

Report Date: 06/26/2025

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

2917 S CHIPPEWA LN, MUNCIE IN 47302

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$82,620	\$110,969	\$149,045	L	0.29

REPORT RECENT SALES

ADDRESS	2917 S CHIPPEWA LN	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	
SALE PRICE		LIVING AREA	983	LOT SIZE	8,895
BEDROOMS	3	BATHROOMS	1.00	APN	181123405004.000003
ASSESSED TAX	\$72,899	PROPERTY TAX	\$1,565	CODE STD	RSFR
YEAR BUILT	1957	PRICE SQFT		GARAGE	N
LATITUDE	40.168018	LONGITUDE	85.356255	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 7 ] 3024 S OPECHEE DR , MUNCIE IN 47302

ADDRESS	3024 S OPECHEE DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	05/14/2024
SALE PRICE	\$80,000	LIVING AREA	935	LOT SIZE	8,431
BEDROOMS	3	BATHROOMS	1.00	APN	181123453010.000003
ASSESSED TAX	\$97,499	PROPERTY TAX	\$1,082	CODE STD	RSFR
YEAR BUILT	1959	PRICE SQFT	85.56	GARAGE	Y
LATITUDE	40.166915	LONGITUDE	85.355350	DISTANCE	0.0900

[ 2 / 7 ] 3105 S CHEROKEE RD , MUNCIE IN 47302

ADDRESS	3105 S CHEROKEE RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	04/26/2025
SALE PRICE	\$120,000	LIVING AREA	1,025	LOT SIZE	

<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,438	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1962	<b>PRICE SQFT</b>	117.07	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.166526	<b>LONGITUDE</b>	85.356572	<b>DISTANCE</b>	0.1044

### [ 3 / 7 ] 3001 S CHIPPEWA LN , MUNCIE IN 47302

<b>ADDRESS</b>	3001 S CHIPPEWA LN	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	03/16/2025
<b>SALE PRICE</b>	\$115,000	<b>LIVING AREA</b>	1,063	<b>LOT SIZE</b>	6,969
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181123453027.000003
<b>ASSESSED TAX</b>	\$99,699	<b>PROPERTY TAX</b>	\$1,104	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1960	<b>PRICE SQFT</b>	108.18	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.167188	<b>LONGITUDE</b>	85.354041	<b>DISTANCE</b>	0.1302

### [ 4 / 7 ] 3100 S CHIPPEWA LN , MUNCIE IN 47302

<b>ADDRESS</b>	3100 S CHIPPEWA LN	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	08/03/2024
<b>SALE PRICE</b>	\$87,000	<b>LIVING AREA</b>	1,007	<b>LOT SIZE</b>	8,449
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	181123454012.000003
<b>ASSESSED TAX</b>	\$92,399	<b>PROPERTY TAX</b>	\$1,031	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1960	<b>PRICE SQFT</b>	86.40	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.166592	<b>LONGITUDE</b>	85.353428	<b>DISTANCE</b>	0.1789

### [ 5 / 7 ] 2104 E 23RD ST , MUNCIE IN 47302

<b>ADDRESS</b>	2104 E 23RD ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	03/16/2025
<b>SALE PRICE</b>	\$99,900	<b>LIVING AREA</b>	935	<b>LOT SIZE</b>	7,199
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	181123329025.000003
<b>ASSESSED TAX</b>	\$84,399	<b>PROPERTY TAX</b>	\$1,795	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1954	<b>PRICE SQFT</b>	106.84	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.167592	<b>LONGITUDE</b>	85.361779	<b>DISTANCE</b>	0.2932

### [ 6 / 7 ] 3205 S BROTHERTON ST , MUNCIE IN 47302

<b>ADDRESS</b>	3205 S BROTHERTON ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	12/16/2024
<b>SALE PRICE</b>	\$96,500	<b>LIVING AREA</b>	781	<b>LOT SIZE</b>	7,404
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	1.00	<b>APN</b>	181123356022000003
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,139	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1950	<b>PRICE SQFT</b>	123.56	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.165150	<b>LONGITUDE</b>	85.365031	<b>DISTANCE</b>	0.5040

### [ 7 / 7 ] 1726 E 24TH ST , MUNCIE IN 47302

<b>ADDRESS</b>	1726 E 24TH ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
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<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	09/20/2024
<b>SALE PRICE</b>	\$110,000	<b>LIVING AREA</b>	799	<b>LOT SIZE</b>	6,969
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	1.00	<b>APN</b>	181123351017.000003
<b>ASSESSED TAX</b>	\$58,899	<b>PROPERTY TAX</b>	\$706	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1949	<b>PRICE SQFT</b>	137.67	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.166722	<b>LONGITUDE</b>	85.366059	<b>DISTANCE</b>	0.5254

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