

Report Date: 04/17/2025

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

4091 E COUNTY ROAD 700 S, MUNCIE IN 47302

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$131,657	\$168,713	\$216,199	L	0.25

REPORT RECENT SALES

ADDRESS	4091 E COUNTY ROAD 700 S	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	
SALE PRICE		LIVING AREA	1,401	LOT SIZE	43,559
BEDROOMS	2	BATHROOMS	1.00	APN	181524100010.000012
ASSESSED TAX	\$133,499	PROPERTY TAX	\$914	CODE STD	RSFR
YEAR BUILT	1943	PRICE SQFT		GARAGE	Y
LATITUDE	40.090656	LONGITUDE	85.338049	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 4] 3621 E COUNTY ROAD 650 S , MUNCIE IN 47302

ADDRESS	3621 E COUNTY ROAD 650 S	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	12/19/2024
SALE PRICE	\$265,000	LIVING AREA	2,087	LOT SIZE	217,799
BEDROOMS	3	BATHROOMS	2.00	APN	181513300003.000012
ASSESSED TAX	\$331,499	PROPERTY TAX	\$4,212	CODE STD	RSFR
YEAR BUILT	1972	PRICE SQFT	126.98	GARAGE	Y
LATITUDE	40.097924	LONGITUDE	85.343244	DISTANCE	0.5724

[2 / 4] 10720 S COUNTY ROAD 300 E , MUNCIE IN 47302

ADDRESS	10720 S COUNTY ROAD 300 E	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	04/24/2024
SALE PRICE	\$328,500	LIVING AREA	1,622	LOT SIZE	

BEDROOMS	3	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$2,202	CODE STD	RSFR
YEAR BUILT	1999	PRICE SQFT	202.53	GARAGE	Y
LATITUDE	40.096301	LONGITUDE	85.327819	DISTANCE	0.6667

[3 / 4] 11539 S US HIGHWAY 35 , MUNCIE IN 47302

ADDRESS	11539 S US HIGHWAY 35	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	06/11/2024
SALE PRICE	\$119,900	LIVING AREA	1,148	LOT SIZE	
BEDROOMS	2	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$624	CODE STD	RSFR
YEAR BUILT	1930	PRICE SQFT	104.44	GARAGE	Y
LATITUDE	40.088742	LONGITUDE	85.306386	DISTANCE	1.6790

[4 / 4] 1100 E COUNTY ROAD 700 S , MUNCIE IN 47302

ADDRESS	1100 E COUNTY ROAD 700 S	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	10/16/2024
SALE PRICE	\$210,000	LIVING AREA	1,119	LOT SIZE	29,184
BEDROOMS	3	BATHROOMS	2.00	APN	181515451021000012
ASSESSED TAX	\$	PROPERTY TAX	\$1,076	CODE STD	RSFR
YEAR BUILT	1966	PRICE SQFT	187.67	GARAGE	Y
LATITUDE	40.091264	LONGITUDE	85.372749	DISTANCE	1.8348

DISCLAIMER

VALUES ARE PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE VALUES AND ALL UNDERLYING DATA AND PROCESSES BOTH EXPRESSED AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. The value was generated by Freddie Mac's proprietary automated property valuation product, Home Value Explorer (HVE)®. HVE® values are estimated market values calculated using various models and techniques proprietary to Freddie Mac. An HVE value is not an appraisal and was not prepared by a certified or licensed appraiser. A lender may have used a different property value to make a credit decision. Values may not be used to reverse engineer or attempt to reverse engineer the models used to generate the Values or to create any database or product. If you have questions regarding Freddie Mac's HVE information, please see Freddie Mac's website at <https://sf.freddiemac.com/tools-learning/home-value-suite/home-value-explorer>.

Home Value Explorer® is a registered trademark of Freddie Mac. All rights reserved.

