

Report Date: 06/25/2024

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

700 W BERKLEY AVE, MUNCIE IN 47304

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$130,042	\$165,647	\$211,000	L	0.24

REPORT RECENT SALES

ADDRESS	700 W BERKLEY AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	
SALE PRICE		LIVING AREA	1,847	LOT SIZE	10,079
BEDROOMS	4	BATHROOMS	2.00	APN	180733457010.000003
ASSESSED TAX	\$99,499	PROPERTY TAX	\$1,004	CODE STD	RSFR
YEAR BUILT	1954	PRICE SQFT		GARAGE	Y
LATITUDE	40.221329	LONGITUDE	85.393997	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 7] 3800 N LINDEN ST , MUNCIE IN 47304

ADDRESS	3800 N LINDEN ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	01/16/2024
SALE PRICE	\$160,000	LIVING AREA	1,559	LOT SIZE	10,639
BEDROOMS	3	BATHROOMS	1.00	APN	180733335005.000003
ASSESSED TAX	\$131,199	PROPERTY TAX	\$424	CODE STD	RSFR
YEAR BUILT	1964	PRICE SQFT	102.63	GARAGE	Y
LATITUDE	40.223540	LONGITUDE	85.396659	DISTANCE	0.2075

[2 / 7] 3805 N LINDEN ST , MUNCIE IN 47304

ADDRESS	3805 N LINDEN ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	01/16/2024
SALE PRICE	\$152,000	LIVING AREA	1,449	LOT SIZE	

BEDROOMS	3	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$1,403	CODE STD	RSFR
YEAR BUILT	1968	PRICE SQFT	104.90	GARAGE	Y
LATITUDE	40.223740	LONGITUDE	85.397326	DISTANCE	0.2421

[3 / 7] 3609 N LANEWOOD DR , MUNCIE IN 47304

ADDRESS	3609 N LANEWOOD DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	02/13/2024
SALE PRICE	\$155,000	LIVING AREA	1,251	LOT SIZE	
BEDROOMS	3	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$1,206	CODE STD	RSFR
YEAR BUILT	1957	PRICE SQFT	123.90	GARAGE	Y
LATITUDE	40.222558	LONGITUDE	85.400796	DISTANCE	0.3686

[4 / 7] 3510 N GLENWOOD AVE , MUNCIE IN 47304

ADDRESS	3510 N GLENWOOD AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	04/08/2024
SALE PRICE	\$160,000	LIVING AREA	1,435	LOT SIZE	15,749
BEDROOMS	3	BATHROOMS	2.00	APN	180733353007.000003
ASSESSED TAX	\$144,299	PROPERTY TAX	\$1,786	CODE STD	RSFR
YEAR BUILT	1941	PRICE SQFT	111.50	GARAGE	N
LATITUDE	40.222134	LONGITUDE	85.403019	DISTANCE	0.4792

[5 / 7] 1512 W STIRLING DR , MUNCIE IN 47304

ADDRESS	1512 W STIRLING DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	05/25/2023
SALE PRICE	\$169,000	LIVING AREA	1,360	LOT SIZE	
BEDROOMS	3	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$1,820	CODE STD	RSFR
YEAR BUILT	1954	PRICE SQFT	124.26	GARAGE	Y
LATITUDE	40.216917	LONGITUDE	85.403478	DISTANCE	0.5858

[6 / 7] 1517 W ROYALE DR , MUNCIE IN 47304

ADDRESS	1517 W ROYALE DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	02/16/2024
SALE PRICE	\$154,500	LIVING AREA	1,415	LOT SIZE	
BEDROOMS	3	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$1,193	CODE STD	RSFR
YEAR BUILT	1955	PRICE SQFT	109.19	GARAGE	Y
LATITUDE	40.215789	LONGITUDE	85.403938	DISTANCE	0.6493

[7 / 7] 2112 N JANNEY AVE , MUNCIE IN 47304

ADDRESS	2112 N JANNEY AVE	CITY	MUNCIE	COUNTY	035
----------------	-------------------	-------------	--------	---------------	-----

STATE	IN	ZIP	47304	SALE DATE	08/16/2023
SALE PRICE	\$155,000	LIVING AREA	1,275	LOT SIZE	
BEDROOMS	4	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$548	CODE STD	RSFR
YEAR BUILT	1927	PRICE SQFT	121.57	GARAGE	N
LATITUDE	40.212369	LONGITUDE	85.402118	DISTANCE	0.7529

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.

