



VeroVALUE Valuation Report

SUBJECT PROPERTY:

9848 N BREEDING RD
DUPONT, IN, 47231

OWNER OF RECORD:

HARMON TRAVIS N

VEROVALUE	\$233,000	CONFIDENCE SCORE	FSD
VALUE RANGE	\$187,000 to \$279,000	81	0.19

SUBJECT PROPERTY INFORMATION

APN:	39-04-13-000-003.000-004	YEAR BUILT:	1980	POOL:	N
LIVING SF:	1,484	BEDROOMS:	3	FIREPLACE:	1
LOT SF:	43,560	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$85,700	COUNTY:	JEFFERSON	STORIES:	2
ASS'D VALUE: IMPROVEMENTS:	\$65,700	LAND USE:	SFR	A/C:	
ASS'D VALUE: LAND:	\$20,000	CENSUS TRACT:	966100	VIEW:	

SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	29-MAY-2018	\$148,000	\$	NOT AVAILABLE FROM COUNTY	HARMON TRAVIS N: HARMON WENDY G

MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	810 THOMAS HILL RD 810	8.96	\$170,000	31-MAY-2024	1,670	79,715	3	2.00	1971
2	5048 N SR 62	8.54	\$205,000	16-MAY-2024	1,830	1,213,146	4	1.00	1962
3	4207 N 600 W	5.74	\$245,000	17-APR-2024	1,704	51,183	4	2.00	1974
4	718 W 3RD ST	10.89	\$277,500	25-MAR-2024	1,500	3,200	2	2.00	1996
5	2214 E CROSS RD	9.88	\$181,000	28-FEB-2024	1,200	21,780	2	1.00	1980
6	406 LAUREL LN	9.27	\$230,000	26-FEB-2024	1,872	16,800	2	2.00	1900

Detailed property information is provided on the next page.

MARKET DATA DETAIL

1 810 THOMAS HILL RD 810 OWNER: DISTANCE (MI): 8.96

SALE PRICE:	\$170,000	APN:		YR BUILT:	1971	POOL:	
SALE DATE:	31-MAY-2024	LIVING SF:	1,670	BED:	3	FP:	
PRIOR SALE PRICE:		LOT SF:	79,715	BATH:	2.00	GARAGE:	
PRIOR SALE DATE:		ASS'D TOTAL:		COUNTY:	JEFFERSON	STORIES:	
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	966400	VIEW:	

2 5048 N SR 62 OWNER: DENNING LINDA E TRUST DISTANCE (MI): 8.54

SALE PRICE:	\$205,000	APN:	39-09-06-000-019.000-006	YR BUILT:	1962	POOL:	N
SALE DATE:	16-MAY-2024	LIVING SF:	1,830	BED:	4	FP:	1

PRIOR SALE PRICE:		LOT SF:	1,213,146	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$140,500	COUNTY:	JEFFERSON	STORIES:	1
		ASS'D IMPROV:	\$112,200	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$28,300	CENSUS:	966000	VIEW:	

3 4207 N 600 W OWNER: YOUNGBLOOD ROBERT A DISTANCE (MI): 5.74

SALE PRICE:	\$245,000	APN:	39-07-10-000-013.000-014	YR BUILT:	1974	POOL:	N
SALE DATE:	17-APR-2024	LIVING SF:	1,704	BED:	4	FP:	0
PRIOR SALE PRICE:		LOT SF:	51,183	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$109,700	COUNTY:	JEFFERSON	STORIES:	1
		ASS'D IMPROV:	\$96,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$12,800	CENSUS:	966100	VIEW:	

4 718 W 3RD ST OWNER: MILLER PROPERTY MANAGEMENT GROUP LLC DISTANCE (MI): 10.89

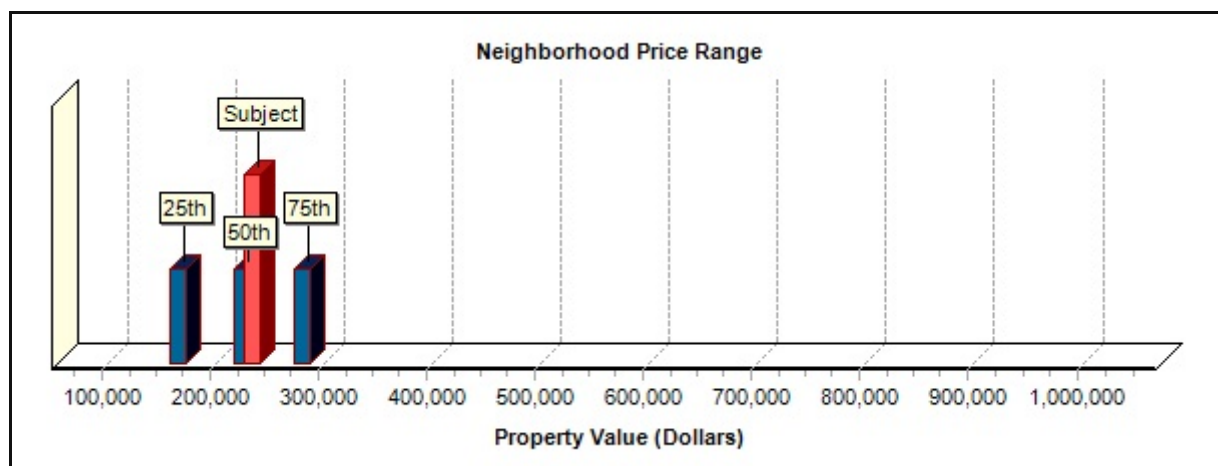
SALE PRICE:	\$277,500	APN:	39-08-34-444-047.000-007	YR BUILT:	1996	POOL:	N
SALE DATE:	25-MAR-2024	LIVING SF:	1,500	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	3,200	BATH:	2.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$110,600	COUNTY:	JEFFERSON	STORIES:	2
		ASS'D IMPROV:	\$107,600	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$3,000	CENSUS:	966600	VIEW:	

5 2214 E CROSS RD OWNER: ACHS LLC DISTANCE (MI): 9.88

SALE PRICE:	\$181,000	APN:	39-09-19-000-014.000-006	YR BUILT:	1980	POOL:	N
SALE DATE:	28-FEB-2024	LIVING SF:	1,200	BED:	2	FP:	0
PRIOR SALE PRICE:		LOT SF:	21,780	BATH:	1.00	GARAGE:	0
PRIOR SALE DATE:		ASS'D TOTAL:	\$98,300	COUNTY:	JEFFERSON	STORIES:	1
		ASS'D IMPROV:	\$83,300	LAND USE:	SFR	A/C:	
		ASS'D LAND:	\$15,000	CENSUS:	966000	VIEW:	

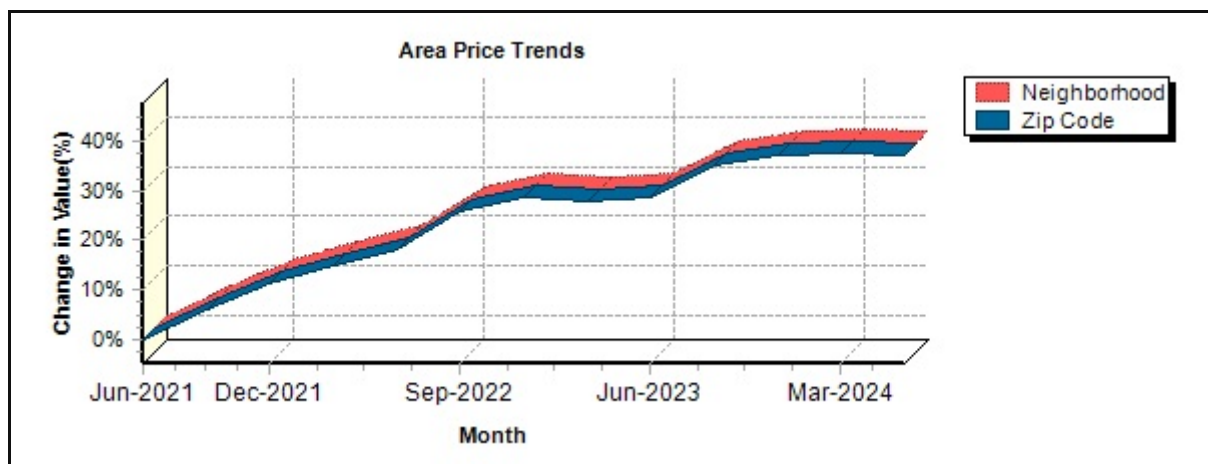
6 406 LAUREL LN OWNER: VAUGHN MICHAEL R DISTANCE (MI): 9.27

SALE PRICE:	\$230,000	APN:	39-08-23-300-068.000-007	YR BUILT:	1900	POOL:	N
SALE DATE:	26-FEB-2024	LIVING SF:	1,872	BED:	2	FP:	1
PRIOR SALE PRICE:		LOT SF:	16,800	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$244,300	COUNTY:	JEFFERSON	STORIES:	1
		ASS'D IMPROV:	\$217,300	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$27,000	CENSUS:	966500	VIEW:	



The price range of single family residences in the subject property's neighborhood is from a low of \$59,000 to a high of \$1,068,000, with a median price of \$224,000. The subject property is valued at \$233,000 and is ranked at the 54 percentile, meaning that 54% 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 (47231) 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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