

Report Date: 06/26/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

6300 S PROCTOR RD, MUNCIE IN 47302

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$147,899	\$183,374	\$227,358	L	0.21

REPORT RECENT SALES

ADDRESS	6300 S PROCTOR RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	06/22/2004
SALE PRICE	\$97,500	LIVING AREA	1,541	LOT SIZE	60,112
BEDROOMS	3	BATHROOMS	1.00	APN	181036477004.000021
ASSESSED TAX	\$141,599	PROPERTY TAX	\$1,030	CODE STD	RSFR
YEAR BUILT	1941	PRICE SQFT	\$63	GARAGE	Y
LATITUDE	40.136503	LONGITUDE	85.444179	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 8 ] 6310 S PROCTOR RD , MUNCIE IN 47302

ADDRESS	6310 S PROCTOR RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	05/16/2023
SALE PRICE	\$170,000	LIVING AREA	1,967	LOT SIZE	52,707
BEDROOMS	4	BATHROOMS	1.00	APN	181036477005.000021
ASSESSED TAX	\$132,499	PROPERTY TAX	\$130	CODE STD	RSFR
YEAR BUILT	1941	PRICE SQFT	86.43	GARAGE	Y
LATITUDE	40.136261	LONGITUDE	85.444154	DISTANCE	0.0168

[ 2 / 8 ] 5950 S ELMVIEW DR , MUNCIE IN 47302

ADDRESS	5950 S ELMVIEW DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	12/16/2023
SALE PRICE	\$144,000	LIVING AREA	1,494	LOT SIZE	

<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$669	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1954	<b>PRICE SQFT</b>	96.39	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.139570	<b>LONGITUDE</b>	85.443065	<b>DISTANCE</b>	0.2199

### [ 3 / 8 ] 5601 S FLOYD DR , MUNCIE IN 47302

<b>ADDRESS</b>	5601 S FLOYD DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	11/17/2023
<b>SALE PRICE</b>	\$174,000	<b>LIVING AREA</b>	1,247	<b>LOT SIZE</b>	21,189
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	181131155003000012
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$669	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1965	<b>PRICE SQFT</b>	139.53	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.142955	<b>LONGITUDE</b>	85.440349	<b>DISTANCE</b>	0.4896

### [ 4 / 8 ] 3512 W FLEETWOOD DR , MUNCIE IN 47302

<b>ADDRESS</b>	3512 W FLEETWOOD DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	12/16/2023
<b>SALE PRICE</b>	\$174,900	<b>LIVING AREA</b>	1,583	<b>LOT SIZE</b>	7,949
<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	2.00	<b>APN</b>	181131227021000012
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$276	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1960	<b>PRICE SQFT</b>	110.49	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.146742	<b>LONGITUDE</b>	85.428280	<b>DISTANCE</b>	1.0981

### [ 5 / 8 ] 5104 S ELDORADO LN , MUNCIE IN 47302

<b>ADDRESS</b>	5104 S ELDORADO LN	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	04/13/2024
<b>SALE PRICE</b>	\$169,000	<b>LIVING AREA</b>	1,412	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$106	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1972	<b>PRICE SQFT</b>	119.69	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.147038	<b>LONGITUDE</b>	85.426521	<b>DISTANCE</b>	1.1832

### [ 6 / 8 ] 5204 S EDGEWOOD DR , MUNCIE IN 47302

<b>ADDRESS</b>	5204 S EDGEWOOD DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	11/15/2023
<b>SALE PRICE</b>	\$175,000	<b>LIVING AREA</b>	1,241	<b>LOT SIZE</b>	14,499
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	181131230011.000012
<b>ASSESSED TAX</b>	\$116,599	<b>PROPERTY TAX</b>	\$1,111	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1961	<b>PRICE SQFT</b>	141.02	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.146165	<b>LONGITUDE</b>	85.424019	<b>DISTANCE</b>	1.2569

### [ 7 / 8 ] 8330 S COUNTY ROAD 300 W , MUNCIE IN 47302

<b>ADDRESS</b>	8330 S COUNTY ROAD 300 W	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
----------------	--------------------------	-------------	--------	---------------	-----

<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	06/12/2023
<b>SALE PRICE</b>	\$174,900	<b>LIVING AREA</b>	1,583	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,046	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1958	<b>PRICE SQFT</b>	110.49	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.117812	<b>LONGITUDE</b>	85.442338	<b>DISTANCE</b>	1.2952
<b>[ 8 / 8 ] 5121 W WHITE RD , MUNCIE IN 47302</b>					
<b>ADDRESS</b>	5121 W WHITE RD	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	05/16/2023
<b>SALE PRICE</b>	\$150,000	<b>LIVING AREA</b>	1,298	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,786	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1955	<b>PRICE SQFT</b>	115.56	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.156331	<b>LONGITUDE</b>	85.446574	<b>DISTANCE</b>	1.3759

## 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.

