

Report Date: 07/31/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

735 MAGNOLIA DR, MOUNT VERNON IN 47620

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$173,033	\$182,816	\$193,153	H	0.05

REPORT RECENT SALES

ADDRESS	735 MAGNOLIA DR	CITY	MOUNT VERNON	COUNTY	129
STATE	IN	ZIP	47620	SALE DATE	
SALE PRICE		LIVING AREA	1,307	LOT SIZE	9,195
BEDROOMS	3	BATHROOMS	1.00	APN	652707240014.000018
ASSESSED TAX	\$129,099	PROPERTY TAX	\$2,581	CODE STD	RSFR
YEAR BUILT	1966	PRICE SQFT		GARAGE	Y
LATITUDE	37.932209	LONGITUDE	87.917412	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 8 ] 345 VISTA DR , MOUNT VERNON IN 47620

ADDRESS	345 VISTA DR	CITY	MOUNT VERNON	COUNTY	129
STATE	IN	ZIP	47620	SALE DATE	07/16/2023
SALE PRICE	\$187,500	LIVING AREA	1,147	LOT SIZE	
BEDROOMS	3	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$	CODE STD	RSFR
YEAR BUILT	1967	PRICE SQFT	163.47	GARAGE	Y
LATITUDE	37.945047	LONGITUDE	87.903363	DISTANCE	1.1718

[ 2 / 8 ] 604 WALNUT ST , MOUNT VERNON IN 47620

ADDRESS	604 WALNUT ST	CITY	MOUNT VERNON	COUNTY	129
STATE	IN	ZIP	47620	SALE DATE	09/15/2023
SALE PRICE	\$170,000	LIVING AREA	1,571	LOT SIZE	4,921

<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	652708120019.000018
<b>ASSESSED TAX</b>	\$112,299	<b>PROPERTY TAX</b>	\$1,122	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1965	<b>PRICE SQFT</b>	108.21	<b>GARAGE</b>	Y
<b>LATITUDE</b>	37.934627	<b>LONGITUDE</b>	87.894992	<b>DISTANCE</b>	1.2332

### [ 3 / 8 ] 432 WASHINGTON AVE , MOUNT VERNON IN 47620

<b>ADDRESS</b>	432 WASHINGTON AVE	<b>CITY</b>	MOUNT VERNON	<b>COUNTY</b>	129
<b>STATE</b>	IN	<b>ZIP</b>	47620	<b>SALE DATE</b>	04/25/2024
<b>SALE PRICE</b>	\$189,000	<b>LIVING AREA</b>	998	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,146	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1982	<b>PRICE SQFT</b>	189.38	<b>GARAGE</b>	Y
<b>LATITUDE</b>	37.948074	<b>LONGITUDE</b>	87.905771	<b>DISTANCE</b>	1.2665

### [ 4 / 8 ] 408 KENNEDY DR , MOUNT VERNON IN 47620

<b>ADDRESS</b>	408 KENNEDY DR	<b>CITY</b>	MOUNT VERNON	<b>COUNTY</b>	129
<b>STATE</b>	IN	<b>ZIP</b>	47620	<b>SALE DATE</b>	09/15/2023
<b>SALE PRICE</b>	\$175,000	<b>LIVING AREA</b>	1,241	<b>LOT SIZE</b>	8,188
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	652705222046.000018
<b>ASSESSED TAX</b>	\$147,299	<b>PROPERTY TAX</b>	\$1,472	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1976	<b>PRICE SQFT</b>	141.02	<b>GARAGE</b>	Y
<b>LATITUDE</b>	37.947414	<b>LONGITUDE</b>	87.903964	<b>DISTANCE</b>	1.2810

### [ 5 / 8 ] 330 LAWRENCE DR , MOUNT VERNON IN 47620

<b>ADDRESS</b>	330 LAWRENCE DR	<b>CITY</b>	MOUNT VERNON	<b>COUNTY</b>	129
<b>STATE</b>	IN	<b>ZIP</b>	47620	<b>SALE DATE</b>	03/12/2024
<b>SALE PRICE</b>	\$160,000	<b>LIVING AREA</b>	1,295	<b>LOT SIZE</b>	8,998
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	652705230014.000018
<b>ASSESSED TAX</b>	\$163,399	<b>PROPERTY TAX</b>	\$1,633	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1973	<b>PRICE SQFT</b>	123.55	<b>GARAGE</b>	Y
<b>LATITUDE</b>	37.946731	<b>LONGITUDE</b>	87.902087	<b>DISTANCE</b>	1.3055

### [ 6 / 8 ] 601 LOCUST ST , MOUNT VERNON IN 47620

<b>ADDRESS</b>	601 LOCUST ST	<b>CITY</b>	MOUNT VERNON	<b>COUNTY</b>	129
<b>STATE</b>	IN	<b>ZIP</b>	47620	<b>SALE DATE</b>	03/08/2024
<b>SALE PRICE</b>	\$199,500	<b>LIVING AREA</b>	1,427	<b>LOT SIZE</b>	9,539
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	1.00	<b>APN</b>	652708120027.000018
<b>ASSESSED TAX</b>	\$117,999	<b>PROPERTY TAX</b>	\$1,179	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1960	<b>PRICE SQFT</b>	139.80	<b>GARAGE</b>	Y
<b>LATITUDE</b>	37.935046	<b>LONGITUDE</b>	87.893086	<b>DISTANCE</b>	1.3402

### [ 7 / 8 ] 313 LAWRENCE DR , MOUNT VERNON IN 47620

<b>ADDRESS</b>	313 LAWRENCE DR	<b>CITY</b>	MOUNT VERNON	<b>COUNTY</b>	129
----------------	-----------------	-------------	--------------	---------------	-----

<b>STATE</b>	IN	<b>ZIP</b>	47620	<b>SALE DATE</b>	09/15/2023
<b>SALE PRICE</b>	\$160,000	<b>LIVING AREA</b>	1,547	<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>	1973	<b>PRICE SQFT</b>	103.43	<b>GARAGE</b>	Y
<b>LATITUDE</b>	37.947061	<b>LONGITUDE</b>	87.900846	<b>DISTANCE</b>	1.3668
<b>[ 8 / 8 ] 309 KENNEDY DR , MOUNT VERNON IN 47620</b>					
<b>ADDRESS</b>	309 KENNEDY DR	<b>CITY</b>	MOUNT VERNON	<b>COUNTY</b>	129
<b>STATE</b>	IN	<b>ZIP</b>	47620	<b>SALE DATE</b>	06/15/2024
<b>SALE PRICE</b>	\$200,000	<b>LIVING AREA</b>	1,451	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,399	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1975	<b>PRICE SQFT</b>	137.84	<b>GARAGE</b>	Y
<b>LATITUDE</b>	37.947731	<b>LONGITUDE</b>	87.900649	<b>DISTANCE</b>	1.4088

## 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.

