

Client Reference: 518136
Borrower Name: Brent Richardson

Report Date: 05-APR-2024
Report Number: 1101268396



VeroVALUE Valuation Report

SUBJECT PROPERTY:

4725 S SEMINOLE TRL
CRAWFORDSVILLE, IN, 47933

OWNER OF RECORD:

RICHARDSON BRENT N

VEROVALUE	\$197,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$185,000 to \$209,000	94	0.06

SUBJECT PROPERTY INFORMATION

APN:	54-11-27-334-049.000-025	YEAR BUILT:	1989	POOL:	N
LIVING SF:	1,456	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	30,144	BATHROOMS:	2.00	GARAGE:	0
ASS'D VALUE: TOTAL:	\$116,800	COUNTY:	MONTGOMERY	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$92,800	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$24,000	CENSUS TRACT:	957300	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	06-JUL-2020	\$115,500			
2	28-JAN-2010	\$64,500			

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	5230 S MAPLE DR	0.55	\$181,545	15-MAR-2024	1,360	13,416	3	2.00	1999
2	3037 W SHORE DR	0.76	\$234,700	14-OCT-2022	1,604	49,136	2	3.00	1970
3	5209 S HOLIDAY DR	0.57	\$193,500	04-OCT-2022	1,354	50,399	3	2.00	1975
4	3330 W KENSINGTON DR	0.73	\$185,000	24-MAY-2022	1,352	35,545	3	2.00	1989
5	2747 W WESTCHESTER DR	0.93	\$220,000	20-APR-2022	1,440	15,594	3	2.00	1974
6	4942 S WELLINGTON BLVD	0.89	\$219,100	14-APR-2022	1,520	36,285	3	2.00	1965

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 5230 S MAPLE DR

OWNER: BEALMEAR ANNA

DISTANCE (MI): 0.55

SALE PRICE:	\$181,545	APN:	54-11-34-224-029.000-025	YR BUILT:	1999	POOL:	N
SALE DATE:	15-MAR-2024	LIVING SF:	1,360	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	13,416	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$161,800	COUNTY:	MONTGOMERY	STORIES:	1
		ASS'D IMPROV:	\$147,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$14,700	CENSUS:	957300	VIEW:	

2 3037 W SHORE DR

OWNER: KERSHNER STEPHEN P

DISTANCE (MI): 0.76

SALE PRICE:	\$234,700	APN:	54-11-34-111-024.000-025	YR BUILT:	1970	POOL:	N
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SALE DATE:	14-OCT-2022	LIVING SF:	1,604	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	49,136	BATH:	3.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$221,500	COUNTY:	MONTGOMERY	STORIES:	1
		ASS'D IMPROV:	\$185,400	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$36,100	CENSUS:	957300	VIEW:	

3 5209 S HOLIDAY DR OWNER: SMITH COBY D DISTANCE (MI): 0.57

SALE PRICE:	\$193,500	APN:	54-11-34-223-020.000-025	YR BUILT:	1975	POOL:	N
SALE DATE:	04-OCT-2022	LIVING SF:	1,354	BED:	3	FP:	0
PRIOR SALE PRICE:	\$118,000	LOT SF:	50,399	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:	25-MAY-2000	ASS'D TOTAL:	\$137,500	COUNTY:	MONTGOMERY	STORIES:	2
		ASS'D IMPROV:	\$106,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$30,600	CENSUS:	957300	VIEW:	

4 3330 W KENSINGTON DR OWNER: MATCZAK MARK W DISTANCE (MI): 0.73

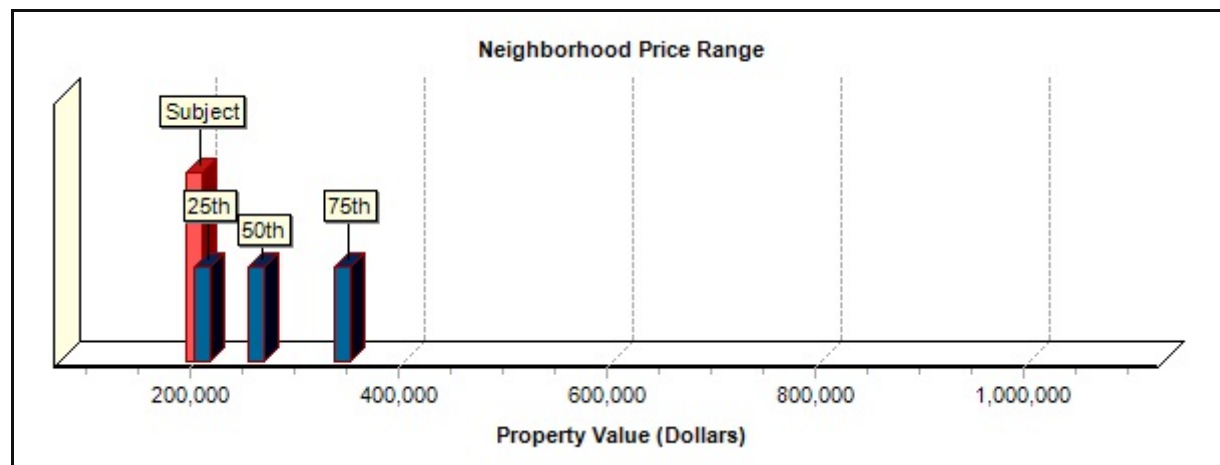
SALE PRICE:	\$185,000	APN:	54-11-34-113-084.000-025	YR BUILT:	1989	POOL:	N
SALE DATE:	24-MAY-2022	LIVING SF:	1,352	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	35,545	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$101,600	COUNTY:	MONTGOMERY	STORIES:	1
		ASS'D IMPROV:	\$77,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$24,500	CENSUS:	957300	VIEW:	

5 2747 W WESTCHESTER DR OWNER: MCMICHAEL PATRICIA D DISTANCE (MI): 0.93

SALE PRICE:	\$220,000	APN:	54-11-35-222-005.000-025	YR BUILT:	1974	POOL:	N
SALE DATE:	20-APR-2022	LIVING SF:	1,440	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	15,594	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$156,900	COUNTY:	MONTGOMERY	STORIES:	1
		ASS'D IMPROV:	\$140,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$16,300	CENSUS:	957300	VIEW:	

6 4942 S WELLINGTON BLVD OWNER: LAUY DIMETRIE L DISTANCE (MI): 0.89

SALE PRICE:	\$219,100	APN:	54-11-26-333-036.000-025	YR BUILT:	1965	POOL:	N
SALE DATE:	14-APR-2022	LIVING SF:	1,520	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	36,285	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$155,600	COUNTY:	MONTGOMERY	STORIES:	1
		ASS'D IMPROV:	\$136,200	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$19,400	CENSUS:	957300	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of **\$73,000** to a high of **\$1,125,000**, with a median price of **\$257,000**. The subject

property is valued at **\$197,000** and is ranked at the **21** percentile, meaning that **21%** of the **single family residences** in the subject's neighborhood are valued less than the subject property.



Price changes for **single family residences** in the subject property's zip code (**47933**) and neighborhood are shown for comparison of local and regional trends. Starting on the left and normalized to zero, price changes are given on a periodic basis and tracked cumulatively.

VeroValue Terminology

VeroValue: The VeroValue is the estimated market value of a subject property based on an analysis of available physical and economic data.

Confidence Score: The confidence score is a predictive measurement of the accuracy of the estimated market value. Ranging from a low of 0 to a high of 100, the confidence score can be used as an analytic for automated decision making and defining levels of service. Higher confidence scores generally correlate to higher levels of accuracy.

Value Range: The estimated market value range of a subject property based on an analysis of available market data, market trends and the confidence score. VeroValue may need to be adjusted, lower or higher, within the value range, depending on numerous factors including condition, location and quality of construction.

Market Value: The market value is the most probable sales price of a property in a competitive and open market under all conditions required for an arms-length transaction.

DISCLAIMER: This valuation report may contain an Estimated Market Value ("EMV"), Forecast Valuation Analytics ("FVA"), Transaction Quality Analysis ("TQA"), and other associated collateral assessment analytics for residential property that is the product of automated valuation technology, public record, economic and other data, and predictive technologies combined to provide an estimate of the most probable selling price of a residential property, forecast analysis, transfer activity involving the subject property or its immediate market area, and related collateral analysis. This valuation report, including but not limited to the EMV, FVA, TQA and other analytics, is not an appraisal. No physical or other inspection of the property was completed as part of this valuation report. This valuation contains no representations or warranties of any kind including but not limited to warranties regarding marketability, functional or economical obsolescence, environmental contamination or flood insurance determination. This valuation does not warrant the accuracy or completeness of any public record information or data sources used to prepare this valuation report. This data may not be re-sold, remarketed, published, or incorporated into other products or services in any form or manner whatsoever.

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