





Property Address		Order #	6213090
12621 COLD WATER DR		Loan #	Not Specified
EVANSVILLE, IN 47725 - VANDI COUNTY	ERBURGH	Inspection Type	Exterior/Street
Address is consistent with clier data	nt-submitted	Assignment Type	Other: N/A
Lender			Robert Steele
Borrower			Kevin Folz
Coborrower			Not Specified
Evaluated Value	\$238,000		Reasonable Exposure Time
Effective Date	06/25/2024		20 - 70 Days

## **PROPERTY DETAILS**



Property Type	Single Family Residence	County	VANDERBURGH
Lot Size	7,797	Parcel Number	82-04-14-009-308.028-030
Year Built	2006	Assessed Year	2023
Gross Living Area	1,336	Assessed Value	\$220,900
Bedroom	3	Assessed Taxes	\$2,408
Baths	2.0	Sold Date	4/1/2021
Pool	No	Sold Price	\$189,000
Condition	Good	List Date	1/31/2021
Carrier Route	R019	List Price	\$175,000
НОА	No		

 Location Comments
 Average

 Owner of Public Records
 FOLZ JAMIE L / FOLZ KEVIN J

Amenities Typical

Legal Description SEC:R69 DIST:0007 CITY/MUNI/TWP:SCOTT TOWNSHIP STONECREST SUB SEC 6 LOT 174 MAP REF:MP S-7H

## **MARKET STATISTICS**

Inventory Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	100	101	94	-6% ₹	-6.9% ₹
Absorption rate (total sales/month)	33	33	31	-6.1% ₹	-6.1% ₹
Total # of Comparable Active Listings	172	176	204	18.6%	15.9% ↑
Months of housing supply (Total listings / ab. rate)	5	5	7	40% 🕇	40% 🕇
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	\$335,000	\$275,000	\$292,900	-12.6% ₹	6.5% ★
Median Comparable Sales Days on Market	7d	50d	12d	71.4%	-76% ₹
Median Sale Price as % of List Price	100%	99%	100%	0% -	1% -
Median Comparable List Price (Currently Active)	\$350,000	\$319,500	\$339,900	-2.9% -	6.4% ↑
Median Competitive Listings Days on Market (Currently Active)	33d	69d	26d	-21.2% ₹	-62.3% ₹
Foreclosure & REO & Short Sale Analysis	Same Quarter Last Year	Previous 3 Months	Last 3 Months	% Change YoY	% Change QoQ
Foreclosure Sales	1	0	0	-100% ₹	0% -
REO Sales	0	1	1	0% -	0% -
Short Sales	1	1	1	0% -	0% -
Foreclosure % of Regular & REO Sales	1%	0%	0%	-100% ₹	0% -





## SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	Sale Comp 1	Sale Comp 2	Sale Comp 3
Address	12621 COLD WATER DR EVANSVILLE IN, 47725	12600 ROLLING MEADOWS DR EVANSVILLE IN, 47725	12620 COLD WATER DR EVANSVILLE IN, 47725	12727 COLD WATER DR EVANSVILLE IN, 47725
MLS Comments				
Proximity (mi)		0.04 SE	0.03 W	0.06 N
MLS#   DOC#		202408787	202327021	202332488   2023R00021164
Sale Price / Price per Sq.Ft.		\$241,000 / \$171/sqft	\$234,900 / \$179/sqft	\$228,489 / \$162/sqft
List Price / Price per Sq.Ft.		\$242,900 / \$172/sqft	\$234,900 / \$179/sqft	\$239,500 / \$170/sqft
Sale Price % of List Price		0.99 / 99%	1.00 / 100%	0.95 / 95%
Property Type	SFR	SFR	SFR	SFR
	Value (Subject)	Value Ad	Value Adj	Value Adj
Sale/List Date		04/19/24	09/25/23	11/02/23
Location	Neutral	Neutral	Neutral	Neutral
<b>Location Comment</b>	Average	Average	Average	Average
Site	7,797	7,797	7,797	8,712 -\$915
View	None	None	None	None
Design	Typical	Typical	Typical	Typical
Quality	Average	Average	Average	Average
Age	2006	2005	2004	2002
Condition	Good	Good	Good	Average \$11,500
Bedrooms	3	3	3	3
Full / Half Baths	2/0	2/0	2/0	2/0
Gross Living Area	1,336	1,410 -\$1,480	1,313 \$460	1,410 -\$1,480
Basement	No Basement	No Basement	No Basement	No Basement
Parking Type	Garage	Garage	Garage	Garage
Parking Spaces	2	2	2	2
Pool	No	No	No	No
Amenities	Typical	Typical	Typical	Typical
Other				
Other				
Net Adj. (total)		-0.61% -\$1,480	0.20% \$460	3.98% \$9,105
Gross Adj.		0.61% \$1,480	0.20% \$460	6.08% \$13,895
Adj. Price		\$239,520	\$235,360	\$237,594
Price and Listing		Sold 04/19/2024	Sold 09/25/2023	Sold 11/01/2023
History		Price \$241,000		
		Pending 03/19/2024	Pending 08/24/2023	Pending 10/09/2023
		Price \$242,900	Price \$234,900	Price \$239,500
		Listed 03/18/2024 Price \$242,900		_
		,	Listed 08/01/2023 Price \$239,900 Sold 07/29/2022 Price \$205,000 Pending 07/12/2022 Price \$205,000 Listed 07/11/2022	Listed 09/07/2023 Price \$244,500
			Price \$205,000	



	Subject Property	Sale Comp 4	List Comp 1	
Address	12621 COLD WATER DR EVANSVILLE IN, 47725	3435 WAYLAND DR EVANSVILLE IN, 47725	12320 CANYON ROCK DR EVANSVILLE IN, 47725	
MLS Comments		·		
Proximity (mi)		0.11 SE	0.29 SE	
MLS#   DOC#		202405864	UNK	
Sale Price / Price per Sq.Ft.		\$227,000 / \$167/sqft		
List Price / Price per		\$219,000 / \$162/sqft	\$274,900 / \$165/sqft	
Sq.Ft.		1.04 / 1049/		
Price		1.04 / 104%		
Property Type	SFR	SFR	SFR	
	Value (Subject)		Value Adj	
Sale/List Date		03/22/24	06/20/24 5 DOM	
Location	Neutral	Neutral	Neutral	
<b>Location Comment</b>	Average	Average	Average	
Site	7,797	9,148 -\$1,351	12,807 -\$5,010	
View	None	None	None	
Design	Typical	Typical	Typical	
Quality	Average	Average	Average	
Age	2006	2006	2008	
Condition	Good	Average \$11,500	Good	
Bedrooms	3	3	3	
Full / Half Baths	2/0	2/0	2/0	
Gross Living Area	1,336	1,356 -\$400	1,665 -\$6,580	
Basement	No Basement	No Basement	No Basement	
Parking Type	Garage	Garage	Garage	
Parking Spaces	2	2	2	
Pool	No	No	No	
Amenities	Typical	Typical	Typical	
Other				
Other				
Net Adj. (total)		4.29% \$9,749	-4.22% -\$11,590	
Gross Adj.		5.84% \$13,251	1 1	
Adj. Price		\$236,749	\$263,310	
Price and Listing		Sold 03/22/2024		
History		Price \$227,000		
		Pending 02/26/2024		
		Price \$219,000		
		Price Changed 02/24/2024		
		Price \$219,000		





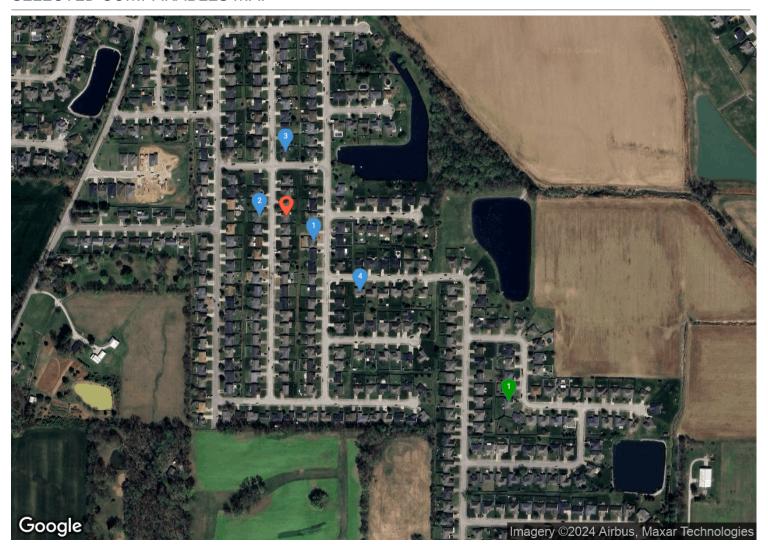
# SUBJECT NEIGHBORHOOD, SITE, IMPROVEMENTS, AND MARKET CONDITIONS COMMENTS

adverse external influences.
COMPARABLE COMMENTS AND FINAL RECONCILIATION  Adjusted Value Range of Comps: \$235,360 to \$263,310
**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. Sales #3 & #4 adjusted for condition based on listing photos and/or listing remarks.
**LISTING COMMENTARY**  Due to a lack of recent and similar listings, only 1 comparable listing was found and deemed reasonable for comparison, and it was also deemed necessary to utilize comparable listings with over 20% difference in GLA.
**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. The subject is in a non-disclosure state. Some sales data may be unverifiable with utilized sources.
6. Property characteristics were verified with Public Records.





## SELECTED COMPARABLES MAP



	Address	Туре	Sale Price	Sale Date	Dist (mi)	Site	Year	Bed	Bath	GLA	Bsmt	Pool	Sale	Source
							Built						Type	
	12621 COLD WATER DR	Single Family				7797	2006	3	2	1336		No		Public Records
	EVANSVILLE, IN 47725	Residence												
1	12600 ROLLING MEADOWS DR	Single Family	\$241,000	04/19/2024	0.04	7797	2005	3	2	1410		No		MLS, Public Records
	EVANSVILLE, IN 47725	Residence												
2	12620 COLD WATER DR	Single Family	\$234,900	09/25/2023	0.03	7797	2004	3	2	1313		No		MLS
	EVANSVILLE, IN 47725	Residence												
3	12727 COLD WATER DR	Single Family	\$228,489	11/02/2023	0.06	8712	2002	3	2	1410		No		MLS, Public Records
	EVANSVILLE, IN 47725	Residence												
4	3435 WAYLAND DR	Single Family	\$227,000	03/22/2024	0.11	9148	2006	3	2	1356		No		MLS
	EVANSVILLE, IN 47725	Residence												
1	12320 CANYON ROCK DR	Single Family	\$274,900	06/20/2024	0.29	12807	2008	3	2	1665		No		Public Records
	EVANSVILLE, IN 47725	Residence												





## SELECTED COMPARABLES PHOTOS



Comp 1: 12600 ROLLING MEADOWS DR EVANSVILLE IN, 47725



Comp 2: 12620 COLD WATER DR EVANSVILLE IN, 47725



Comp 3: 12727 COLD WATER DR EVANSVILLE IN, 47725







Comp 4: 3435 WAYLAND DR EVANSVILLE IN, 47725



Listing 1: 12320 CANYON ROCK DR EVANSVILLE IN, 47725





## 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	03/26/2021	\$189,000	+8.00%	MLS
	Pending	02/01/2021	\$175,000		MLS
	Listed	01/31/2021	\$175,000		MLS
•	Sold	10/15/2012	\$121,000	-1.55%	MLS
	Listed	05/12/2012	\$122,900		MLS

Source: Xome Inc./Xome CT LLC (via, in part, its MLS licenses). Data through 06/24/2024.

#### TRANSACTION HISTORY

#### **Timeline**







### History



#### 04/01/2021 Resale

Recording Date	04/01/2021	Lender	RUOFF MORTGAGE COMPANY INC
Transaction Type	Resale	Title Co	NEAR NORTH TITLE GROUP
Value	\$189,000	1st Loan Amt	\$170,100
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	2021R00008985	Loan Type	N/A
Seller	STUWELL,AMANDA B & NATHAN L	Rate Type	N/A
Buyer/Borrower	FOLZ,JAMIE L & KEVIN J	Loan Doc #	2021R00008986



#### 10/24/2012 Resale

Recording Date	10/24/2012	Lender	FIFTH THIRD MORTGAGE CO
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	\$121,000	1st Loan Amt	\$123,469
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	2012R00027730	Loan Type	Federal Housing Authority (FHA)
Seller	MILLER,LIAM A & JOY L	Rate Type	N/A
Buyer/Borrower	SPINDLER,AMANDA B   STILWELL,NATHAN L	Loan Doc #	2012R00027731





## Ġ

#### 05/03/2006 Resale

Recording Date	05/03/2006	Lender	UNITED FIDELITY BANK FSB
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$123,945
Doc Type	Grant Deed	2nd Loan Amt	N/A
Doc#	2006R00015934	Loan Type	N/A
Seller	EAGLE CONSTRUCTION AND DEVELOPMENTS CORP	Rate Type	N/A
Buyer/Borrower	MILLER,LIAM A & JOY L	Loan Doc #	2006-00015935

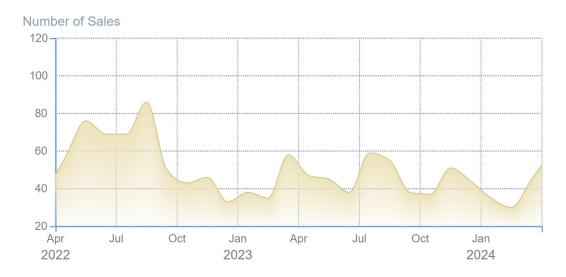






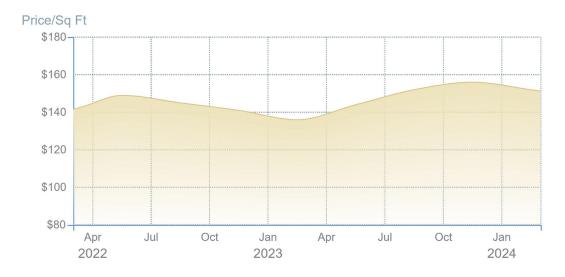
#### Number of Properties Sold in 47725

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



#### Median Sale Price/Sq.Ft. (quarterly) in 47725

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.

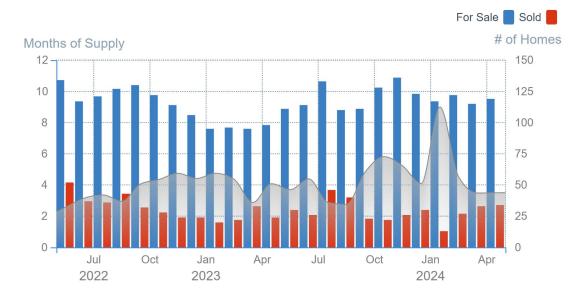






#### Months of Supply in 47725

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 47725

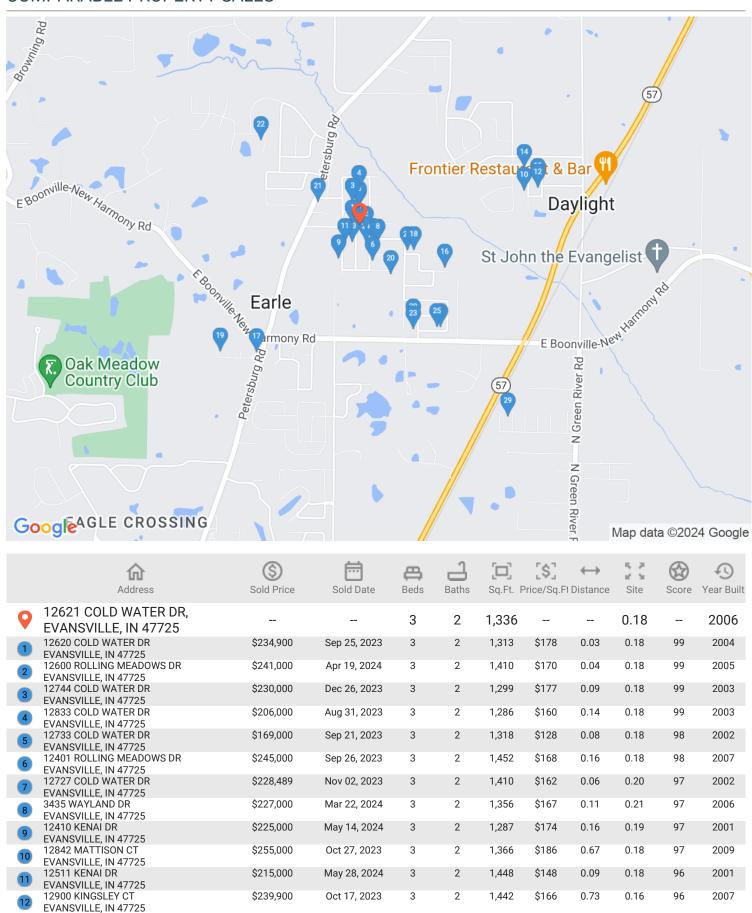
The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.







#### **COMPARABLE PROPERTY SALES**





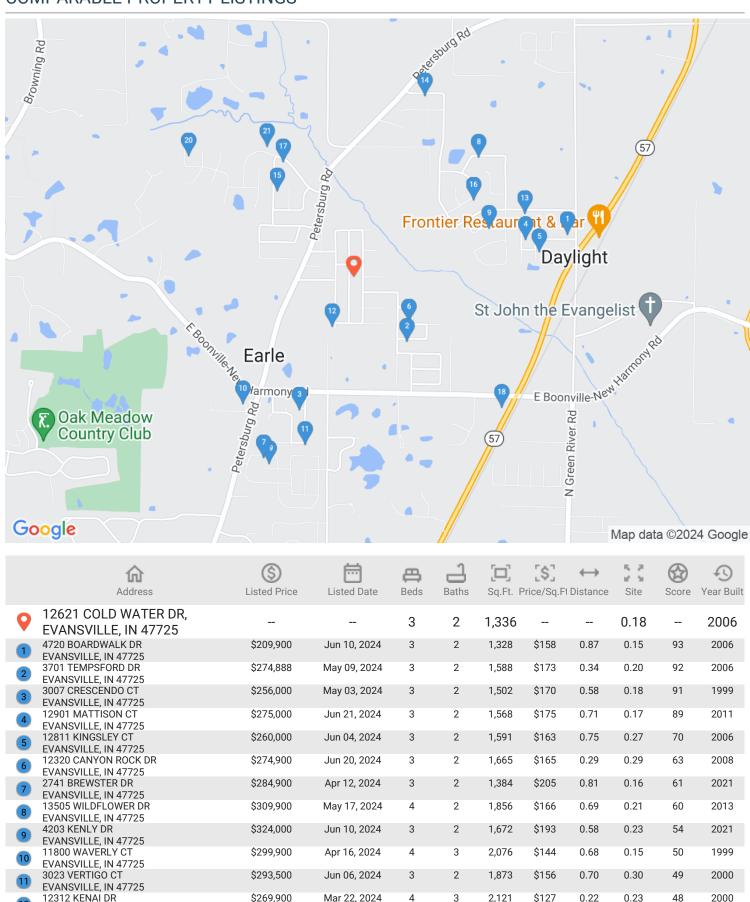


13	12512 COLD WATER DR EVANSVILLE, IN 47725	\$230,000	Aug 21, 2023	3	2	1,156	\$198	0.08	0.18	95	2007
14	13010 MATTISON CT EVANSVILLE, IN 47725	\$238,000	Mar 14, 2024	3	2	1,327	\$179	0.70	0.21	95	2009
15	12920 KINGSLEY CT EVANSVILLE. IN 47725	\$234,000	Aug 16, 2023	3	2	1,224	\$191	0.74	0.16	95	2008
16	3900 CANYON ROCK CT EVANSVILLE. IN 47725	\$247,000	Feb 14, 2024	3	2	1,546	\$159	0.39	0.21	93	2005
17	11801 WAVERLY CT EVANSVILLE. IN 47725	\$272,000	Mar 12, 2024	3	2	1,608	\$169	0.66	0.17	89	2002
18	3700 BLUFF STONE DR EVANSVILLE. IN 47725	\$257,000	Feb 05, 2024	3	2	1,621	\$158	0.24	0.23	86	2006
19	11803 HEARD CT EVANSVILLE. IN 47725	\$268,500	Apr 11, 2024	3	2	1,531	\$175	0.76	0.14	86	2009
20	3535 CRATER DR EVANSVILLE. IN 47725	\$259,900	Apr 11, 2024	3	2	1,695	\$153	0.24	0.18	85	2007
21	3101 STONECREST DR EVANSVILLE. IN 47725	\$230,000	Oct 23, 2023	3	2	1,432	\$160	0.19	0.24	84	2001
22	13144 BALBOA DR EVANSVILLE. IN 47725	\$295,000	Mar 25, 2024	3	2	1,700	\$173	0.52	0.18	84	2005
23	11930 BRIDLEWOOD DR EVANSVILLE. IN 47725	\$318,900	Aug 21, 2023	3	2	1,711	\$186	0.48	0.19	82	2004
24	12514 ROLLING MEADOWS DR EVANSVILLE. IN 47725	\$205,000	Feb 20, 2024	3	2	1,030	\$199	0.08	0.18	81	2006
25	3830 COLLINGSWOOD DR EVANSVILLE. IN 47725	\$264,000	Jan 03, 2024	3	2	1,681	\$157	0.52	0.22	81	2000
26	3840 COLLINGSWOOD DR EVANSVILLE. IN 47725	\$245,900	Feb 29, 2024	3	2	1,680	\$146	0.53	0.22	81	2000
27	3630 BLUFF STONE DR EVANSVILLE, IN 47725	\$270,000	Jun 05, 2024	3	2	1,713	\$157	0.22	0.23	77	2006
28	12515 ROLLING MEADOWS DR EVANSVILLE, IN 47725	\$199,900	Jan 05, 2024	2	2	1,014	\$197	0.09	0.20	76	2006
29	11414 CARACARAS CT EVANSVILLE, IN 47725	\$228,000	Dec 15, 2023	3	2	1,536	\$148	0.98	0.16	76	2015
30	12000 BRIDLEWOOD DR EVANSVILLE, IN 47725	\$270,000	Feb 27, 2024	3	2	1,774	\$152	0.45	0.21	74	2003





#### COMPARABLE PROPERTY LISTINGS



**EVANSVILLE, IN 47725** 





13	4430 ATKINS LN EVANSVILLE. IN 47725	\$289,900	Jan 26, 2024	3	3	2,328	\$124	0.73	0.19	43	2008
14	3817 BURLINGAME DR EVANSVILLE. IN 47725	\$319,900	Jun 18, 2024	3	2	1,799	\$177	0.78	0.34	42	2017
15	13145 ELLERSTON DR EVANSVILLE, IN 47725	\$329,900	Apr 16, 2024	4	3	2,415	\$136	0.46	0.24	38	2008
16	4133 CHAPPELL DR EVANSVILLE, IN 47725	\$334,500	May 29, 2024	4	3	2,236	\$149	0.57	0.26	36	2017
17	2901 THORNHILL DR EVANSVILLE, IN 47725	\$404,900	May 23, 2024	4	2	2,420	\$167	0.54	0.30	34	2008
18	11720 HIGHWAY 57 EVANSVILLE, IN 47725	\$234,900	Jun 10, 2024	3	2	1,566	\$150	0.80	0.71	32	1969
19	2804 KINCHELOE CT EVANSVILLE, IN 47725	\$379,500	Jun 20, 2024	4	3	2,544	\$149	0.83	0.16	31	2021
20	13401 TILBURY CT EVANSVILLE, IN 47725	\$525,000	Jun 06, 2024	3	3	2,679	\$195	0.82	0.31	27	2018
21	2730 THORNHILL DR EVANSVILLE, IN 47725	\$0	May 06, 2024	3	2	2,624	\$0	0.62	0.61	24	2006





#### **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	Blue Pei
Signature Date	6/25/2024

T		PROPERTY INS	PECTION AN	ALYSIS	Loan #
SUBJECT & CLIENT					
Address 12621 Cold Water Dr	•	City Ev	vansville	County Vanderburgh	State IN Zip 47725
Borrower Kevin Folz			Co-Borrower N/		
Client Robert Steele Agency In	nc	Address 11 Motif Boulevard		City Brownsburg	State IN Zip 46112
TYPE OF INSPECTION PERFOR	RMED	EXTERNAL FACTORS		PROPERTY TYPE	
☑ Exterior-Only From Street		Adverse External Factors		SFR - Detached	☐ Condo - Garden Style
☐ Walk-In Interior & Exterior	r	Fronts/Sides/Backs Busy Street	□Yes ⊠ No	SFR - Attached	☐ Condo - Mid-Rise or High-Rise
☐ Virtual Exterior-Only From	Street	High Tension Electrical Wires	□Yes ⊠ No	SFR - Semi-Detached / End	☐ Condo - Other
U Virtual Walk-In Interior & I	Exterior	Vacant/Abandoned Property	□ Yes ⊠ No	☐ SFR - With Accessory Unit	☐ Manufactured [Add Date]
EVIDENCE OF LISTING STATUS		Landfill or Transfer Station	□ Yes ⊠ No	☐ Duplex	☐ Commercial / Mixed-Use
EVIDENCE OF LISTING STATUS		Commercial/Industrial Influences	□Yes ⊠ No	☐ Triplex	☐ Other [
_	☐ Yes ☒ No	Railroad Tracks	□Yes ⊠ No	☐ Quadruplex	
,	□ Yes □ No	Freeway/Highway Influence	□ Yes ⊠ No		
List Price [\$ ]		Private or Public Airport	□Yes ⊠ No	CONDO OR PLANNED UNIT DEV	
List Date [ ] DO	DM [ ]	Other [	□ Yes ⊠ No	Subject is in a Condo or PUD	None
MARKET INFLUENCES		Positive External Factors		Dues [	Carport # Cars [ ]
Significant Area Non-Resident	tial Use	Golf Course	☐ Yes ⊠ No	Dues Term [	]
Commercial	☐ Yes 図 No	Waterfront	□ Yes ⊠ No		Driveway # Cars [ 2 ]
	□ Yes ⊠ No	Beach Access	□ Yes ⊠ No		Surface [Concrete ]
	□ Yes ⊠ No	Lake Access	□ Yes ⊠ No		Garage/Carport Design
0	□ Yes ⊠ No	Marina/Boat Ramp Access	□ Yes ⊠ No		
	□ Yes ⊠ No	Gated Community / Security Gate	□ Yes ⊠ No		☐ Detached
	□ Yes ⊠ No	View [	□ Yes ⊠ No	*Homeowner's association information	☐ Built-In
	□ Yes ⊠ No	Other [	□ Yes ⊠ No	is provided as available. Lender may wish to confirm with the association.	11
	□Yes ⊠No	,	[ ]	wish to commit with the association.	
				ADDITIONAL IMPROVEMENTS	ADDITIONS OR CONVERSIONS
SUBJECT CONDITION				☐ Accessory Unit	☐ ☐ Apparent Additions
= New / Like New	ccupancy			Outbuildings	Added GLA [ SqFt ]
l ' l		Vacant (If Vacant, Is Home Secured?	□ Yes □ No )	☐ Solar Panels [	Permitted? ☐ Yes ☐ No
	Tenant Occupie	∍d	.11	☐ Porch [	]
☐ Average	Rent [		] [ ]	☐ Patio [	·
☐ Fair / Below-Average	Terms [		] [ ]	☐ Pool [	<b>!    </b>
☐ Poor / Uninhabitable	Length [		J	☐ Fence [☐ Other [	]
Subject Condition Related to I	_	_		□ Otner [	]
Similar ☐ Inferior  Deferred Maintenance	Superior	Unknown		SUBJECT SITE / LOT	
	 □ Yes ⊠ No	Roof Disrepair / Lifting Shingles	□Yes ⊠No	Lot Size [ 0.18 ]	Lot Shape [ Rectangular ]
	□ res ⊠ No	Dry Rot / Decaying Wood	□ Yes ⊠ No	Utilities Publi	c Other Description
_	□ Yes ⊠ No	Fire / Wildfire or Smoke Damage	□ Yes ⊠ No	Electricity	☐ [ Vectren ]
	_ 1C3110	The / Whathe of Shloke Danlage		Liectricity	[
	Tyes ⊠No	Water or Flood Damage	11	Gas	☐ [Vectren ]
Landscape Not Maintained	□Yes ⊠No □Yes ⊠No	Water or Flood Damage Storm or Hurricane Damage	□Yes ⊠No		_ '
' <u>-</u>	□ Yes ⊠ No	Storm or Hurricane Damage	□Yes ⊠No □Yes ⊠No	Gas	□ [Vectren ]
Landscape Damage	□Yes ⊠No □Yes ⊠No	Storm or Hurricane Damage Earthquake Damage	□ Yes ⊠ No □ Yes ⊠ No □ Yes ⊠ No	Gas 🖂 Water 🖂 Sewer 🖂	☐ [Vectren ] ☐ [
Landscape Damage Under Construction	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No	Storm or Hurricane Damage Earthquake Damage Tornado Damage	☐ Yes ☒ No	Gas 🖂 Water 🖂 Sewer 🖂	[Vectren ]  [Vectren ]  [Uectren ]  [Uectren ]  [Uectren ]  [Uectren ]
Landscape Damage Under Construction Other (Describe Below)	☐ Yes ☒ No	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted	☐ Yes ☒ No	Gas Water Sewer Wolfsite Improvements Public	[Vectren ]  [Vectren ]  [Insert continuous processes of the continuous processes of th
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred	☐ Yes  ☐ No ☐ Yes  ☐ No ☐ Yes  ☐ No ☐ Yes  ☐ No d maintenance c	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster?	☐ Yes ☒ No	Gas Water Sewer Diffsite Improvements Publi Street Alley	[Vectren ]
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the i	☐ Yes ☐ No d maintenance cointerior suffered	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster?	Yes ⊠ No  Yes ⊠ No	Gas  Water  Sewer   Offsite Improvements  Publi  Street  Alley   SUBJECT IMPROVEMENTS	[ Vectren ]  [ [ Vectren ]  [ ]  [ C Private Description  [ Concrete ]  [ None ]
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the i Is the property located in an arm	Yes No Yes No Yes No Yes No Of Maintenance of interior suffered active FEMA disas	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area?	☐ Yes ☒ No	Gas Samular Sewer Sewer Sewer Street Street Alley SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built	[ Vectren ]  [ Vectren ]  [ Concrete ]  [ None ]  [ Vectren ]  [ Private   Description   Concrete
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the i Is the property located in an ac	Yes No Yes No Yes No Yes No Mo Maintenance of interior suffered active FEMA disaget to the proper	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area?	Yes ⊠ No  Yes ⊠ No	Gas Water Sewer  Offsite Improvements  Alley  SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built Design [Ranch	[ Vectren ]  [ Vectren ]  [ Concrete ]  [ None ]  [ 2006 ]  [ Concrete Slab
Landscape Damage Under Construction Other (Describe Below) Was any of the above deferred If yes, does it appear the i Is the property located in an ar Rate the disaster related dama Percent of neighborhood prop	Yes No Yes No Yes No Yes No Mo Maintenance of interior suffered active FEMA disased age to the proper operties that suffered	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area? erty: [ ] ered damage: [ % ]	Yes ⊠ No  Yes ⊠ No	Gas Substantial Sewer Sewer Street Alley Subject Improvements Alley Subject Improvements # Stories [ 1 ] Year Built Design [Ranch Construction [Brick/Masonrometric street] [ Brick/Masonrometric street] Subject Improvements   1   Year Built Design [Ranch Construction [Brick/Masonrometric street]   1   Year Built Design [Ranch Construction [Brick/Masonrometric street	[ Vectren ]  [ Vectren ]  [ I ]  [ Concrete ]  [ None ]  [ 2006 ]  [ Concrete Slab  [ Concrete Slab  [ Concrete Space ]
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the i Is the property located in an ar Rate the disaster related dama Percent of neighborhood prop Estimate of total cost to repair	Yes No Yes No Yes No Yes No Yes No d maintenance of interior suffered active FEMA disastage to the proper perties that suffer: [\$	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area? erty: [ ] ered damage: [ % ] ] Estimated time to repair: [	Yes ⊠ No  Yes ⊠ No	Gas Water Sewer  Offsite Improvements  Street Alley  SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built Design [Ranch Construction [Brick/Masonn Exterior Walls [Brick / Masonn	[ Vectren ]  [ Vectren ]  [ I ]  [ C Private Description ]  [ Concrete ]  [ None ]  [ 2006 ]  [ Concrete Slab  [ Crawl Space
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the is Is the property located in an action and the control of the property located in an action and the control of the property located in an action and the control of the contr	Yes No Yes No Yes No Yes No Yes No d maintenance of interior suffered active FEMA disastage to the proper perties that suffer: [\$	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area? erty: [ ] ered damage: [ % ] ] Estimated time to repair: [	Yes ⊠ No  Yes ⊠ No	Gas Water Sewer  Offsite Improvements  Street Alley  SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built Design [Ranch Construction [Brick/Masonr Exterior Walls [Brick / Mason Roof Surface [Comp Shingle	[ Vectren ]  [ Vectren ]  [ Concrete ]  [ None ]  [ 2006 ]  [ Concrete Slab  [ Concrete Sla
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the i Is the property located in an ar Rate the disaster related dama Percent of neighborhood prop Estimate of total cost to repair	Yes No Yes No Yes No Yes No Yes No d maintenance of interior suffered active FEMA disastage to the proper perties that suffer: [\$	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area? erty: [ ] ered damage: [ % ] ] Estimated time to repair: [	Yes ⊠ No  Yes ⊠ No	Gas Water Sewer  Offsite Improvements  Street Alley  SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built Design [Ranch Construction [Brick/Masonn Exterior Walls [Brick / Mason Roof Surface [Comp Shingle Fireplace # [ ] [None	[ Vectren ]  [ Vectren ]  [ Vectren ]  [ I ]  [ C Private Description
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the is Is the property located in an action and the control of the property located in an action and the control of the property located in an action and the control of the contr	Yes No Yes No Yes No Yes No Yes No d maintenance of interior suffered active FEMA disastage to the proper perties that suffer: [\$	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area? erty: [ ] ered damage: [ % ] ] Estimated time to repair: [	Yes ⊠ No  Yes ⊠ No	Gas Water Sewer  Offsite Improvements  Alley  SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built Design [Ranch Construction [Brick/Masonn Exterior Walls [Brick / Masonn Roof Surface [Comp Shingle Fireplace # [ ] [None Heating Type [Forced	[ Vectren ] [ Vectren ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the is Is the property located in an action and the control of the property located in an action and the control of the property located in an action and the control of the contr	Yes No Yes No Yes No Yes No Yes No d maintenance of interior suffered active FEMA disastage to the proper perties that suffer: [\$	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area? erty: [ ] ered damage: [ % ] ] Estimated time to repair: [	Yes ⊠ No  Yes ⊠ No	Gas Water Sewer  Offsite Improvements  Street Alley  SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built Design [Ranch Construction [Brick/Masonn Exterior Walls [Brick / Mason Roof Surface [Comp Shingle Fireplace # [ ] [None	[ Vectren ] [ Vectren ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]
Landscape Damage Under Construction Other (Describe Below)  Was any of the above deferred If yes, does it appear the is Is the property located in an ana Rate the disaster related dama Percent of neighborhood prop Estimate of total cost to repair Describe the damage to the su	Yes No Yes No Yes No Yes No Hos No de maintenance of interior suffered active FEMA disastage to the properties that suffer: [\$ ubject and any displayed and any displayed not be any displayed and any displayed not be any disp	Storm or Hurricane Damage Earthquake Damage Tornado Damage Safety or Habitability Issues Noted caused by a recent natural disaster? d significant damage? ster area? erty: [ ] ered damage: [ % ] ] Estimated time to repair: [	Yes ⊠ No  Yes ⊠ No	Gas Water Sewer  Offsite Improvements  Alley  SUBJECT IMPROVEMENTS  # Stories [ 1 ] Year Built Design [Ranch Construction [Brick/Masonn Exterior Walls [Brick / Masonn Roof Surface [Comp Shingle Fireplace # [ ] [None Heating Type [Forced	[ Vectren ] [ Vectren ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]

- 5 ] # Total Rooms Above Grade
- [ 3 ] # Bedrooms Above Grade
- [ 2.0 ] # Bathrooms Above Grade

Valligent-PIA-Ext-v2023 Powered By Valligent



#### **PROPERTY INSPECTION ANALYSIS**

File # 6213090.2 Loan #

SUBJECT & CLIENT				
Address 12621 Cold Water Dr	City Evansville	County Vanderburgh	State IN	Zip 47725
Borrower Kevin Folz	N/A			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	City Brownsburg	State IN	Zip 46112

ഹ	м	м	EΝ	ITC

Ranch style home located in Stonecrest Subdivision.	. Home confronts to other homes in subject's area.	Home was occupied at the time of the report.	No Exterior Repairs noted during exterior
inspection.			

#### 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 and 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 Baker	Auction & Realty LLC	Location Validation (VPI Inspection Only)		
Address 501 N.	Weinbach Ave			
City, St Zip Evansv	ville, IN 47711			
Phone (812) 4	191-6247			
	Jonathan Baker	/ 06/25/2024		
	Inspector / Inspectio			

Powered By Valligent Valligent Valligent Valligent PIA-Ext-v2023

#### **PROPERTY INSPECTION ANALYSIS**

SUBJECT & CLIENT

Address 12621 Cold Water Dr City Evansville County Vanderburgh State IN Zip 47725

Borrower Kevin Folz Co-Borrower N/A

Client Robert Steele Agency Inc Address 11 Motif Boulevard City Brownsburg State IN Zip 46112













#### **PROPERTY INSPECTION ANALYSIS**

File # 6213090.2 Loan #

SUBJECT & CLIENT					
Address 12621 Cold Water Dr	City Eva		County Vanderburgh	State IN	Zip 47725
Borrower Kevin Folz		Co-Borrower N/A			
Client Robert Steele Agency Inc	Address 11 Motif Boulevard	_	City Brownsburg	State IN	Zip 46112
SUBJECT PROPERTY PHOTO ADDENDUM					
Rear View (If accessible	le)				