

Report Date: 08/01/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

600 N FIR TREE DR, MUNCIE IN 47304

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$223,519	\$244,324	\$267,066	H	0.09

REPORT RECENT SALES

ADDRESS	600 N FIR TREE DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	04/15/2016
SALE PRICE	\$131,000	LIVING AREA	2,241	LOT SIZE	30,245
BEDROOMS	4	BATHROOMS	2.00	APN	181010403002.000032
ASSESSED TAX	\$186,099	PROPERTY TAX	\$1,894	CODE STD	RSFR
YEAR BUILT	1971	PRICE SQFT	\$58	GARAGE	Y
LATITUDE	40.197988	LONGITUDE	85.487842	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 8 ] 708 N FIR TREE DR , MUNCIE IN 47304

ADDRESS	708 N FIR TREE DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	04/15/2024
SALE PRICE	\$224,500	LIVING AREA	1,191	LOT SIZE	13,937
BEDROOMS	3	BATHROOMS	1.00	APN	181010404005.000032
ASSESSED TAX	\$152,999	PROPERTY TAX	\$1,580	CODE STD	RSFR
YEAR BUILT	1970	PRICE SQFT	188.50	GARAGE	Y
LATITUDE	40.198291	LONGITUDE	85.485987	DISTANCE	0.1001

[ 2 / 8 ] 9001 W TULIP TREE DR , MUNCIE IN 47304

ADDRESS	9001 W TULIP TREE DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	03/16/2024
SALE PRICE	\$253,000	LIVING AREA	2,478	LOT SIZE	22,499

<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181010326011.000032
<b>ASSESSED TAX</b>	\$195,599	<b>PROPERTY TAX</b>	\$865	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1966	<b>PRICE SQFT</b>	102.10	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.198929	<b>LONGITUDE</b>	85.491388	<b>DISTANCE</b>	0.1981

#### [ 3 / 8 ] 300 N MYRA DR , MUNCIE IN 47304

<b>ADDRESS</b>	300 N MYRA DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	03/11/2024
<b>SALE PRICE</b>	\$249,900	<b>LIVING AREA</b>	2,653	<b>LOT SIZE</b>	29,449
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181010477002.000032
<b>ASSESSED TAX</b>	\$218,099	<b>PROPERTY TAX</b>	\$619	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1972	<b>PRICE SQFT</b>	94.20	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.195068	<b>LONGITUDE</b>	85.483819	<b>DISTANCE</b>	0.2929

#### [ 4 / 8 ] 9500 W LONE BEECH DR , MUNCIE IN 47304

<b>ADDRESS</b>	9500 W LONE BEECH DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	05/06/2024
<b>SALE PRICE</b>	\$236,000	<b>LIVING AREA</b>	1,940	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$2,869	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1968	<b>PRICE SQFT</b>	121.65	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.197332	<b>LONGITUDE</b>	85.497929	<b>DISTANCE</b>	0.5343

#### [ 5 / 8 ] 8416 W THORN TREE RD , MUNCIE IN 47304

<b>ADDRESS</b>	8416 W THORN TREE RD	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	03/08/2024
<b>SALE PRICE</b>	\$218,000	<b>LIVING AREA</b>	2,275	<b>LOT SIZE</b>	19,981
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181003451014.000032
<b>ASSESSED TAX</b>	\$202,099	<b>PROPERTY TAX</b>	\$1,880	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1989	<b>PRICE SQFT</b>	95.82	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.208616	<b>LONGITUDE</b>	85.485744	<b>DISTANCE</b>	0.7427

#### [ 6 / 8 ] 8123 W ASHFORD LN , MUNCIE IN 47304

<b>ADDRESS</b>	8123 W ASHFORD LN	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	03/16/2024
<b>SALE PRICE</b>	\$245,000	<b>LIVING AREA</b>	1,756	<b>LOT SIZE</b>	26,903
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	181003200005.000032
<b>ASSESSED TAX</b>	\$171,999	<b>PROPERTY TAX</b>	\$1,523	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1992	<b>PRICE SQFT</b>	139.52	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.215229	<b>LONGITUDE</b>	85.481704	<b>DISTANCE</b>	1.2346

#### [ 7 / 8 ] 801 N CROWN ST , MUNCIE IN 47304

<b>ADDRESS</b>	801 N CROWN ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
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<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	02/15/2024
<b>SALE PRICE</b>	\$220,000	<b>LIVING AREA</b>	1,365	<b>LOT SIZE</b>	35,399
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181012302004.000035
<b>ASSESSED TAX</b>	\$135,899	<b>PROPERTY TAX</b>	\$1,317	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1948	<b>PRICE SQFT</b>	161.17	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.199570	<b>LONGITUDE</b>	85.458388	<b>DISTANCE</b>	1.5583
<b>[ 8 / 8 ] 5608 W HOLMBROOK DR , MUNCIE IN 47304</b>					
<b>ADDRESS</b>	5608 W HOLMBROOK DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	11/17/2023
<b>SALE PRICE</b>	\$238,000	<b>LIVING AREA</b>	1,512	<b>LOT SIZE</b>	10,526
<b>BEDROOMS</b>	0	<b>BATHROOMS</b>	2.00	<b>APN</b>	181012203006.000036
<b>ASSESSED TAX</b>	\$210,399	<b>PROPERTY TAX</b>	\$2,221	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	2003	<b>PRICE SQFT</b>	157.41	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.205033	<b>LONGITUDE</b>	85.451929	<b>DISTANCE</b>	1.9568

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