

Report Date: 07/17/2024

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

2309 W SACRAMENTO DR, MUNCIE IN 47303

VALUATION RESULT

| MODEL TYPE | ESTIMATED LOW VALUE | ESTIMATED MARKET VALUE | ESTIMATED HIGH VALUE | SCORE | FSD |
|-------------|---------------------|------------------------|----------------------|-------|------|
| HVE Premier | \$208,685 | \$238,371 | \$272,279 | M | 0.13 |

REPORT RECENT SALES

| | | | | | |
|--------------|----------------------|--------------|-----------|-----------|---------------------|
| ADDRESS | 2309 W SACRAMENTO DR | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | |
| SALE PRICE | | LIVING AREA | 1,829 | LOT SIZE | 14,999 |
| BEDROOMS | 4 | BATHROOMS | 2.00 | APN | 180717454009.000006 |
| ASSESSED TAX | \$178,699 | PROPERTY TAX | \$1,290 | CODE STD | RSFR |
| YEAR BUILT | 1976 | PRICE SQFT | | GARAGE | Y |
| LATITUDE | 40.263486 | LONGITUDE | 85.414284 | DISTANCE | |

PROXIMITY BASED RESULTS

[1 / 8] 2809 W PALISADES PKWY , MUNCIE IN 47303

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|--------------|-----------------------|--------------|-----------|-----------|---------------------|
| ADDRESS | 2809 W PALISADES PKWY | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | 03/28/2024 |
| SALE PRICE | \$230,150 | LIVING AREA | 2,378 | LOT SIZE | 11,999 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 180717309002.000006 |
| ASSESSED TAX | \$212,999 | PROPERTY TAX | \$1,618 | CODE STD | RSFR |
| YEAR BUILT | 1992 | PRICE SQFT | 96.78 | GARAGE | Y |
| LATITUDE | 40.265892 | LONGITUDE | 85.419862 | DISTANCE | 0.3378 |

[2 / 8] 8700 N ROCK CREEK CT , MUNCIE IN 47303

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|------------|----------------------|-------------|--------|-----------|------------|
| ADDRESS | 8700 N ROCK CREEK CT | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | 04/22/2024 |
| SALE PRICE | \$240,000 | LIVING AREA | 2,844 | LOT SIZE | |

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|---------------------|-----------|---------------------|-----------|-----------------|--------|
| BEDROOMS | 4 | BATHROOMS | 3.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$1,482 | CODE STD | RSFR |
| YEAR BUILT | 1991 | PRICE SQFT | 84.39 | GARAGE | Y |
| LATITUDE | 40.268529 | LONGITUDE | 85.413472 | DISTANCE | 0.3511 |

[3 / 8] 2705 W KINGS CANYON RD , MUNCIE IN 47303

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|---------------------|------------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 2705 W KINGS CANYON RD | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | 04/24/2024 |
| SALE PRICE | \$240,000 | LIVING AREA | 2,007 | LOT SIZE | 12,767 |
| BEDROOMS | 0 | BATHROOMS | 2.00 | APN | 180717313002.000006 |
| ASSESSED TAX | \$198,799 | PROPERTY TAX | \$1,481 | CODE STD | RSFR |
| YEAR BUILT | 2021 | PRICE SQFT | 119.58 | GARAGE | Y |
| LATITUDE | 40.267324 | LONGITUDE | 85.419139 | DISTANCE | 0.3686 |

[4 / 8] 2912 W PALISADES PKWY , MUNCIE IN 47303

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|---------------------|-----------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 2912 W PALISADES PKWY | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | 09/15/2023 |
| SALE PRICE | \$250,000 | LIVING AREA | 2,289 | LOT SIZE | 13,499 |
| BEDROOMS | 0 | BATHROOMS | 2.00 | APN | 180717307004.000006 |
| ASSESSED TAX | \$176,799 | PROPERTY TAX | \$1,280 | CODE STD | RSFR |
| YEAR BUILT | 1992 | PRICE SQFT | 109.22 | GARAGE | Y |
| LATITUDE | 40.265867 | LONGITUDE | 85.420928 | DISTANCE | 0.3870 |

[5 / 8] 709 W ANNIE DR , MUNCIE IN 47303

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|---------------------|----------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 709 W ANNIE DR | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | 12/16/2023 |
| SALE PRICE | \$229,000 | LIVING AREA | 3,148 | LOT SIZE | 24,479 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 180721255001.000006 |
| ASSESSED TAX | \$231,499 | PROPERTY TAX | \$1,404 | CODE STD | RSFR |
| YEAR BUILT | 1969 | PRICE SQFT | 72.74 | GARAGE | Y |
| LATITUDE | 40.256156 | LONGITUDE | 85.395077 | DISTANCE | 1.1324 |

[6 / 8] 7501 N PERRY CT , MUNCIE IN 47303

| | | | | | |
|---------------------|-----------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 7501 N PERRY CT | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | 06/15/2023 |
| SALE PRICE | \$220,000 | LIVING AREA | 1,793 | LOT SIZE | 24,401 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 180721277003.000006 |
| ASSESSED TAX | \$233,299 | PROPERTY TAX | \$1,874 | CODE STD | RSFR |
| YEAR BUILT | 1967 | PRICE SQFT | 122.70 | GARAGE | Y |
| LATITUDE | 40.257450 | LONGITUDE | 85.388958 | DISTANCE | 1.3990 |

[7 / 8] 6110 N WALNUT ST , MUNCIE IN 47303

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|----------------|------------------|-------------|--------|---------------|-----|
| ADDRESS | 6110 N WALNUT ST | CITY | MUNCIE | COUNTY | 035 |
|----------------|------------------|-------------|--------|---------------|-----|

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|--|-------------------|---------------------|-----------|------------------|---------------------|
| STATE | IN | ZIP | 47303 | SALE DATE | 03/08/2024 |
| SALE PRICE | \$205,000 | LIVING AREA | 2,293 | LOT SIZE | |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | |
| ASSESSED TAX | \$ | PROPERTY TAX | \$ | CODE STD | RSFR |
| YEAR BUILT | 1958 | PRICE SQFT | 89.40 | GARAGE | Y |
| LATITUDE | 40.244843 | LONGITUDE | 85.386142 | DISTANCE | 1.9652 |
| [8 / 8] 10309 N WALNUT ST , MUNCIE IN 47303 | | | | | |
| ADDRESS | 10309 N WALNUT ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47303 | SALE DATE | 10/16/2023 |
| SALE PRICE | \$244,900 | LIVING AREA | 2,392 | LOT SIZE | 21,779 |
| BEDROOMS | 0 | BATHROOMS | 2.00 | APN | 180709426004.000006 |
| ASSESSED TAX | \$181,799 | PROPERTY TAX | \$1,316 | CODE STD | RSFR |
| YEAR BUILT | 1991 | PRICE SQFT | 102.38 | GARAGE | Y |
| LATITUDE | 40.283111 | LONGITUDE | 85.386892 | DISTANCE | 1.9810 |

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