





IMAGE	NOT	AVAI	LABLE

6272010	Order #		Property Address	
Not Specified	Loan #	1170 GANTON DR		
No Inspection	Inspection Type	AVON, IN 46123 - HENDRICKS COUNTY		
Other: N/A	Assignment Type	Address is consistent with client-submitted data		
Robert Steele			Lender	
Phillip Korty			Borrower	
Not Specified			Coborrower	
Reasonable Exposure Time		\$330,000	Evaluated Value	
10 - 40 Days		9/25/2024	Effective Date	

## PROPERTY DETAILS



Property Type	Condo	County	HENDRICKS
Lot Size	0	Parcel Number	32-10-16-503-012.000-022
Year Built	2005	Assessed Year	2023
Gross Living Area	3,004	Assessed Value	\$277,900
Bedroom	3	Assessed Taxes	\$3,110
Baths	3.0	Sold Date	12/23/2008
Pool	No	Sold Price	\$0
Condition	Average	List Date	11/6/2020
Carrier Route	R038	List Price	\$255,000
НОА	Yes		
l +i O + -			

**Location Comments** Average Owner of Public Records KORTY, PHILLIP A & LEANN H

Typical DIST:0012 CITY/MUNI/TWP:WASHINGTON TOWNSHIP OXFORD PARK SEC 2

Legal Description BLDG 16 UNIT 2 .08AC

# MARKET STATISTICS

Inventory Analysis	Same Quarter Last Year	<b>Previous 3 Months</b>	Last 3 Months	% Change YoY	% Change QoQ
Total # of Comparable Sales (Settled)	184	138	184	0% -	33.3%
Absorption rate (total sales/month)	61	46	61	0% -	32.6%
Total # of Comparable Active Listings	322	281	328	1.9% -	16.7% ↑
Months of housing supply (Total listings / ab. rate)	5	6	5	0% -	-16.7% ₹
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	\$328,000	\$325,000	\$348,000	6.1%	7.1% 🕇
Median Comparable Sales Days on Market	7d	14d	11d	57.1%	-21.4% ₹
Median Sale Price as % of List Price	100%	99%	100%	0% -	1% -
Median Comparable List Price (Currently Active)	\$349,999	\$350,000	\$359,900	2.8% -	2.8% -
Median Competitive Listings Days on Market (Currently Active)	33d	30d	19d	-42.4% ₹	-36.7% ₹
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	1	1	0	-100% ₹	-100% ₹
Short Sales	8	2	1	-87.5% ₹	-50% ₹
Foreclosure % of Regular & REO Sales	0%	0%	0%	0% -	0% -

Amenities





# SELECTED COMPARABLES SALES AND LISTINGS

	Subject Property	Sale Comp 1	Sale Comp 2	Sale Comp 3	
	IMAGE NOT AVAILABLE				
Address	1170 GANTON DR AVON IN, 46123	1169 BALTUSTROL RUN AVON IN, 46123	5095 BALTUSTROL DR AVON IN, 46123	5079 BALLY BUNION DR AVON IN, 46123	
MLS Comments					
Proximity (mi)		0.08 E	0.14 SE	0.10 SE	
MLS#   DOC#		21934654   202317160	21942916   202319647	21933131   202317382	
Sale Price / Price per Sq.Ft.		\$327,500 / \$104/sqft	\$334,500 / \$156/sqft	\$267,500 / \$152/sqft	
List Price / Price per Sq.Ft.		\$335,000 / \$107/sqft	\$339,900 / \$158/sqft	\$267,500 / \$152/sqft	
Sale Price % of List Price		0.98 / 98%	0.98 / 98%	1.00 / 100%	
Property Type	Condo	Condo	Condo	Condo	
	Value (Subject)	-		Value Adj	
Sale/List Date		09/27/23	11/09/23	10/02/23	
Location	Neutral	Neutral	Neutral	Neutral	
Location Comment	Average	Average	Average	Average	
Site	0	0	0	0	
View	None	None	None	None	
Design	Semi-Detached	Semi-Detached	Semi-Detached	Semi-Detached	
Quality	Average	Average	Average	Average	
Age	2005	2004	2005	2004	
Condition	Average	Average	Average	Average	
Bedrooms	3	3	3	2 \$5,000	
Full / Half Baths	3/0	3/0	2 / 0 \$5,000		
Gross Living Area	3,004	3,145 -\$2,820			
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)		-0.86% -\$2,820			
Gross Adj.			6.61% \$22,120		
Adj. Price		\$324,680		\$302,420	
Price and Listing		Sold 09/25/2023			
History		Price \$327,500			
		Pending 08/18/2023			
		Price \$335,000		1 1	
		Price Changed 08/11/2023 Price \$335,000	1	1	





	Code at Duramanto	List Comp 1	
	Subject Property  IMAGE NOT AVAILABLE	Est comp 1	
Address	1170 GANTON DR AVON IN, 46123	5213 DUNEWOOD WAY AVON IN, 46123	
MLS Comments		AVOIV IIV, 40123	
Proximity (mi)		0.21 E	
MLS#   DOC#		21998154	
Sale Price / Price per Sq.Ft.			
List Price / Price per Sq.Ft.		\$345,000 / \$119/sqft	
Sale Price % of List Price			
Property Type	Condo	Condo	
	Value (Subject)	Value Adj	
Sale/List Date		09/05/24 20 DOM	
Location	Neutral	Neutral	
<b>Location Comment</b>	Average	Average	
Site	0	0	
View	None	None	
Design	Semi-Detached	Semi-Detached	
Quality	Average	Average	
Age	2005	2004	
Condition	Average	Average	
Bedrooms	3	3	
Full / Half Baths	3/0	3/0	
Gross Living Area	3,004	2,902 \$2,040	
Basement	No Basement	No Basement	
Parking Type Parking Spaces	Garage 2	Garage 2	
Pool	No	No	
Amenities	Typical	Typical	
Other	ιγριται	ιγριται	
Other			
Net Adj. (total)		0.59% \$2,040	
Gross Adj.		0.59% \$2,040	
Adj. Price		\$347,040	
Price and Listing		Listed 09/05/2024	
History		Price \$345,000	





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

adverse external influences. Zillow indicates HOA fees are \$193/Month.
COMPARABLE COMMENTS AND FINAL RECONCILIATION
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Adjusted Value Range of Comps: \$302,420 to \$356,620
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# SELECTED COMPARABLES MAP



	Address	Туре	Sale Price	Sale Date	Dist (mi)	Site	Year	Bed	Bath	GLA	Bsmt	Pool	Sale	Source
							Built						Type	
	1170 GANTON DR	Condo				0	2005	3	3	3004		No		Public Records
	AVON, IN 46123													
1	1169 BALTUSTROL RUN	Condo	\$327,500	09/27/2023	0.08	0	2004	3	3	3145		No		MLS, Public Records
	AVON, IN 46123													
2	5095 BALTUSTROL DR	Condo	\$334,500	11/09/2023	0.14	0	2005	3	2	2148		No		MLS, Public Records
	AVON, IN 46123													
3	5079 BALLY BUNION DR	Condo	\$267,500	10/02/2023	0.10	0	2004	2	2	1758		No		MLS, Public Records
	AVON, IN 46123													
1	5213 DUNEWOOD WAY	Condo	\$345,000	09/05/2024	0.21	0	2004	3	3	2902		No		MLS
	AVON, IN 46123													





# SELECTED COMPARABLES PHOTOS



Comp 1: 1169 BALTUSTROL RUN AVON IN, 46123



Comp 2: 5095 BALTUSTROL DR AVON IN, 46123



Comp 3: 5079 BALLY BUNION DR AVON IN, 46123







Listing 1: 5213 DUNEWOOD WAY AVON IN, 46123





## PRICE AND LISTING HISTORY

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

E	Event	Date	Price	Change	Source
<b>P</b> S	Sold	02/26/2021	\$255,000		MLS
F	Pending	01/18/2021	\$255,000		MLS
P	Price Changed	01/04/2021	\$255,000	-2.86%	MLS
F	Price Changed	12/04/2020	\$262,500	-6.25%	MLS
F	Price Changed	11/19/2020	\$280,000	-3.45%	MLS
L	Listed	11/06/2020	\$290,000		MLS
<b>P</b> S	Sold	12/04/2008	\$233,000	-2.71%	MLS
F	Pending	11/13/2008	\$239,500		MLS
P	Price Changed	10/18/2008	\$239,500	-2.20%	MLS
F	Price Changed	08/27/2008	\$244,900	-1.01%	MLS
P	Price Changed	05/02/2008	\$247,399	-1.04%	MLS
L	Listed	04/21/2008	\$250,000		MLS
<b>P</b> S	Sold	01/02/2008	\$244,900	-2.00%	MLS
P	Pending	12/10/2007	\$249,900		MLS
P	Price Changed	11/28/2007	\$249,900	-3.85%	MLS
L	Listed	10/02/2007	\$259,900		MLS

Certain information contained herein is derived from information which is the property of, and copyrighted by, the applicable MLS. As such, the applicable MLS retains copyrights to all MLS provisioned data and images. Data through 09/24/2024.

## TRANSACTION HISTORY

## **Timeline**







## History







## 12/23/2008 Resale

Recording Date	12/23/2008	Lender	AMERICAN ACCEPTANCE MORTGAGE INC
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$216,690
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	200828326	Loan Type	N/A
Seller	THOMAS,GARY L & VICKY L	Rate Type	N/A
Buyer/Borrower	MARIMON,CLAUDIO M	Loan Doc #	200828327



## 01/25/2008 Resale

Recording Date	01/25/2008	Lender	FIRST HORIZON HOME LOANS
Transaction Type	Resale	Title Co	FIRST AMERICAN TITLE INSURAC
Value	N/A	1st Loan Amt	\$195,900
Doc Type	Warranty Deed	2nd Loan Amt	N/A
Doc#	200802044	Loan Type	N/A
Seller	SUMNER,GINA L & DAN L	Rate Type	N/A
Buyer/Borrower	THOMAS,GARY L & VICKY L	Loan Doc #	200802045



## 08/08/2005 Resale

Recording Date	08/08/2005	Lender	COUNTRYWIDE HOME LOANS INC
Transaction Type	Resale	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$201,676
Doc Type	Special Warranty Deed	2nd Loan Amt	N/A
Doc#	200500023791	Loan Type	N/A
Seller	PORTRAIT HOMES-OXFORD PARK LLC	Rate Type	Variable
Buyer/Borrower	SUMNER,GINA L & DAN L	Loan Doc #	200500023760



## **ZIP-CODE DATA**

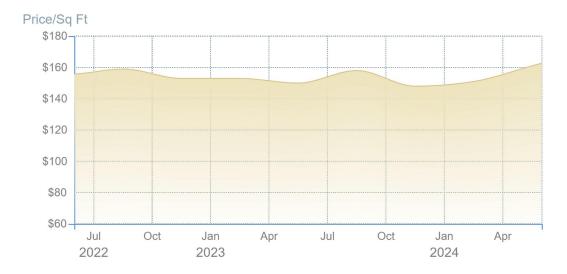
#### Number of Properties Sold in 46123

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



#### Median Sale Price/Sq.Ft. (quarterly) in 46123

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.

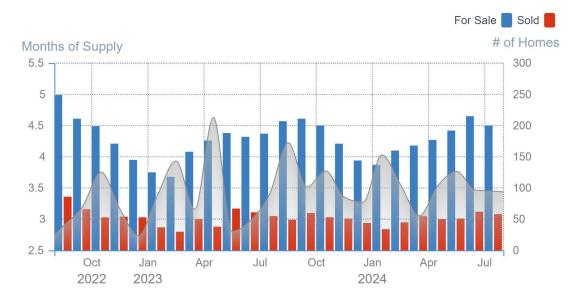






#### Months of Supply in 46123

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 46123

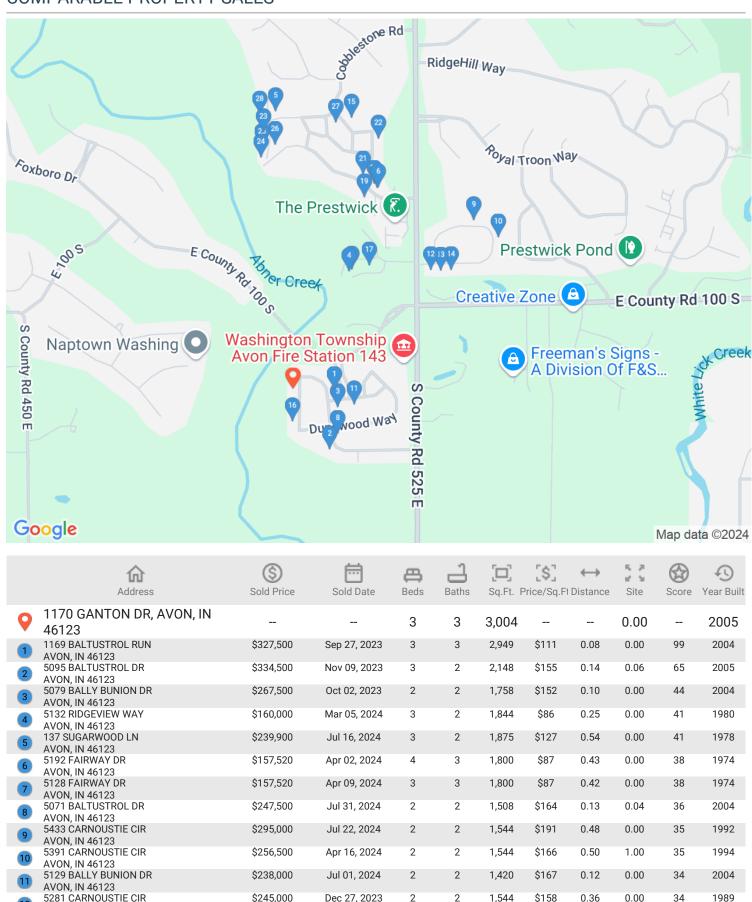
The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.







## COMPARABLE PROPERTY SALES



AVON, IN 46123



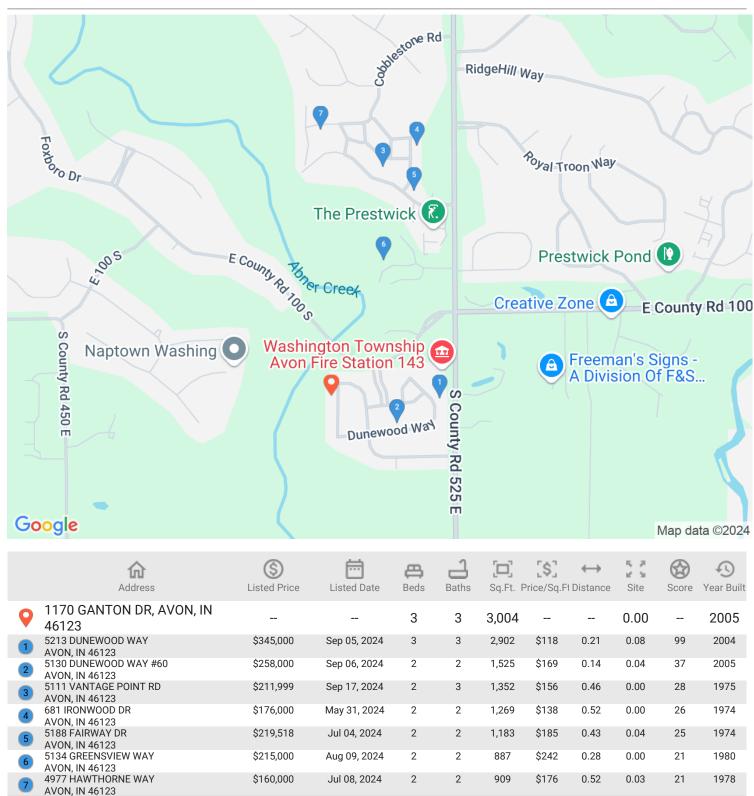


13	5299 CARNOUSTIE CIR AVON, IN 46123	\$0	Feb 22, 2024	2	2	1,544	\$0	0.37	0.00	34	1991
14	5317 CARNOUSTIE CIR AVON, IN 46123	\$265,000	May 22, 2024	2	2	1,544	\$171	0.39	0.00	34	1989
15	641 COBBLESTONE RD AVON, IN 46123	\$209,900	Mar 07, 2024	3	3	1,632	\$128	0.54	0.00	34	1976
16	1240 GANTON DR AVON, IN 46123	\$255,000	Aug 02, 2024	2	2	1,335	\$191	0.07	0.00	32	2005
17	5170 RIDGEVIEW WAY AVON, IN 46123	\$168,500	Dec 04, 2023	3	2	1,440	\$117	0.28	0.00	30	1980
18	5140 RIDGEVIEW WAY AVON, IN 46123	\$115,000	Apr 12, 2024	3	2	1,394	\$82	0.26	0.00	29	1980
19	5179 FAIRWAY DR AVON, IN 46123	\$207,500	Apr 24, 2024	3	3	1,352	\$153	0.40	0.00	28	1974
20	5186 FAIRWAY DR AVON, IN 46123	\$157,400	Dec 21, 2023	2	2	1,244	\$126	0.43	0.00	26	1974
21	744 IRONWOOD DR AVON, IN 46123	\$147,000	Jan 11, 2024	2	2	1,244	\$118	0.44	0.00	26	1974
22	681 IRONWOOD DR AVON, IN 46123	\$162,100	May 22, 2024	2	2	1,269	\$127	0.52	0.00	26	1974
23	176 SUGARWOOD LN AVON, IN 46123	\$175,000	Aug 02, 2024	2	2	939	\$186	0.50	0.00	22	1978
24	228 SUGARWOOD LN AVON, IN 46123	\$197,000	Apr 15, 2024	3	3	913	\$215	0.45	0.03	21	1978
25	212 SUGARWOOD LN AVON, IN 46123	\$180,000	Jul 23, 2024	2	2	887	\$202	0.47	0.00	21	1978
26	203 SUGARWOOD LN AVON, IN 46123	\$175,000	Sep 06, 2024	2	2	887	\$197	0.48	0.00	21	1978
27	646 COBBLESTONE RD AVON, IN 46123	\$167,000	Sep 29, 2023	2	2	887	\$188	0.53	0.00	21	1979
28	148 SUGARWOOD LN AVON, IN 46123	\$210,000	Mar 13, 2024	2	2	887	\$236	0.54	0.00	21	1978





## COMPARABLE PROPERTY LISTINGS







#### **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	Bluell Rei						
Signature Date	9/25/2024						