

Report Date: 07/22/2025

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

901 N RILEY RD, MUNCIE IN 47304

VALUATION RESULT

| MODEL TYPE | ESTIMATED LOW VALUE | ESTIMATED MARKET VALUE | ESTIMATED HIGH VALUE | SCORE | FSD |
|-------------|---------------------|------------------------|----------------------|-------|------|
| HVE Premier | \$193,196 | \$215,230 | \$239,776 | H | 0.11 |

REPORT RECENT SALES

| | | | | | |
|--------------|----------------|--------------|-----------|-----------|---------------------|
| ADDRESS | 901 N RILEY RD | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | |
| SALE PRICE | | LIVING AREA | 2,847 | LOT SIZE | 12,119 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181108156015.000003 |
| ASSESSED TAX | \$189,299 | PROPERTY TAX | \$2,000 | CODE STD | RSFR |
| YEAR BUILT | 1946 | PRICE SQFT | | GARAGE | Y |
| LATITUDE | 40.201253 | LONGITUDE | 85.422852 | DISTANCE | |

PROXIMITY BASED RESULTS

[1 / 9] 1300 N ALDEN RD , MUNCIE IN 47304

| | | | | | |
|--------------|-----------------|--------------|-----------|-----------|------------|
| ADDRESS | 1300 N ALDEN RD | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 09/19/2024 |
| SALE PRICE | \$224,500 | LIVING AREA | 1,679 | LOT SIZE | |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$3,533 | CODE STD | RSFR |
| YEAR BUILT | 1957 | PRICE SQFT | 133.71 | GARAGE | Y |
| LATITUDE | 40.204578 | LONGITUDE | 85.420699 | DISTANCE | 0.2563 |

[2 / 9] 1301 N BRENTWOOD LN , MUNCIE IN 47304

| | | | | | |
|------------|---------------------|-------------|--------|-----------|------------|
| ADDRESS | 1301 N BRENTWOOD LN | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 11/05/2024 |
| SALE PRICE | \$205,000 | LIVING AREA | 1,986 | LOT SIZE | 10,709 |

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|---------------------|-----------|---------------------|-----------|-----------------|---------------------|
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | 181107231013.000003 |
| ASSESSED TAX | \$174,999 | PROPERTY TAX | \$1,867 | CODE STD | RSFR |
| YEAR BUILT | 1961 | PRICE SQFT | 103.22 | GARAGE | Y |
| LATITUDE | 40.204996 | LONGITUDE | 85.425601 | DISTANCE | 0.2965 |

[3 / 9] 1208 N GREENBRIAR RD , MUNCIE IN 47304

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|---------------------|----------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 1208 N GREENBRIAR RD | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 08/16/2024 |
| SALE PRICE | \$212,900 | LIVING AREA | 2,271 | LOT SIZE | 12,599 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181107230007.000003 |
| ASSESSED TAX | \$220,699 | PROPERTY TAX | \$2,324 | CODE STD | RSFR |
| YEAR BUILT | 1960 | PRICE SQFT | 93.75 | GARAGE | Y |
| LATITUDE | 40.204516 | LONGITUDE | 85.427199 | DISTANCE | 0.3217 |

[4 / 9] 3602 W PETTY RD , MUNCIE IN 47304

| | | | | | |
|---------------------|-----------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 3602 W PETTY RD | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 01/16/2025 |
| SALE PRICE | \$204,900 | LIVING AREA | 1,609 | LOT SIZE | 11,760 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181107229009.000003 |
| ASSESSED TAX | \$173,299 | PROPERTY TAX | \$1,850 | CODE STD | RSFR |
| YEAR BUILT | 1960 | PRICE SQFT | 127.35 | GARAGE | Y |
| LATITUDE | 40.204033 | LONGITUDE | 85.428280 | DISTANCE | 0.3449 |

[5 / 9] 3400 W BROOK DR , MUNCIE IN 47304

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|---------------------|-----------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 3400 W BROOK DR | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 08/16/2024 |
| SALE PRICE | \$208,000 | LIVING AREA | 1,683 | LOT SIZE | 13,319 |
| BEDROOMS | 0 | BATHROOMS | 1.00 | APN | 181107227020.000003 |
| ASSESSED TAX | \$191,399 | PROPERTY TAX | \$2,031 | CODE STD | RSFR |
| YEAR BUILT | 1961 | PRICE SQFT | 123.59 | GARAGE | Y |
| LATITUDE | 40.206122 | LONGITUDE | 85.425540 | DISTANCE | 0.3651 |

[6 / 9] 500 N SHELLBARK RD , MUNCIE IN 47304

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|---------------------|--------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 500 N SHELLBARK RD | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 05/14/2025 |
| SALE PRICE | \$215,000 | LIVING AREA | 1,514 | LOT SIZE | 10,317 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181107409003.000003 |
| ASSESSED TAX | \$172,299 | PROPERTY TAX | \$1,830 | CODE STD | RSFR |
| YEAR BUILT | 1958 | PRICE SQFT | 142.01 | GARAGE | Y |
| LATITUDE | 40.197705 | LONGITUDE | 85.429813 | DISTANCE | 0.4417 |

[7 / 9] 1501 N BRIAR RD , MUNCIE IN 47304

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|----------------|-----------------|-------------|--------|---------------|-----|
| ADDRESS | 1501 N BRIAR RD | CITY | MUNCIE | COUNTY | 035 |
|----------------|-----------------|-------------|--------|---------------|-----|

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|---------------------|-----------|---------------------|-----------|------------------|---------------------|
| STATE | IN | ZIP | 47304 | SALE DATE | 07/16/2024 |
| SALE PRICE | \$215,500 | LIVING AREA | 1,817 | LOT SIZE | 9,199 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181108133007.000003 |
| ASSESSED TAX | \$179,699 | PROPERTY TAX | \$1,914 | CODE STD | RSFR |
| YEAR BUILT | 1966 | PRICE SQFT | 118.60 | GARAGE | Y |
| LATITUDE | 40.206161 | LONGITUDE | 85.416951 | DISTANCE | 0.4604 |

[8 / 9] 306 N BITTERSWEET LN , MUNCIE IN 47304

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|---------------------|----------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 306 N BITTERSWEET LN | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 05/16/2025 |
| SALE PRICE | \$205,000 | LIVING AREA | 1,751 | LOT SIZE | 9,582 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181107430013.000003 |
| ASSESSED TAX | \$154,899 | PROPERTY TAX | \$1,656 | CODE STD | RSFR |
| YEAR BUILT | 1955 | PRICE SQFT | 117.08 | GARAGE | Y |
| LATITUDE | 40.195988 | LONGITUDE | 85.428719 | DISTANCE | 0.4777 |

[9 / 9] 2509 W EUCLID AVE , MUNCIE IN 47304

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|---------------------|-------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 2509 W EUCLID AVE | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 05/31/2025 |
| SALE PRICE | \$205,000 | LIVING AREA | 2,389 | LOT SIZE | 9,446 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181108130004.000003 |
| ASSESSED TAX | \$214,599 | PROPERTY TAX | \$2,263 | CODE STD | RSFR |
| YEAR BUILT | 1967 | PRICE SQFT | 85.81 | GARAGE | Y |
| LATITUDE | 40.206952 | LONGITUDE | 85.416512 | DISTANCE | 0.5167 |

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