

Report Date: 09/16/2024

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

2601 S TACOMA AVE, MUNCIE IN 47302

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$102,238	\$118,310	\$136,908	M	0.15

REPORT RECENT SALES

ADDRESS	2601 S TACOMA AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	09/10/2021
SALE PRICE	\$79,900	LIVING AREA	965	LOT SIZE	8,699
BEDROOMS	2	BATHROOMS	1.00	APN	181123178007.000003
ASSESSED TAX	\$71,199	PROPERTY TAX	\$819	CODE STD	RSFR
YEAR BUILT	1952	PRICE SQFT	\$83	GARAGE	Y
LATITUDE	40.171629	LONGITUDE	85.360197	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 9] 2101 E GRACE CT , MUNCIE IN 47302

ADDRESS	2101 E GRACE CT	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	11/15/2023
SALE PRICE	\$114,500	LIVING AREA	947	LOT SIZE	11,749
BEDROOMS	3	BATHROOMS	1.00	APN	181123329016.000003
ASSESSED TAX	\$89,299	PROPERTY TAX	\$700	CODE STD	RSFR
YEAR BUILT	1953	PRICE SQFT	120.91	GARAGE	Y
LATITUDE	40.168139	LONGITUDE	85.361803	DISTANCE	0.2556

[2 / 9] 1900 E 21ST ST , MUNCIE IN 47302

ADDRESS	1900 E 21ST ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	05/16/2024
SALE PRICE	\$115,000	LIVING AREA	827	LOT SIZE	

BEDROOMS	2	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$117	CODE STD	RSFR
YEAR BUILT	1941	PRICE SQFT	139.06	GARAGE	Y
LATITUDE	40.169397	LONGITUDE	85.364803	DISTANCE	0.2880

[3 / 9] 2904 S MEEKER AVE , MUNCIE IN 47302

ADDRESS	2904 S MEEKER AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	03/16/2024
SALE PRICE	\$115,000	LIVING AREA	1,007	LOT SIZE	15,199
BEDROOMS	3	BATHROOMS	1.00	APN	181123403006.000003
ASSESSED TAX	\$97,599	PROPERTY TAX	\$863	CODE STD	RSFR
YEAR BUILT	1958	PRICE SQFT	114.20	GARAGE	Y
LATITUDE	40.167854	LONGITUDE	85.357581	DISTANCE	0.2952

[4 / 9] 3009 S CHEROKEE RD , MUNCIE IN 47302

ADDRESS	3009 S CHEROKEE RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	05/30/2024
SALE PRICE	\$115,000	LIVING AREA	987	LOT SIZE	8,187
BEDROOMS	3	BATHROOMS	1.00	APN	181123405011.000003
ASSESSED TAX	\$78,099	PROPERTY TAX	\$414	CODE STD	RSFR
YEAR BUILT	1958	PRICE SQFT	116.51	GARAGE	Y
LATITUDE	40.167219	LONGITUDE	85.356290	DISTANCE	0.3680

[5 / 9] 2915 S CHEROKEE RD , MUNCIE IN 47302

ADDRESS	2915 S CHEROKEE RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	08/16/2023
SALE PRICE	\$113,000	LIVING AREA	987	LOT SIZE	8,126
BEDROOMS	3	BATHROOMS	1.00	APN	181123405017.000003
ASSESSED TAX	\$77,699	PROPERTY TAX	\$1,664	CODE STD	RSFR
YEAR BUILT	1959	PRICE SQFT	114.49	GARAGE	Y
LATITUDE	40.167722	LONGITUDE	85.355037	DISTANCE	0.3835

[6 / 9] 2022 S ROSEMONT AVE , MUNCIE IN 47302

ADDRESS	2022 S ROSEMONT AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	08/16/2023
SALE PRICE	\$110,000	LIVING AREA	1,143	LOT SIZE	5,559
BEDROOMS	2	BATHROOMS	1.00	APN	181123202016.000003
ASSESSED TAX	\$43,099	PROPERTY TAX	\$548	CODE STD	RSFR
YEAR BUILT	1941	PRICE SQFT	96.24	GARAGE	N
LATITUDE	40.176652	LONGITUDE	85.354908	DISTANCE	0.4455

[7 / 9] 3134 S CHEROKEE RD , MUNCIE IN 47302

ADDRESS	3134 S CHEROKEE RD	CITY	MUNCIE	COUNTY	035
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STATE	IN	ZIP	47302	SALE DATE	01/16/2024
SALE PRICE	\$122,000	LIVING AREA	1,195	LOT SIZE	6,719
BEDROOMS	3	BATHROOMS	1.00	APN	181123452010.000003
ASSESSED TAX	\$70,299	PROPERTY TAX	\$1,518	CODE STD	RSFR
YEAR BUILT	1961	PRICE SQFT	102.09	GARAGE	N
LATITUDE	40.165693	LONGITUDE	85.355234	DISTANCE	0.4867

[8 / 9] 3201 S CHEROKEE RD , MUNCIE IN 47302

ADDRESS	3201 S CHEROKEE RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	09/15/2023
SALE PRICE	\$101,000	LIVING AREA	1,298	LOT SIZE	8,686
BEDROOMS	3	BATHROOMS	1.00	APN	181123451028.000003
ASSESSED TAX	\$80,999	PROPERTY TAX	\$434	CODE STD	RSFR
YEAR BUILT	1962	PRICE SQFT	77.81	GARAGE	N
LATITUDE	40.165145	LONGITUDE	85.355922	DISTANCE	0.5017

[9 / 9] 1730 E 26TH ST , MUNCIE IN 47302

ADDRESS	1730 E 26TH ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	09/15/2023
SALE PRICE	\$105,000	LIVING AREA	935	LOT SIZE	10,137
BEDROOMS	2	BATHROOMS	1.00	APN	181123355012.000003
ASSESSED TAX	\$85,799	PROPERTY TAX	\$979	CODE STD	RSFR
YEAR BUILT	1951	PRICE SQFT	112.30	GARAGE	Y
LATITUDE	40.163967	LONGITUDE	85.366001	DISTANCE	0.6117

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