

Report Date: 03/18/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

1900 W COUNTY ROAD 900 N, MUNCIE IN 47303

VALUATION RESULT

| MODEL TYPE  | ESTIMATED LOW VALUE | ESTIMATED MARKET VALUE | ESTIMATED HIGH VALUE | SCORE | FSD  |
|-------------|---------------------|------------------------|----------------------|-------|------|
| HVE Premier | \$142,768           | \$166,704              | \$194,653            | M     | 0.15 |

REPORT RECENT SALES

|              |                          |              |           |           |                     |
|--------------|--------------------------|--------------|-----------|-----------|---------------------|
| ADDRESS      | 1900 W COUNTY ROAD 900 N | CITY         | MUNCIE    | COUNTY    | 035                 |
| STATE        | IN                       | ZIP          | 47303     | SALE DATE |                     |
| SALE PRICE   |                          | LIVING AREA  | 1,480     | LOT SIZE  | 87,119              |
| BEDROOMS     | 0                        | BATHROOMS    | 1.00      | APN       | 180329400005.000022 |
| ASSESSED TAX | \$118,199                | PROPERTY TAX | \$947     | CODE STD  | RSFR                |
| YEAR BUILT   | 1945                     | PRICE SQFT   |           | GARAGE    | Y                   |
| LATITUDE     | 40.320882                | LONGITUDE    | 85.409872 | DISTANCE  |                     |

PROXIMITY BASED RESULTS

[ 1 / 1 ] 1305 W COUNTY ROAD 900 N , MUNCIE IN 47303

|              |                          |              |           |           |            |
|--------------|--------------------------|--------------|-----------|-----------|------------|
| ADDRESS      | 1305 W COUNTY ROAD 900 N | CITY         | MUNCIE    | COUNTY    | 035        |
| STATE        | IN                       | ZIP          | 47303     | SALE DATE | 09/15/2023 |
| SALE PRICE   | \$170,000                | LIVING AREA  | 1,452     | LOT SIZE  |            |
| BEDROOMS     | 3                        | BATHROOMS    | 2.00      | APN       |            |
| ASSESSED TAX | \$                       | PROPERTY TAX | \$725     | CODE STD  | RSFR       |
| YEAR BUILT   | 1965                     | PRICE SQFT   | 117.08    | GARAGE    | Y          |
| LATITUDE     | 40.320155                | LONGITUDE    | 85.403118 | DISTANCE  | 0.3593     |

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