

Report Date: 06/11/2025

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

4322 N ROSEWOOD AVE, MUNCIE IN 47304

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$152,799	\$172,108	\$193,857	H	0.12

REPORT RECENT SALES

ADDRESS	4322 N ROSEWOOD AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	07/16/2021
SALE PRICE	\$119,900	LIVING AREA	1,331	LOT SIZE	
BEDROOMS	3	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$	CODE STD	RSFR
YEAR BUILT	1958	PRICE SQFT	\$90	GARAGE	Y
LATITUDE	40.229085	LONGITUDE	85.405522	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 8] 4512 N WHEELING AVE , MUNCIE IN 47304

ADDRESS	4512 N WHEELING AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	06/25/2024
SALE PRICE	\$179,900	LIVING AREA	2,309	LOT SIZE	15,639
BEDROOMS	3	BATHROOMS	1.00	APN	180732280001.000003
ASSESSED TAX	\$124,099	PROPERTY TAX	\$1,358	CODE STD	RSFR
YEAR BUILT	1955	PRICE SQFT	77.91	GARAGE	Y
LATITUDE	40.230410	LONGITUDE	85.408695	DISTANCE	0.1908

[2 / 8] 4204 N NEW YORK AVE , MUNCIE IN 47304

ADDRESS	4204 N NEW YORK AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	10/16/2024
SALE PRICE	\$169,579	LIVING AREA	1,311	LOT SIZE	9,073

BEDROOMS	3	BATHROOMS	2.00	APN	180733155003.000003
ASSESSED TAX	\$145,299	PROPERTY TAX	\$1,570	CODE STD	RSFR
YEAR BUILT	1957	PRICE SQFT	129.35	GARAGE	Y
LATITUDE	40.227420	LONGITUDE	85.401399	DISTANCE	0.2461

[3 / 8] 4001 N JANNEY AVE , MUNCIE IN 47304

ADDRESS	4001 N JANNEY AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	11/15/2024
SALE PRICE	\$159,000	LIVING AREA	1,171	LOT SIZE	10,889
BEDROOMS	3	BATHROOMS	1.00	APN	180733303009.000003
ASSESSED TAX	\$147,899	PROPERTY TAX	\$1,596	CODE STD	RSFR
YEAR BUILT	1955	PRICE SQFT	135.78	GARAGE	Y
LATITUDE	40.225480	LONGITUDE	85.402922	DISTANCE	0.2844

[4 / 8] 3904 N BALL AVE , MUNCIE IN 47304

ADDRESS	3904 N BALL AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	02/14/2025
SALE PRICE	\$159,900	LIVING AREA	1,277	LOT SIZE	10,889
BEDROOMS	3	BATHROOMS	1.00	APN	180733303005.000003
ASSESSED TAX	\$131,299	PROPERTY TAX	\$771	CODE STD	RSFR
YEAR BUILT	1953	PRICE SQFT	125.22	GARAGE	Y
LATITUDE	40.225067	LONGITUDE	85.403440	DISTANCE	0.2986

[5 / 8] 2005 W CHRISTY LN , MUNCIE IN 47304

ADDRESS	2005 W CHRISTY LN	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	12/16/2024
SALE PRICE	\$170,000	LIVING AREA	1,536	LOT SIZE	10,919
BEDROOMS	3	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$1,544	CODE STD	RSFR
YEAR BUILT	1975	PRICE SQFT	110.68	GARAGE	Y
LATITUDE	40.223558	LONGITUDE	85.410468	DISTANCE	0.4625

[6 / 8] 4000 N LOCUST ST , MUNCIE IN 47304

ADDRESS	4000 N LOCUST ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	02/14/2025
SALE PRICE	\$163,000	LIVING AREA	1,128	LOT SIZE	10,889
BEDROOMS	3	BATHROOMS	1.00	APN	180733329003.000003
ASSESSED TAX	\$140,199	PROPERTY TAX	\$1,519	CODE STD	RSFR
YEAR BUILT	1956	PRICE SQFT	144.50	GARAGE	Y
LATITUDE	40.225579	LONGITUDE	85.397909	DISTANCE	0.4690

[7 / 8] 3806 N LANCASTER DR , MUNCIE IN 47304

ADDRESS	3806 N LANCASTER DR	CITY	MUNCIE	COUNTY	035
----------------	---------------------	-------------	--------	---------------	-----

STATE	IN	ZIP	47304	SALE DATE	07/16/2024
SALE PRICE	\$180,000	LIVING AREA	1,315	LOT SIZE	9,899
BEDROOMS	3	BATHROOMS	2.00	APN	180732407001.000003
ASSESSED TAX	\$137,999	PROPERTY TAX	\$1,497	CODE STD	RSFR
YEAR BUILT	1979	PRICE SQFT	136.88	GARAGE	Y
LATITUDE	40.223662	LONGITUDE	85.413550	DISTANCE	0.5655
[8 / 8] 3600 N VIRGINIA AVE , MUNCIE IN 47304					
ADDRESS	3600 N VIRGINIA AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	02/19/2025
SALE PRICE	\$170,000	LIVING AREA	1,077	LOT SIZE	11,059
BEDROOMS	3	BATHROOMS	1.00	APN	180733333011.000003
ASSESSED TAX	\$160,999	PROPERTY TAX	\$1,727	CODE STD	RSFR
YEAR BUILT	1956	PRICE SQFT	157.85	GARAGE	Y
LATITUDE	40.222199	LONGITUDE	85.399059	DISTANCE	0.5854

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.

