

Report Date: 05/27/2025

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

2807 W SUN VALLEY PKWY, MUNCIE IN 47303

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$310,872	\$379,320	\$462,839	M	0.2

REPORT RECENT SALES

ADDRESS	2807 W SUN VALLEY PKWY	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	
SALE PRICE		LIVING AREA	3,979	LOT SIZE	14,999
BEDROOMS	5	BATHROOMS	4.00	APN	180717304028000006
ASSESSED TAX	\$	PROPERTY TAX	\$3,499	CODE STD	RSFR
YEAR BUILT	1978	PRICE SQFT		GARAGE	Y
LATITUDE	40.265003	LONGITUDE	85.419379	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 7 ] 2804 W SUN VALLEY PKWY , MUNCIE IN 47303

ADDRESS	2804 W SUN VALLEY PKWY	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	11/26/2024
SALE PRICE	\$260,000	LIVING AREA	2,431	LOT SIZE	13,503
BEDROOMS	4	BATHROOMS	2.00	APN	180717304005000006
ASSESSED TAX	\$	PROPERTY TAX	\$1,872	CODE STD	RSFR
YEAR BUILT	1978	PRICE SQFT	106.95	GARAGE	Y
LATITUDE	40.265492	LONGITUDE	85.419468	DISTANCE	0.0341

[ 2 / 7 ] 2901 SHASTA DR , MUNCIE IN 47303

ADDRESS	2901 SHASTA DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	03/31/2025
SALE PRICE	\$295,000	LIVING AREA	2,404	LOT SIZE	

<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	2023	<b>PRICE SQFT</b>	122.71	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.267027	<b>LONGITUDE</b>	85.420934	<b>DISTANCE</b>	0.1621

### [ 3 / 7 ] 8509 N SENECA DR , MUNCIE IN 47303

<b>ADDRESS</b>	8509 N SENECA DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	06/15/2024
<b>SALE PRICE</b>	\$282,000	<b>LIVING AREA</b>	2,631	<b>LOT SIZE</b>	18,399
<b>BEDROOMS</b>	0	<b>BATHROOMS</b>	3.00	<b>APN</b>	180717310006.000006
<b>ASSESSED TAX</b>	\$245,799	<b>PROPERTY TAX</b>	\$609	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	2022	<b>PRICE SQFT</b>	107.18	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.266964	<b>LONGITUDE</b>	85.423402	<b>DISTANCE</b>	0.2517

### [ 4 / 7 ] 8204 N TAHOE DR , MUNCIE IN 47303

<b>ADDRESS</b>	8204 N TAHOE DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	01/13/2025
<b>SALE PRICE</b>	\$283,000	<b>LIVING AREA</b>	2,639	<b>LOT SIZE</b>	14,809
<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	3.00	<b>APN</b>	180717454011000006
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,748	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1976	<b>PRICE SQFT</b>	107.24	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.264262	<b>LONGITUDE</b>	85.414209	<b>DISTANCE</b>	0.2774

### [ 5 / 7 ] 1905 W PINEVIEW DR , MUNCIE IN 47303

<b>ADDRESS</b>	1905 W PINEVIEW DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	11/15/2024
<b>SALE PRICE</b>	\$291,000	<b>LIVING AREA</b>	2,871	<b>LOT SIZE</b>	20,472
<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	3.00	<b>APN</b>	180717427012000006
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,999	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1980	<b>PRICE SQFT</b>	101.36	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.268078	<b>LONGITUDE</b>	85.408991	<b>DISTANCE</b>	0.5875

### [ 6 / 7 ] 5905 N COUNTY ROAD 100 W , MUNCIE IN 47303

<b>ADDRESS</b>	5905 N COUNTY ROAD 100 W	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	10/29/2024
<b>SALE PRICE</b>	\$280,000	<b>LIVING AREA</b>	2,784	<b>LOT SIZE</b>	52,271
<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	2.00	<b>APN</b>	180729200014000006
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,451	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1948	<b>PRICE SQFT</b>	100.57	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.243023	<b>LONGITUDE</b>	85.406149	<b>DISTANCE</b>	1.6713

### [ 7 / 7 ] 11205 N COUNTY ROAD 100 W , MUNCIE IN 47303

<b>ADDRESS</b>	11205 N COUNTY ROAD 100 W	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
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<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	05/16/2024
<b>SALE PRICE</b>	\$317,500	<b>LIVING AREA</b>	2,454	<b>LOT SIZE</b>	87,119
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	3.00	<b>APN</b>	180708200004.000006
<b>ASSESSED TAX</b>	\$201,299	<b>PROPERTY TAX</b>	\$1,861	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1978	<b>PRICE SQFT</b>	129.38	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.291064	<b>LONGITUDE</b>	85.405938	<b>DISTANCE</b>	1.9351

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