

Report Date: 04/29/2025

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

1500 W 11TH ST, MUNCIE IN 47302

VALUATION RESULT

| MODEL TYPE | ESTIMATED LOW VALUE | ESTIMATED MARKET VALUE | ESTIMATED HIGH VALUE | SCORE | FSD |
|-------------|---------------------|------------------------|----------------------|-------|-----|
| HVE Premier | \$102,966 | \$138,435 | \$186,122 | L | 0.3 |

REPORT RECENT SALES

| | | | | | |
|--------------|----------------|--------------|-----------|-----------|------------|
| ADDRESS | 1500 W 11TH ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 10/30/2003 |
| SALE PRICE | \$67,900 | LIVING AREA | 1,594 | LOT SIZE | |
| BEDROOMS | 4 | BATHROOMS | 1.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$ | CODE STD | RSFR |
| YEAR BUILT | 1888 | PRICE SQFT | \$43 | GARAGE | N |
| LATITUDE | 40.179487 | LONGITUDE | 85.403601 | DISTANCE | |

PROXIMITY BASED RESULTS

[1 / 9] 1901 W 8TH ST , MUNCIE IN 47302

| | | | | | |
|--------------|---------------|--------------|-----------|-----------|------------|
| ADDRESS | 1901 W 8TH ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 09/20/2024 |
| SALE PRICE | \$48,900 | LIVING AREA | 1,564 | LOT SIZE | 3,005 |
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$550 | CODE STD | RSFR |
| YEAR BUILT | 1925 | PRICE SQFT | 31.27 | GARAGE | |
| LATITUDE | 40.181658 | LONGITUDE | 85.407422 | DISTANCE | 0.2514 |

[2 / 9] 1908 S KATHY DR , MUNCIE IN 47302

| | | | | | |
|------------|-----------------|-------------|--------|-----------|------------|
| ADDRESS | 1908 S KATHY DR | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 09/15/2024 |
| SALE PRICE | \$115,000 | LIVING AREA | 1,086 | LOT SIZE | |

| | | | | | |
|---------------------|-----------|---------------------|-----------|-----------------|--------|
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$1,377 | CODE STD | RSFR |
| YEAR BUILT | 1964 | PRICE SQFT | 105.89 | GARAGE | Y |
| LATITUDE | 40.177394 | LONGITUDE | 85.409858 | DISTANCE | 0.3606 |

[3 / 9] 1820 W 17TH ST , MUNCIE IN 47302

| | | | | | |
|---------------------|----------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 1820 W 17TH ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 05/16/2024 |
| SALE PRICE | \$130,000 | LIVING AREA | 1,903 | LOT SIZE | 4,959 |
| BEDROOMS | 4 | BATHROOMS | 1.00 | APN | 181120280013.000003 |
| ASSESSED TAX | \$35,999 | PROPERTY TAX | \$751 | CODE STD | RSFR |
| YEAR BUILT | 1923 | PRICE SQFT | 68.31 | GARAGE | N |
| LATITUDE | 40.174209 | LONGITUDE | 85.407019 | DISTANCE | 0.4069 |

[4 / 9] 1912 S BATAVIA AVE , MUNCIE IN 47302

| | | | | | |
|---------------------|--------------------|---------------------|-----------|------------------|------------|
| ADDRESS | 1912 S BATAVIA AVE | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 05/22/2024 |
| SALE PRICE | \$127,500 | LIVING AREA | 1,032 | LOT SIZE | |
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$282 | CODE STD | RSFR |
| YEAR BUILT | 1965 | PRICE SQFT | 123.55 | GARAGE | Y |
| LATITUDE | 40.177054 | LONGITUDE | 85.410996 | DISTANCE | 0.4251 |

[5 / 9] 2241 W 11TH ST , MUNCIE IN 47302

| | | | | | |
|---------------------|----------------|---------------------|-----------|------------------|--------------------|
| ADDRESS | 2241 W 11TH ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 08/09/2024 |
| SALE PRICE | \$115,000 | LIVING AREA | 1,959 | LOT SIZE | 9,999 |
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | 181117461001000003 |
| ASSESSED TAX | \$ | PROPERTY TAX | \$900 | CODE STD | RSFR |
| YEAR BUILT | 1909 | PRICE SQFT | 58.70 | GARAGE | Y |
| LATITUDE | 40.179093 | LONGITUDE | 85.412742 | DISTANCE | 0.4833 |

[6 / 9] 1919 S LAZY CREEK DR , MUNCIE IN 47302

| | | | | | |
|---------------------|----------------------|---------------------|-----------|------------------|------------|
| ADDRESS | 1919 S LAZY CREEK DR | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 12/27/2024 |
| SALE PRICE | \$124,900 | LIVING AREA | 1,937 | LOT SIZE | |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$1,226 | CODE STD | RSFR |
| YEAR BUILT | 1953 | PRICE SQFT | 64.48 | GARAGE | Y |
| LATITUDE | 40.177905 | LONGITUDE | 85.414639 | DISTANCE | 0.5929 |

[7 / 9] 3012 S PHILLIP DR , MUNCIE IN 47302

| | | | | | |
|----------------|-------------------|-------------|--------|---------------|-----|
| ADDRESS | 3012 S PHILLIP DR | CITY | MUNCIE | COUNTY | 035 |
|----------------|-------------------|-------------|--------|---------------|-----|

| | | | | | |
|---------------------|-----------|---------------------|-----------|------------------|---------------------|
| STATE | IN | ZIP | 47302 | SALE DATE | 06/15/2024 |
| SALE PRICE | \$126,000 | LIVING AREA | 1,635 | LOT SIZE | 21,249 |
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | 181120377006.000001 |
| ASSESSED TAX | \$96,299 | PROPERTY TAX | \$503 | CODE STD | RSFR |
| YEAR BUILT | 1962 | PRICE SQFT | 77.06 | GARAGE | Y |
| LATITUDE | 40.166629 | LONGITUDE | 85.415742 | DISTANCE | 1.0956 |

[8 / 9] 2006 S ELM ST , MUNCIE IN 47302

| | | | | | |
|---------------------|---------------|---------------------|-----------|------------------|------------|
| ADDRESS | 2006 S ELM ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 11/15/2024 |
| SALE PRICE | \$135,000 | LIVING AREA | 1,163 | LOT SIZE | |
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$516 | CODE STD | RSFR |
| YEAR BUILT | 1918 | PRICE SQFT | 116.08 | GARAGE | Y |
| LATITUDE | 40.176973 | LONGITUDE | 85.382728 | DISTANCE | 1.1156 |

[9 / 9] 700 E 8TH ST , MUNCIE IN 47302

| | | | | | |
|---------------------|--------------|---------------------|-----------|------------------|--------------------|
| ADDRESS | 700 E 8TH ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47302 | SALE DATE | 03/23/2025 |
| SALE PRICE | \$139,000 | LIVING AREA | 1,342 | LOT SIZE | 6,249 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181115339012000003 |
| ASSESSED TAX | \$ | PROPERTY TAX | \$1,232 | CODE STD | RSFR |
| YEAR BUILT | 2009 | PRICE SQFT | 103.58 | GARAGE | Y |
| LATITUDE | 40.182414 | LONGITUDE | 85.379083 | DISTANCE | 1.3100 |

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.

