

Report Date: 07/24/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

6000 E INLOW SPRINGS RD, MUNCIE IN 47302

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$204,014	\$252,192	\$311,747	L	0.21

REPORT RECENT SALES

ADDRESS	6000 E INLOW SPRINGS RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	
SALE PRICE		LIVING AREA	2,099	LOT SIZE	73,180
BEDROOMS	2	BATHROOMS	2.00	APN	181230401007.000010
ASSESSED TAX	\$181,299	PROPERTY TAX	\$1,265	CODE STD	RSFR
YEAR BUILT	1959	PRICE SQFT		GARAGE	Y
LATITUDE	40.153518	LONGITUDE	85.316543	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 9 ] 6001 E INLOW SPRINGS RD , MUNCIE IN 47302

ADDRESS	6001 E INLOW SPRINGS RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	07/16/2023
SALE PRICE	\$305,000	LIVING AREA	1,821	LOT SIZE	
BEDROOMS	3	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$	CODE STD	RSFR
YEAR BUILT	1931	PRICE SQFT	167.49	GARAGE	Y
LATITUDE	40.152380	LONGITUDE	85.316621	DISTANCE	0.0787

[ 2 / 9 ] 3701 S COUNTY ROAD 388 E , MUNCIE IN 47302

ADDRESS	3701 S COUNTY ROAD 388 E	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	08/28/2023
SALE PRICE	\$245,000	LIVING AREA	1,790	LOT SIZE	217,799

<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	1.00	<b>APN</b>	181230200012.000010
<b>ASSESSED TAX</b>	\$176,499	<b>PROPERTY TAX</b>	\$1,254	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1900	<b>PRICE SQFT</b>	136.87	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.160064	<b>LONGITUDE</b>	85.313568	<b>DISTANCE</b>	0.4788

### [ 3 / 9 ] 3900 S BURLINGTON DR , MUNCIE IN 47302

<b>ADDRESS</b>	3900 S BURLINGTON DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	11/08/2023
<b>SALE PRICE</b>	\$280,000	<b>LIVING AREA</b>	2,081	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$2,094	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1923	<b>PRICE SQFT</b>	134.55	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.158507	<b>LONGITUDE</b>	85.337192	<b>DISTANCE</b>	1.1437

### [ 4 / 9 ] 4401 E MAPLE MANOR PKWY , MUNCIE IN 47302

<b>ADDRESS</b>	4401 E MAPLE MANOR PKWY	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	06/15/2023
<b>SALE PRICE</b>	\$232,000	<b>LIVING AREA</b>	2,727	<b>LOT SIZE</b>	25,780
<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	2.00	<b>APN</b>	181124255001.000001
<b>ASSESSED TAX</b>	\$192,199	<b>PROPERTY TAX</b>	\$2,055	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1979	<b>PRICE SQFT</b>	85.08	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.171487	<b>LONGITUDE</b>	85.335188	<b>DISTANCE</b>	1.5846

### [ 5 / 9 ] 3014 S BURLINGTON DR , MUNCIE IN 47302

<b>ADDRESS</b>	3014 S BURLINGTON DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	05/11/2024
<b>SALE PRICE</b>	\$260,352	<b>LIVING AREA</b>	1,731	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$2,470	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1954	<b>PRICE SQFT</b>	150.41	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.166959	<b>LONGITUDE</b>	85.342109	<b>DISTANCE</b>	1.6387

### [ 6 / 9 ] 3608 DELAWARE TRL , MUNCIE IN 47302

<b>ADDRESS</b>	3608 DELAWARE TRL	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	05/16/2024
<b>SALE PRICE</b>	\$249,000	<b>LIVING AREA</b>	2,116	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1967	<b>PRICE SQFT</b>	117.67	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.164656	<b>LONGITUDE</b>	85.344317	<b>DISTANCE</b>	1.6564

### [ 7 / 9 ] 3601 E MIAMI TRL , MUNCIE IN 47302

<b>ADDRESS</b>	3601 E MIAMI TRL	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
----------------	------------------	-------------	--------	---------------	-----

<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	03/11/2024
<b>SALE PRICE</b>	\$239,400	<b>LIVING AREA</b>	2,430	<b>LOT SIZE</b>	26,699
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181124353009.000001
<b>ASSESSED TAX</b>	\$116,999	<b>PROPERTY TAX</b>	\$429	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1967	<b>PRICE SQFT</b>	98.52	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.165178	<b>LONGITUDE</b>	85.344812	<b>DISTANCE</b>	1.6964

#### [ 8 / 9 ] 3409 E MIAMI TRL , MUNCIE IN 47302

<b>ADDRESS</b>	3409 E MIAMI TRL	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	11/01/2023
<b>SALE PRICE</b>	\$239,500	<b>LIVING AREA</b>	2,371	<b>LOT SIZE</b>	19,935
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181124353005.000001
<b>ASSESSED TAX</b>	\$114,299	<b>PROPERTY TAX</b>	\$1,107	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1967	<b>PRICE SQFT</b>	101.01	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.165219	<b>LONGITUDE</b>	85.346524	<b>DISTANCE</b>	1.7777

#### [ 9 / 9 ] 2608 S BURLINGTON DR , MUNCIE IN 47302

<b>ADDRESS</b>	2608 S BURLINGTON DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47302	<b>SALE DATE</b>	09/15/2023
<b>SALE PRICE</b>	\$289,900	<b>LIVING AREA</b>	2,181	<b>LOT SIZE</b>	29,620
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181124155001.000003
<b>ASSESSED TAX</b>	\$188,999	<b>PROPERTY TAX</b>	\$2,605	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1934	<b>PRICE SQFT</b>	132.92	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.171387	<b>LONGITUDE</b>	85.343876	<b>DISTANCE</b>	1.8994

### 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.

