



## VeroVALUE Valuation Report

**SUBJECT PROPERTY:**

1428 S 100 E  
PORTLAND, IN, 47371

**OWNER OF RECORD:**

LINGO MATTHEW L

<b>VEROVALUE</b>	\$269,000	<b>CONFIDENCE SCORE</b>	<b>FSD</b>
<b>VALUE RANGE</b>	\$218,000 to \$320,000	81	0.19

**SUBJECT PROPERTY INFORMATION**

APN:	38-07-28-100-002.000-033	YEAR BUILT:	2014	POOL:	Y
LIVING SF:	2,252	BEDROOMS:	4	FIREPLACE:	1
LOT SF:	516,447	BATHROOMS:	3.00	GARAGE:	1
ASS'D VALUE: TOTAL:	\$256,000	COUNTY:	JAY	STORIES:	1
ASS'D VALUE: IMPROVEMENTS:	\$216,500	LAND USE:	SFR	A/C:	Y
ASS'D VALUE: LAND:	\$39,500	CENSUS TRACT:	963000	VIEW:	

**SUBJECT SALES HISTORY**

	SALE DATE	SALE PRICE	LOAN AMOUNT	SELLER	BUYER
1	18-APR-2013	\$62,000		SIBRAY A	BRAD OSTERHOLT

**MARKET DATA SUMMARY**

	ADDRESS	DIST (MI)	SALE PRICE	SALE DATE	LIVING SF	LOT SF	BED	BATH	YR BUILT
1	59 W GOLF BROOK DR	1.38	\$220,000	18-MAR-2024	2,224	24,829	3	3.00	1910
2	1502 E DIVISION RD	1.55	\$330,000	15-MAR-2024	1,952	174,806	3	2.00	1955
3	1303 S MERIDIAN ST	0.96	\$268,000	06-SEP-2022	2,306	42,776	5	4.00	1932

Detailed property information is provided on the next page.

**MARKET DATA DETAIL**

**1** 59 W GOLF BROOK DR **OWNER:** **DISTANCE (MI): 1.38**

SALE PRICE:	\$220,000	APN:	38-07-32-100-009.000-033	YR BUILT:	1910	POOL:	N
SALE DATE:	18-MAR-2024	LIVING SF:	2,224	BED:	3	FP:	1
PRIOR SALE PRICE:	\$122,000	LOT SF:	24,829	BATH:	3.00	GARAGE:	1
PRIOR SALE DATE:	04-SEP-2008	ASS'D TOTAL:	\$144,400	COUNTY:	JAY	STORIES:	2
		ASS'D IMPROV:	\$116,700	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$27,700	CENSUS:	962900	VIEW:	

**2** 1502 E DIVISION RD **OWNER:** **DISTANCE (MI): 1.55**

SALE PRICE:	\$330,000	APN:		YR BUILT:	1955	POOL:	N
SALE DATE:	15-MAR-2024	LIVING SF:	1,952	BED:	3	FP:	
PRIOR SALE PRICE:		LOT SF:	174,806	BATH:	2.00	GARAGE:	
PRIOR SALE DATE:		ASS'D TOTAL:		COUNTY:	JAY	STORIES:	
		ASS'D IMPROV:		LAND USE:	SFR	A/C:	
		ASS'D LAND:		CENSUS:	963000	VIEW:	

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1303 S MERIDIAN ST

OWNER: SCHOOLER MATT

DISTANCE (MI): 0.96

SALE PRICE:	\$268,000	APN:	38-07-28-203-042.000-034	YR BUILT:	1932	POOL:	N
SALE DATE:	06-SEP-2022	LIVING SF:	2,306	BED:	5	FP:	1
PRIOR SALE PRICE:	\$268,000	LOT SF:	42,776	BATH:	4.00	GARAGE:	1
PRIOR SALE DATE:	30-AUG-2022	ASS'D TOTAL:	\$203,900	COUNTY:	JAY	STORIES:	2
		ASS'D IMPROV:	\$182,100	LAND USE:	SFR	A/C:	Y
		ASS'D LAND:	\$21,800	CENSUS:	963000	VIEW:	



The price range of **single family residences** in the subject property's neighborhood is from a low of \$32,000 to a high of \$1,132,000, with a median price of \$129,000. The subject property is valued at \$269,000 and is ranked at the 97 percentile, meaning that 97% 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 (47371) 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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