



## VeroVALUE Valuation Report

### SUBJECT PROPERTY:

1841 E COUNTY ROAD 1000 S  
CLOVERDALE, IN, 46120

### OWNER OF RECORD:

MANNING EVELYN A

<b>VEROVALUE</b>	\$250,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$201,000 to \$299,000	81	0.19

### SUBJECT PROPERTY INFORMATION

APN:	67-12-35-404-090.000-003	YEAR BUILT:	1967	POOL:	N
LIVING SF:	1,701	BEDROOMS:	3	FIREPLACE:	0
LOT SF:	74,052	BATHROOMS:	2.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$132,400	COUNTY:	PUTNAM	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$101,000	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$31,400	CENSUS TRACT:	956500	VIEW:	

### SUBJECT SALES HISTORY

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
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### MARKET DATA SUMMARY

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	2611 E COUNTY ROAD 1050 S	0.62	\$226,432	19-JAN-2024	1,870	131,987	3	3.00	1976
2	309 LINCOLN AVE 1	1.01	\$302,970	03-APR-2023	1,690	12,320	3	2.00	2022
3	309 LINCOLN AVE	0.94	\$232,000	31-MAR-2023	1,700	12,197	3	2.00	2022
4	73 ANNA ST	0.93	\$200,000	23-AUG-2022	1,611	21,562	3	3.00	1960

Detailed property information is provided on the next page.

### MARKET DATA DETAIL

**1** 2611 E COUNTY ROAD 1050 S **OWNER:** GARRETT CASSANDRA DEE **DISTANCE (MI):** 0.62

SALE PRICE:	\$226,432	APN:	67-16-01-103-006.000-002	YR BUILT:	1976	POOL:	N
SALE DATE:	19-JAN-2024	LIVING SF:	1,870	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	131,987	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$153,100	COUNTY:	PUTNAM	STORIES:	2
		ASS'D IMPROV:	\$130,800	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$22,300	CENSUS:	956500	VIEW:	

**2** 309 LINCOLN AVE 1 **OWNER:** YOUNG CHRISTOPHER L **DISTANCE (MI):** 1.01

SALE PRICE:	\$302,970	APN:	67-12-36-404-038.000-003	YR BUILT:	2022	POOL:	N
SALE DATE:	03-APR-2023	LIVING SF:	1,690	BED:	3	FP:	0
PRIOR SALE PRICE:		LOT SF:	12,320	BATH:	2.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$141,600	COUNTY:	PUTNAM	STORIES:	1
		ASS'D IMPROV:	\$125,800	LAND USE:	SFR	A/C:	Y

		ASS'D LAND:	\$15,800	CENSUS:	956500	VIEW:	
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**3** 309 LINCOLN AVE OWNER: DISTANCE (MI): 0.94

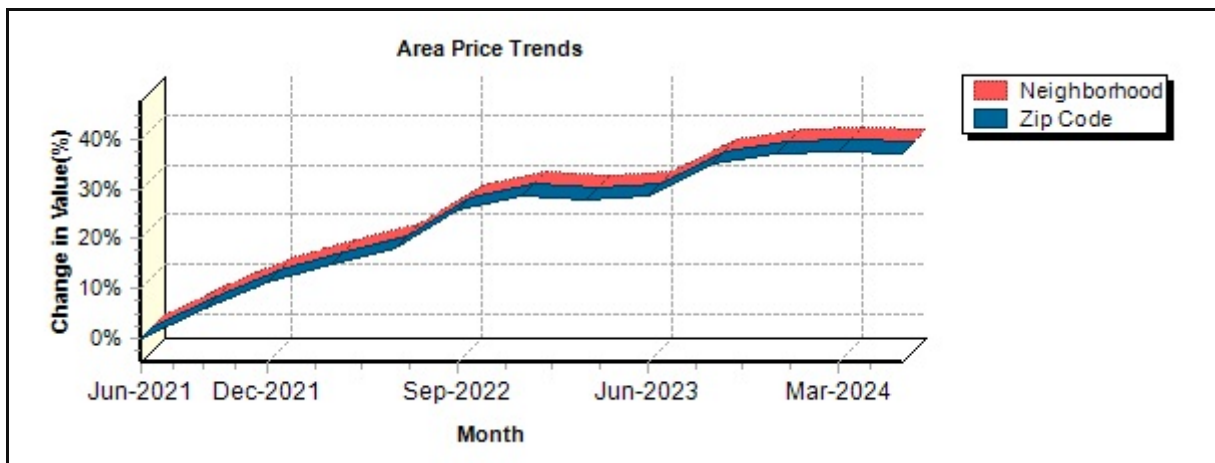
SALE PRICE:	\$232,000	APN:		YR BUILT:	2022	POOL:	
SALE DATE:	31-MAR-2023	LIVING SF:	1,700	BED:	3	FP:	
PRIOR SALE PRICE:		LOT SF:	12,197	BATH:	2.00	GARAGE:	
PRIOR SALE DATE:		ASS'D TOTAL:		COUNTY:	PUTNAM	STORIES:	
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	956500	VIEW:	

**4** 73 ANNA ST OWNER: BROWN WHITNEY K DISTANCE (MI): 0.93

SALE PRICE:	\$200,000	APN:	67-12-36-401-035.001-003	YR BUILT:	1960	POOL:	N
SALE DATE:	23-AUG-2022	LIVING SF:	1,611	BED:	3	FP:	1
PRIOR SALE PRICE:		LOT SF:	21,562	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:		ASS'D TOTAL:	\$183,100	COUNTY:	PUTNAM	STORIES:	1
		ASS'D IMPROV:	\$161,900	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$21,200	CENSUS:	956500	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of \$41,000 to a high of \$1,655,000, with a median price of \$252,000. The subject property is valued at \$250,000 and is ranked at the 49 percentile, meaning that 49% 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 (46120) 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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