

Report Date: 07/10/2025

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

2305 N HALIFAX DR, MUNCIE IN 47304

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$240,795	\$253,141	\$266,120	H	0.05

REPORT RECENT SALES

ADDRESS	2305 N HALIFAX DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	10/16/2022
SALE PRICE	\$217,000	LIVING AREA	1,583	LOT SIZE	9,757
BEDROOMS	3	BATHROOMS	2.00	APN	181001402002.000036
ASSESSED TAX	\$194,799	PROPERTY TAX	\$2,075	CODE STD	RSFR
YEAR BUILT	1995	PRICE SQFT	\$137	GARAGE	Y
LATITUDE	40.213144	LONGITUDE	85.450328	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 8] 5500 W SUDBURY DR , MUNCIE IN 47304

ADDRESS	5500 W SUDBURY DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	05/29/2025
SALE PRICE	\$248,000	LIVING AREA	1,653	LOT SIZE	10,018
BEDROOMS	3	BATHROOMS	2.00	APN	181001414010.000036
ASSESSED TAX	\$196,899	PROPERTY TAX	\$2,096	CODE STD	RSFR
YEAR BUILT	1992	PRICE SQFT	150.03	GARAGE	Y
LATITUDE	40.212643	LONGITUDE	85.450339	DISTANCE	0.0346

[2 / 8] 2710 N BENTON RD , MUNCIE IN 47304

ADDRESS	2710 N BENTON RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	12/16/2024
SALE PRICE	\$225,000	LIVING AREA	2,155	LOT SIZE	26,571

BEDROOMS	4	BATHROOMS	2.00	APN	181001252003.000036
ASSESSED TAX	\$114,099	PROPERTY TAX	\$226	CODE STD	RSFR
YEAR BUILT	1973	PRICE SQFT	104.41	GARAGE	Y
LATITUDE	40.215825	LONGITUDE	85.451911	DISTANCE	0.2032

[3 / 8] 5212 W PETTY RD , MUNCIE IN 47304

ADDRESS	5212 W PETTY RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	03/14/2025
SALE PRICE	\$240,000	LIVING AREA	1,889	LOT SIZE	14,374
BEDROOMS	3	BATHROOMS	2.00	APN	181001427017.000036
ASSESSED TAX	\$156,999	PROPERTY TAX	\$913	CODE STD	RSFR
YEAR BUILT	1955	PRICE SQFT	127.05	GARAGE	Y
LATITUDE	40.211265	LONGITUDE	85.446947	DISTANCE	0.2206

[4 / 8] 4608 W SANDPIPER DR , MUNCIE IN 47304

ADDRESS	4608 W SANDPIPER DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	10/16/2024
SALE PRICE	\$240,819	LIVING AREA	1,823	LOT SIZE	11,198
BEDROOMS	3	BATHROOMS	2.00	APN	181106353004.000003
ASSESSED TAX	\$201,999	PROPERTY TAX	\$2,137	CODE STD	RSFR
YEAR BUILT	1993	PRICE SQFT	132.10	GARAGE	Y
LATITUDE	40.210412	LONGITUDE	85.439892	DISTANCE	0.5821

[5 / 8] 5413 WESTMINSTER BLVD , MUNCIE IN 47304

ADDRESS	5413 WESTMINSTER BLVD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	03/14/2025
SALE PRICE	\$240,000	LIVING AREA	1,784	LOT SIZE	7,840
BEDROOMS	2	BATHROOMS	2.00	APN	180636407002.000040
ASSESSED TAX	\$246,199	PROPERTY TAX	\$2,579	CODE STD	RSFR
YEAR BUILT	2003	PRICE SQFT	134.53	GARAGE	Y
LATITUDE	40.223658	LONGITUDE	85.450134	DISTANCE	0.7266

[6 / 8] 4208 W NIGHTINGALE WAY , MUNCIE IN 47304

ADDRESS	4208 W NIGHTINGALE WAY	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	11/15/2024
SALE PRICE	\$230,000	LIVING AREA	2,104	LOT SIZE	9,147
BEDROOMS	3	BATHROOMS	2.00	APN	181106380003.000003
ASSESSED TAX	\$176,099	PROPERTY TAX	\$1,878	CODE STD	RSFR
YEAR BUILT	1978	PRICE SQFT	109.32	GARAGE	Y
LATITUDE	40.208161	LONGITUDE	85.435286	DISTANCE	0.8652

[7 / 8] 2904 N TIMBER LN , MUNCIE IN 47304

ADDRESS	2904 N TIMBER LN	CITY	MUNCIE	COUNTY	035
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STATE	IN	ZIP	47304	SALE DATE	02/02/2025
SALE PRICE	\$262,900	LIVING AREA	1,943	LOT SIZE	15,681
BEDROOMS	4	BATHROOMS	3.00	APN	181106253005.000003
ASSESSED TAX	\$140,699	PROPERTY TAX	\$2,931	CODE STD	RSFR
YEAR BUILT	1964	PRICE SQFT	135.31	GARAGE	Y
LATITUDE	40.216933	LONGITUDE	85.430557	DISTANCE	1.0756

[8 / 8] 801 N NEBO RD , MUNCIE IN 47304

ADDRESS	801 N NEBO RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	11/15/2024
SALE PRICE	\$250,000	LIVING AREA	2,399	LOT SIZE	17,859
BEDROOMS	3	BATHROOMS	3.00	APN	181011430016.000035
ASSESSED TAX	\$232,499	PROPERTY TAX	\$2,358	CODE STD	RSFR
YEAR BUILT	1987	PRICE SQFT	104.21	GARAGE	Y
LATITUDE	40.199845	LONGITUDE	85.462119	DISTANCE	1.1098

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