180,000
Condition	Average	List Date	1/20/2022
Carrier Route	R003	List Price	\$189,900
HOA	No		
Location Comments	Faces Busy Street		
Owner of Public Records	LIMEBERRY,DUSTIN R		
Amenities	Typical		
Legal Description	DIST:0002 CITY/MUNI/TWP:CENTER TOWNSHIP PT NW FR1/4 6-15-1E .56 AC		

MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	56	82	74	32.1% ↑	-9.8% ↓
Absorption rate (total sales/month)	18	27	24	33.3% ↑	-11.1% ↓
Total # of Comparable Active Listings	110	178	188	70.9% ↑	5.6% ↑
Months of housing supply (Total listings / ab. rate)	6	7	8	33.3% ↑	14.3% ↑
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	\$230,000	\$340,000	\$330,000	43.5% ↑	-2.9% -
Median Comparable Sales Days on Market	26d	42d	26d	0% -	-38.1% ↓
Median Sale Price as % of List Price	100%	98%	98%	-2% -	0% -
Median Comparable List Price (Currently Active)	\$340,995	\$349,995	\$344,995	1.2% -	-1.4% -
Median Competitive Listings Days on Market (Currently Active)	31d	48d	31d	0% -	-35.4% ↓
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	0	0	0	0% -	0% -
REO Sales	0	0	0	0% -	0% -
Short Sales	0	0	1	0% -	0% -
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -

SELECTED COMPARABLES SALES AND LISTINGS

Subject Property		Sale Comp 1		Sale Comp 2		Sale Comp 3	
							
Address	860 N COUNTY ROAD 300 E DANVILLE IN, 46122	2928 E COUNTY ROAD 100 N DANVILLE IN, 46122		1238 N COUNTY ROAD 300 E DANVILLE IN, 46122		298 N COUNTY ROAD 300 E DANVILLE IN, 46122	
MLS Comments	--						
Proximity (mi)	--	0.16 NW		0.36 N		0.54 S	
MLS# DOC#	--	21956772 202402488		21929488 202314316		21957133 202403042	
Sale Price / Price per Sq.Ft.	--	\$241,000 / \$197/sqft		\$233,000 / \$188/sqft		\$265,000 / \$195/sqft	
List Price / Price per Sq.Ft.	--	\$235,000 / \$192/sqft		\$225,000 / \$181/sqft		\$270,000 / \$199/sqft	
Sale Price % of List Price	--	1.03 / 103%		1.04 / 104%		0.98 / 98%	
Property Type	SFR	SFR		SFR		SFR	
	Value (Subject)	Value	Adj	Value	Adj	Value	Adj
Sale/List Date		02/12/24		08/15/23		02/21/24	
Location	Adverse	Adverse		Adverse		Adverse	
Location Comment	Faces Busy Street	Faces Busy Street		Faces Busy Street		Faces Busy Street	
Site	24,394	40,626	-\$8,116	25,200	-\$403	20,000	\$2,197
View	None	None		None		None	
Design	Typical	Typical		Typical		Typical	
Quality	Average	Average		Average		Average	
Age	1971	1984		1984		1969	
Condition	Average	Average		Average		Average	
Bedrooms	3	3		3		3	
Full / Half Baths	2 / 0	1 / 0	\$4,000	1 / 0	\$4,000	2 / 0	
Gross Living Area	1,273	1,222	\$1,020	1,242	\$620	1,360	-\$1,740
Basement	No Basement	No Basement		No Basement		No Basement	
Parking Type	Garage	Garage		Garage		Garage	
Parking Spaces	3	1	\$5,000	1	\$5,000	2	\$2,500
Pool	No	No		No		No	
Amenities	Typical	Typical		Typical		Typical	
Other							
Other							
Net Adj. (total)		0.79%	\$1,904	3.96%	\$9,217	1.12%	\$2,957
Gross Adj.		7.53%	\$18,136	4.30%	\$10,023	2.43%	\$6,437
Adj. Price		\$242,904		\$242,217		\$267,957	
Price and Listing History		Sold Price	01/19/2024 \$241,000	Sold Price	08/10/2023 \$233,000	Sold Price	02/08/2024 \$265,000
		Pending Price	12/17/2023 \$235,000	Pending Price	07/06/2023 \$225,000	Pending Price	01/06/2024 \$270,000
		Listed Price	12/14/2023 \$235,000	Listed Price	07/05/2023 \$225,000	Listed Price	12/20/2023 \$270,000

SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

Subject is located in a semi-rural area. Subject conforms to the area. No significant foreclosure rate present. Subject faces a busy street. Subject appears to have a prior sale on 4/29/2022 for and estimated \$180,000. Further details unknown.

COMPARABLE COMMENTS AND FINAL RECONCILIATION

Adjusted Value Range of Comps: \$242,217 to \$267,957

****SALES COMMENTARY****

Due to a lack of recent and similar comparables, it was deemed necessary to utilize comparables with a date of sale time over 120 days. 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. Garage size not bracketed by comparables. An across-the-board adjustment was applied due to a lack of similar comps in the area.

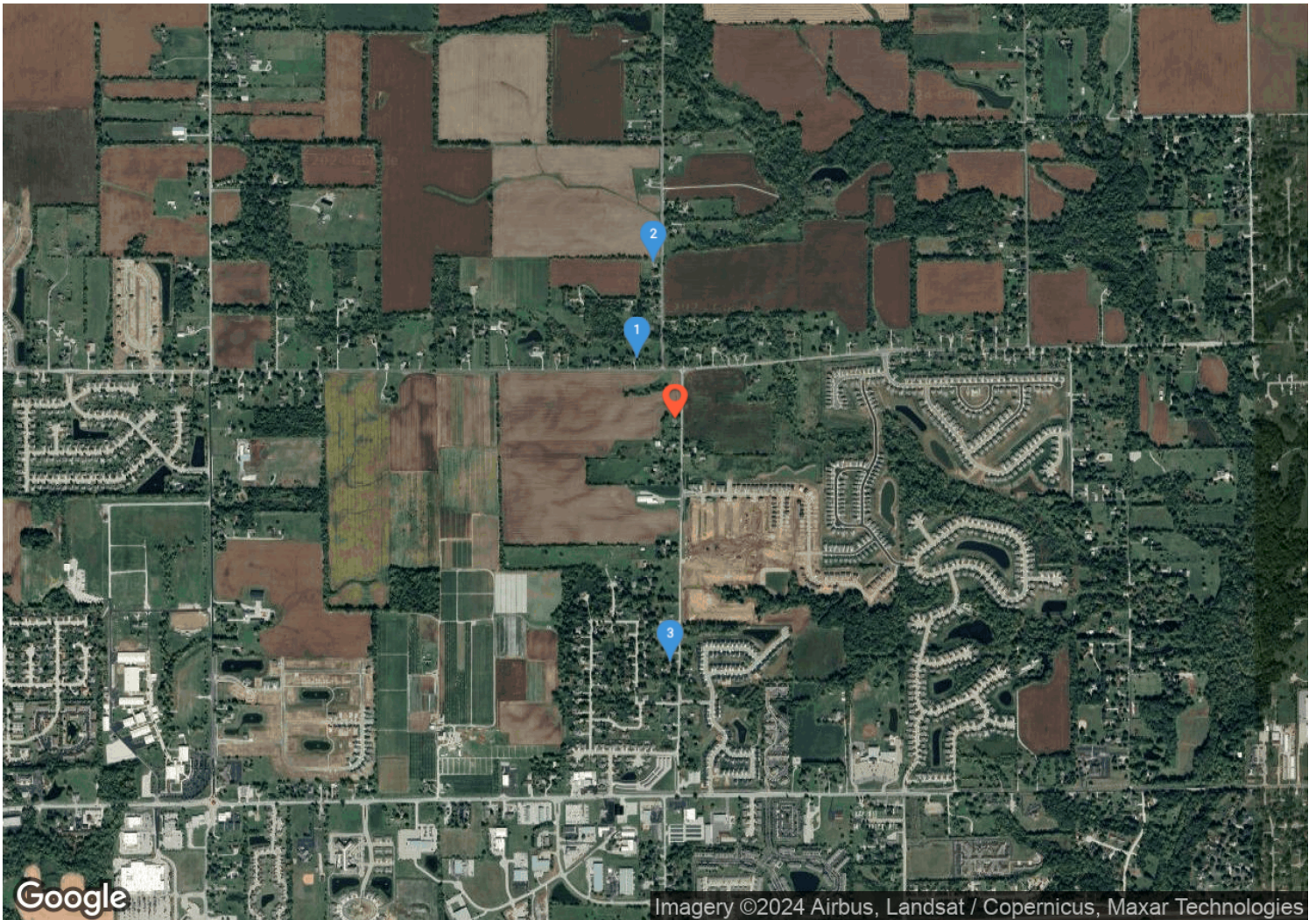
****LISTING COMMENTARY****

An attempt was made to find comparable listings in the subject's area. Secondary data sources did not appear to provide any comparable listings in the area; therefore, none were provided in the grid for comparison.

****ADDITIONAL NOTES****

1. Full market trends and data are not available for the assignment. Supplemental data sources have been utilized as basis of analysis.
2. It is noted that all comparables were verified either with MLS comments from Quantarium or online sources.
3. Outbuildings have only been reported as an amenity and in the grid if appear to be located on permanent foundation. If foundation unknown, no amenity rating or value given as considered personal property. Similarly, above ground pools are considered personal property and no value could be given.
4. Subject and comparables may be proximate additional external influences, however if not reflected in grid, does not appear to affect marketability.
5. Due to a lack of similar and more proximate comparables, it was deemed necessary to expand search parameters across major roadways and highways.
6. Property characteristics were verified with Public Records.
7. MLS commentary indicates the subject has 3 bedrooms and 2 bathrooms with a 3 car garage.
8. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.

SELECTED COMPARABLES MAP



	Address	Type	Sale Price	Sale Date	Dist (mi)	Site	Year Built	Bed	Bath	GLA	Bsmt	Pool	Sale Type	Source
	860 N COUNTY ROAD 300 E DANVILLE, IN 46122	Single Family Residence	\$180,000	04/22/2022		24394	1971	3	2	1273		No		Public Records
1	2928 E COUNTY ROAD 100 N DANVILLE, IN 46122	Single Family Residence	\$241,000	02/12/2024	0.16	40626	1984	3	1	1222		No		MLS, Public Records
2	1238 N COUNTY ROAD 300 E DANVILLE, IN 46122	Single Family Residence	\$233,000	08/15/2023	0.36	25200	1984	3	1	1242		No		MLS, Public Records
3	298 N COUNTY ROAD 300 E DANVILLE, IN 46122	Single Family Residence	\$265,000	02/21/2024	0.54	20000	1969	3	2	1360		No		Public Records

SELECTED COMPARABLES PHOTOS



Comp 1: 2928 E COUNTY ROAD 100 N
DANVILLE IN, 46122



Comp 2: 1238 N COUNTY ROAD 300 E
DANVILLE IN, 46122



Comp 3: 298 N COUNTY ROAD 300 E
DANVILLE IN, 46122

PRICE AND LISTING HISTORY

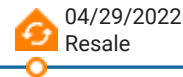
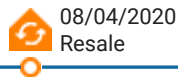
Price and Listing History provides changes in price over time for the specified property, where available.

Event	Date	Price	Change	Source
 Sold	04/22/2022	\$180,000	-5.21%	MLS
Listed	01/20/2022	\$189,900		MLS
Listed	08/28/2020	\$155,000		MLS
 Sold	08/28/2020	\$153,000	-1.29%	MLS

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 04/29/2024.

TRANSACTION HISTORY

Timeline



History

 04/29/2022 Resale

Recording Date	04/29/2022	Lender	N/A
Transaction Type	Resale	Title Co	CHICAGO TITLE
Value	\$180,000	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	202210454	Loan Type	N/A
Seller	CLARK,JOSHUA	Rate Type	N/A
Buyer/Borrower	LIMEBERRY,DUSTIN	Loan Doc #	N/A

 08/04/2020 Resale

Recording Date	08/04/2020	Lender	N/A
Transaction Type	Resale	Title Co	CENTURION LAND TITLE
Value	N/A	1st Loan Amt	N/A
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc #	202021289	Loan Type	N/A
Seller	SNOW,SHERILANE B	Rate Type	N/A
Buyer/Borrower	CLARK,JOSHUA	Loan Doc #	N/A

ZIP-CODE DATA

Number of Properties Sold in 46122

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

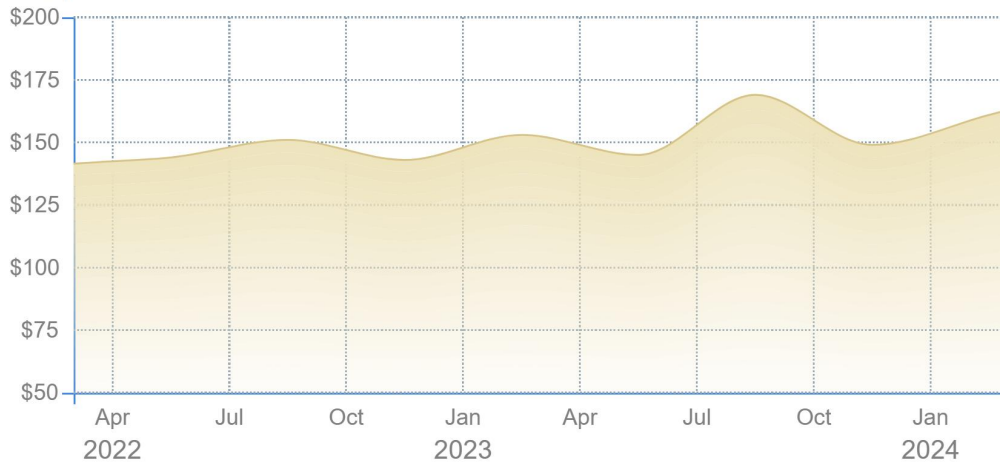
Number of Sales



Median Sale Price/Sq.Ft. (quarterly) in 46122

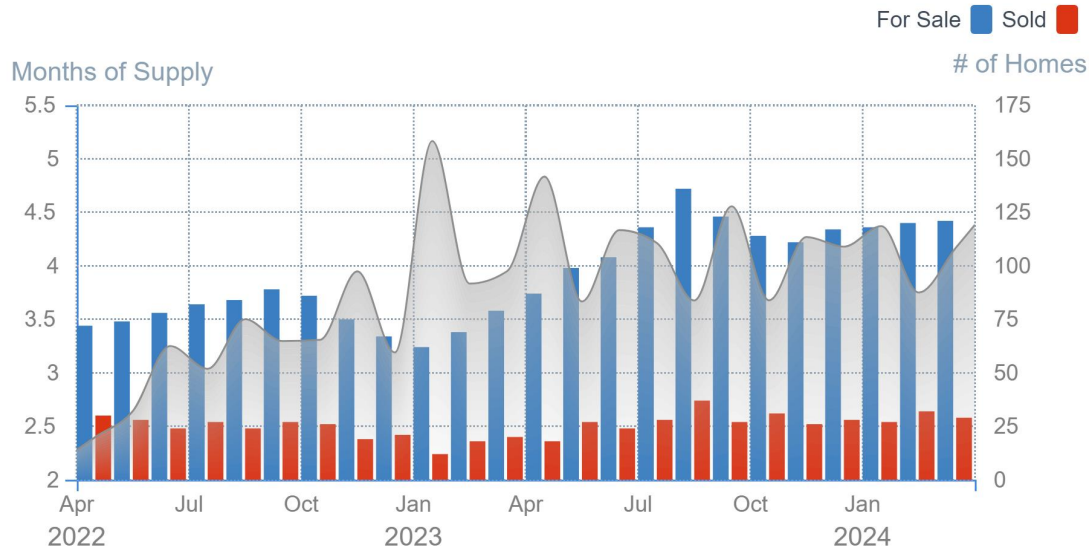
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.

Price/Sq Ft



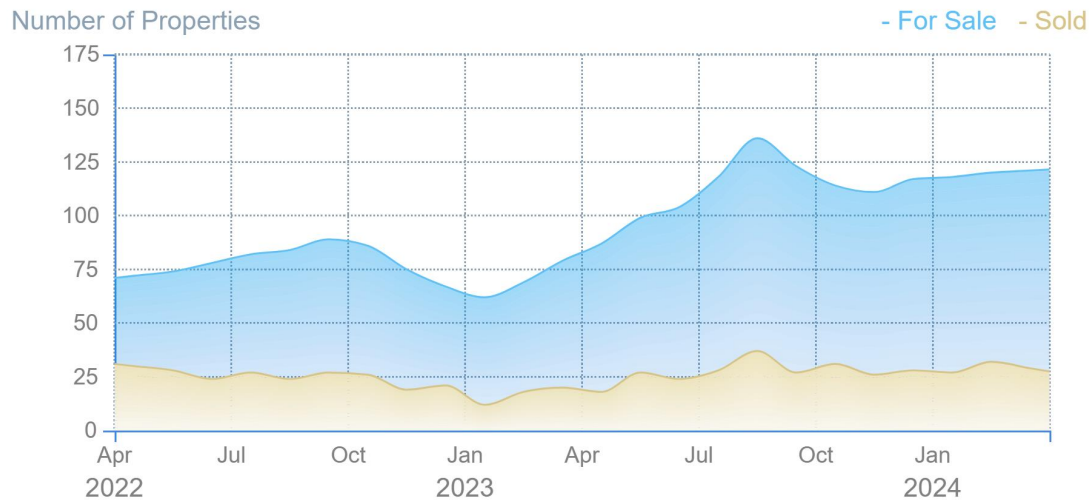
Months of Supply in 46122

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.

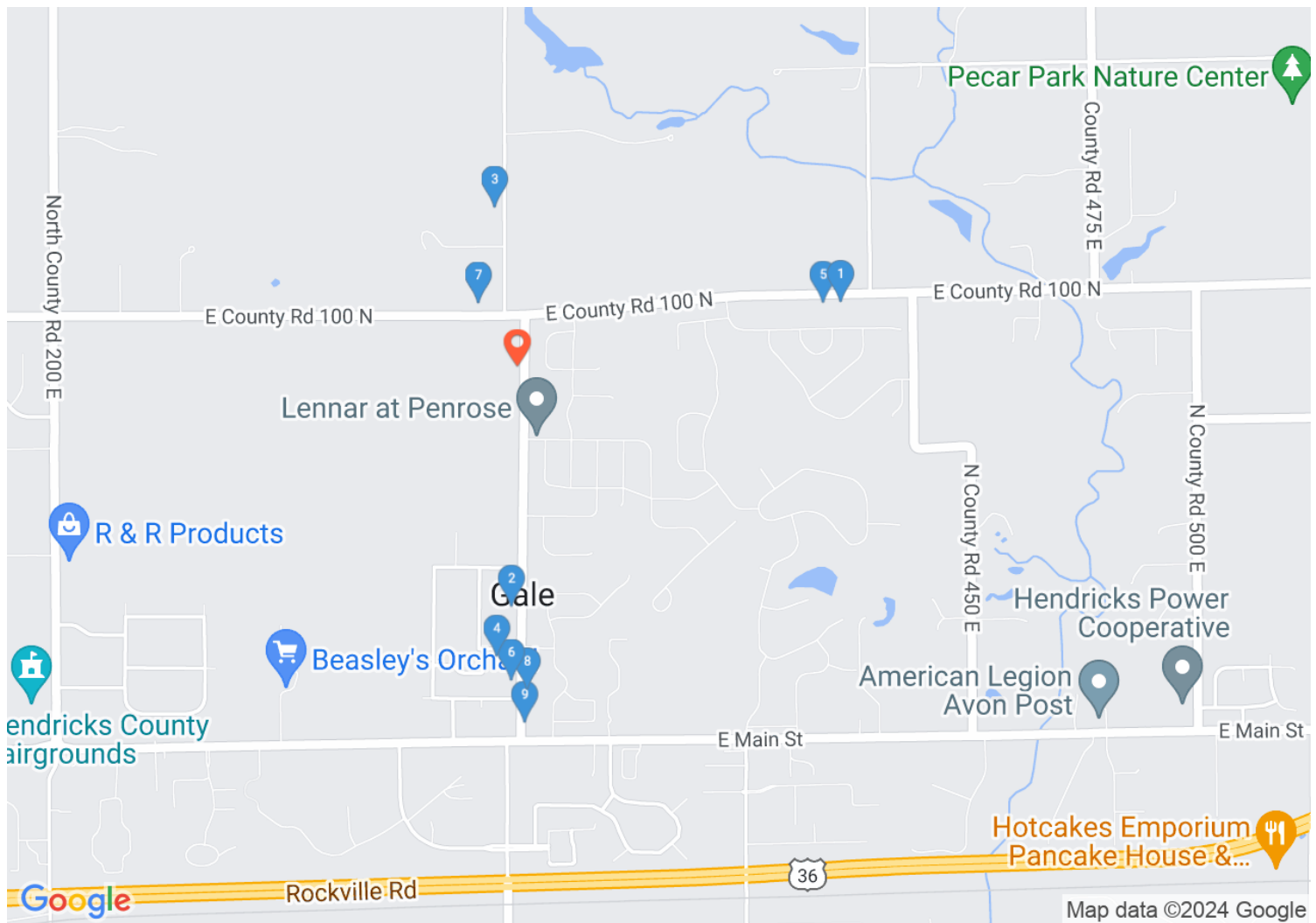


Supply / Demand in 46122

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

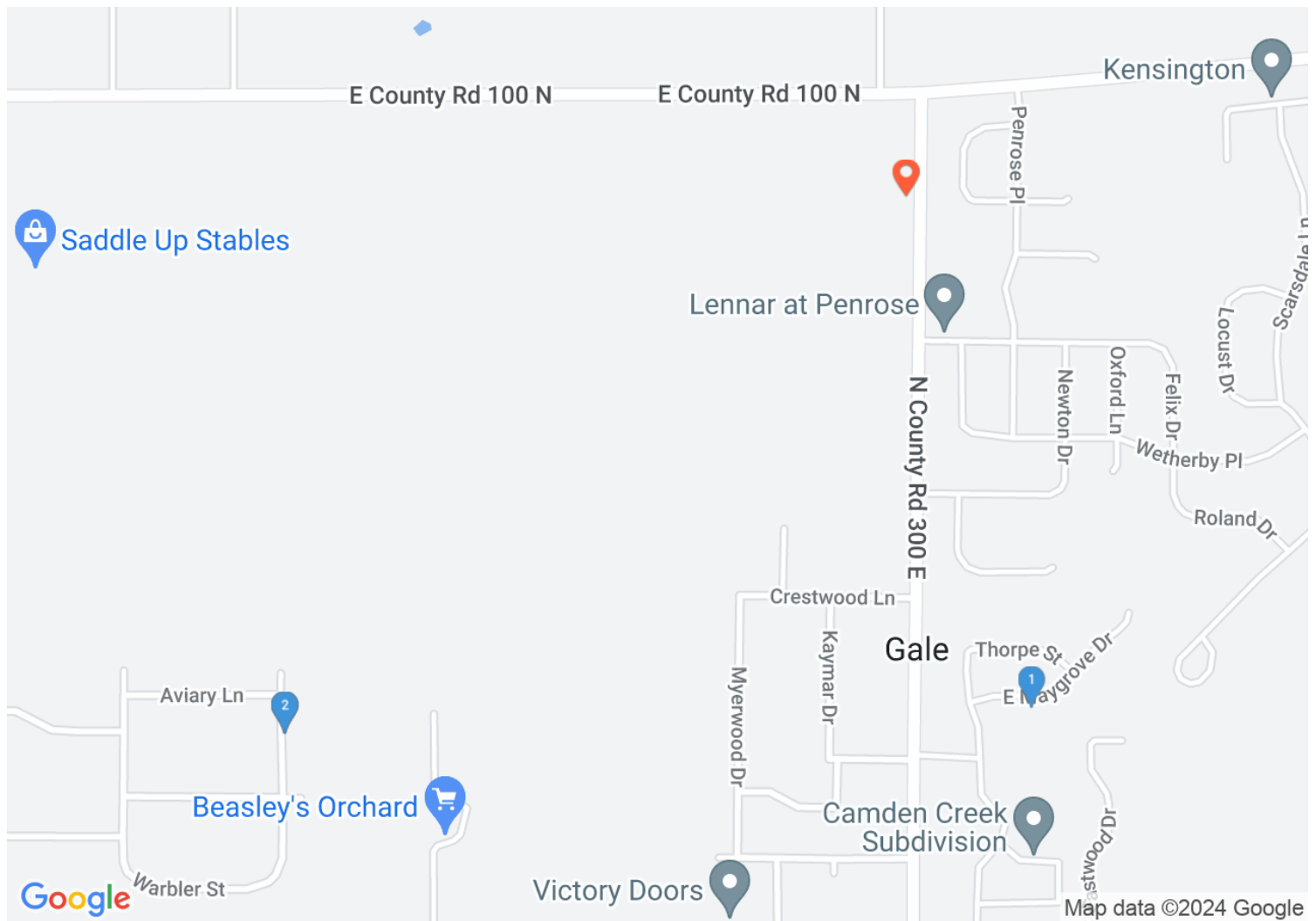


COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	860 N COUNTY ROAD 300 E, DANVILLE, IN 46122	--	--	3	2	1,273	--	--	0.56	--	1971
1	4189 E COUNTY ROAD 100 N AVON, IN 46123	\$170,000	Feb 15, 2024	3	2	1,384	\$122	0.74	0.51	95	1969
2	298 N COUNTY ROAD 300 E DANVILLE, IN 46122	\$265,000	Feb 21, 2024	3	2	1,360	\$194	0.54	0.46	94	1969
3	1238 N COUNTY ROAD 300 E DANVILLE, IN 46122	\$233,000	Aug 15, 2023	3	1	1,242	\$187	0.36	0.58	93	1984
4	2973 LYNWOOD DR DANVILLE, IN 46122	\$0	Jul 21, 2023	3	2	1,416	\$0	0.65	0.46	92	1970
5	3941 E COUNTY ROAD 100 N AVON, IN 46123	\$285,000	Jul 21, 2023	3	2	1,586	\$179	0.70	0.51	86	1969
6	124 N COUNTY ROAD 300 E DANVILLE, IN 46122	\$0	Dec 18, 2023	3	2	1,444	\$0	0.71	0.46	74	1995
7	2928 E COUNTY ROAD 100 N DANVILLE, IN 46122	\$241,000	Feb 12, 2024	3	1	1,222	\$197	0.16	0.93	65	1984
8	103 N COUNTY ROAD 300 E DANVILLE, IN 46122	\$0	Sep 05, 2023	3	1	1,344	\$0	0.73	0.31	61	1960
9	27 N COUNTY ROAD 300 E DANVILLE, IN 46122	\$0	Jan 04, 2024	0	1	964	\$0	0.80	1.90	32	1926

COMPARABLE PROPERTY LISTINGS



	Address	Listed Price	Listed Date	Beds	Baths	Sq.Ft.	Price/Sq.Ft	Distance	Site	Score	Year Built
	860 N COUNTY ROAD 300 E, DANVILLE, IN 46122	--	--	3	2	1,273	--	--	0.56	--	1971
	3131 E MAYGROVE DR DANVILLE, IN 46122	\$303,900	Nov 06, 2023	3	2	1,292	\$235	0.59	0.14	28	2022
	299 HUNTERS RIDGE DR DANVILLE, IN 46122	\$334,990	Mar 21, 2024	3	2	1,620	\$206	0.92	0.15	26	2024
	227 HUNTERS RIDGE DR DANVILLE, IN 46122	\$323,990	Mar 21, 2024	3	2	1,605	\$201	0.92	0.15	26	2024
	219 HUNTERS RIDGE DR DANVILLE, IN 46122	\$319,990	Mar 21, 2024	3	2	1,620	\$197	0.92	0.15	26	2024

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	Blake Reid
Evaluator Signature	
Signature Date	4/30/2024