

Report Date: 06/12/2025

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

1400 E ROYERTON RD, MUNCIE IN 47303

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$157,335	\$184,265	\$215,805	M	0.16

REPORT RECENT SALES

ADDRESS	1400 E ROYERTON RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	04/15/2015
SALE PRICE	\$90,000	LIVING AREA	1,707	LOT SIZE	17,499
BEDROOMS	3	BATHROOMS	1.00	APN	180715477009.000006
ASSESSED TAX	\$100,999	PROPERTY TAX	\$551	CODE STD	RSFR
YEAR BUILT	1963	PRICE SQFT	\$53	GARAGE	Y
LATITUDE	40.262775	LONGITUDE	85.371263	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 7] 8105 N MYERS RD , MUNCIE IN 47303

ADDRESS	8105 N MYERS RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	02/14/2025
SALE PRICE	\$173,250	LIVING AREA	1,413	LOT SIZE	23,521
BEDROOMS	3	BATHROOMS	2.00	APN	180715452014.000006
ASSESSED TAX	\$108,499	PROPERTY TAX	\$626	CODE STD	RSFR
YEAR BUILT	1974	PRICE SQFT	122.61	GARAGE	Y
LATITUDE	40.263262	LONGITUDE	85.372952	DISTANCE	0.0952

[2 / 7] 8020 N STATE ROAD 3 , MUNCIE IN 47303

ADDRESS	8020 N STATE ROAD 3	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	09/15/2024
SALE PRICE	\$167,500	LIVING AREA	1,836	LOT SIZE	41,163

BEDROOMS	4	BATHROOMS	1.00	APN	180723101001.000006
ASSESSED TAX	\$125,199	PROPERTY TAX	\$794	CODE STD	RSFR
YEAR BUILT	1937	PRICE SQFT	91.23	GARAGE	Y
LATITUDE	40.262289	LONGITUDE	85.367689	DISTANCE	0.1914

[3 / 7] 1505 E STATE ROAD 28 , MUNCIE IN 47303

ADDRESS	1505 E STATE ROAD 28	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	06/15/2024
SALE PRICE	\$179,000	LIVING AREA	2,575	LOT SIZE	15,228
BEDROOMS	3	BATHROOMS	2.00	APN	180715226009.000006
ASSESSED TAX	\$145,899	PROPERTY TAX	\$1,001	CODE STD	RSFR
YEAR BUILT	1977	PRICE SQFT	69.51	GARAGE	Y
LATITUDE	40.276671	LONGITUDE	85.370179	DISTANCE	0.9619

[4 / 7] 7601 N MEADOW VIEW LN , MUNCIE IN 47303

ADDRESS	7601 N MEADOW VIEW LN	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	11/15/2024
SALE PRICE	\$200,000	LIVING AREA	1,599	LOT SIZE	18,730
BEDROOMS	3	BATHROOMS	2.00	APN	180723276009.000006
ASSESSED TAX	\$127,199	PROPERTY TAX	\$831	CODE STD	RSFR
YEAR BUILT	1970	PRICE SQFT	125.08	GARAGE	Y
LATITUDE	40.258418	LONGITUDE	85.353472	DISTANCE	0.9852

[5 / 7] 3008 E CHESTERFIELD LN , MUNCIE IN 47303

ADDRESS	3008 E CHESTERFIELD LN	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	09/06/2024
SALE PRICE	\$187,500	LIVING AREA	1,974	LOT SIZE	20,971
BEDROOMS	3	BATHROOMS	1.00	APN	180714477011.000006
ASSESSED TAX	\$160,999	PROPERTY TAX	\$1,152	CODE STD	RSFR
YEAR BUILT	1964	PRICE SQFT	94.98	GARAGE	Y
LATITUDE	40.264193	LONGITUDE	85.352229	DISTANCE	1.0084

[6 / 7] 3105 E WINWOOD DR , MUNCIE IN 47303

ADDRESS	3105 E WINWOOD DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	05/21/2024
SALE PRICE	\$155,000	LIVING AREA	1,219	LOT SIZE	13,299
BEDROOMS	3	BATHROOMS	1.00	APN	180723227011.000006
ASSESSED TAX	\$133,799	PROPERTY TAX	\$880	CODE STD	RSFR
YEAR BUILT	1963	PRICE SQFT	127.15	GARAGE	Y
LATITUDE	40.261163	LONGITUDE	85.351449	DISTANCE	1.0507

[7 / 7] 3200 E CHESTERFIELD LN , MUNCIE IN 47303

ADDRESS	3200 E CHESTERFIELD LN	CITY	MUNCIE	COUNTY	035
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STATE	IN	ZIP	47303	SALE DATE	04/04/2025
SALE PRICE	\$215,000	LIVING AREA	1,580	LOT SIZE	19,601
BEDROOMS	3	BATHROOMS	1.00	APN	180714477017.000006
ASSESSED TAX	\$153,099	PROPERTY TAX	\$673	CODE STD	RSFR
YEAR BUILT	1963	PRICE SQFT	136.08	GARAGE	Y
LATITUDE	40.264289	LONGITUDE	85.350234	DISTANCE	1.1137

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