

Report Date: 08/19/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

1209 N BELLAIRE AVE, MUNCIE IN 47303

VALUATION RESULT

| MODEL TYPE  | ESTIMATED LOW VALUE | ESTIMATED MARKET VALUE | ESTIMATED HIGH VALUE | SCORE | FSD  |
|-------------|---------------------|------------------------|----------------------|-------|------|
| HVE Premier | \$140,996           | \$179,062              | \$227,405            | L     | 0.24 |

REPORT RECENT SALES

|              |                     |              |           |           |                     |
|--------------|---------------------|--------------|-----------|-----------|---------------------|
| ADDRESS      | 1209 N BELLAIRE AVE | CITY         | MUNCIE    | COUNTY    | 035                 |
| STATE        | IN                  | ZIP          | 47303     | SALE DATE |                     |
| SALE PRICE   |                     | LIVING AREA  | 1,692     | LOT SIZE  | 14,399              |
| BEDROOMS     | 0                   | BATHROOMS    | 1.00      | APN       | 181111129014.000003 |
| ASSESSED TAX | \$51,399            | PROPERTY TAX | \$629     | CODE STD  | RSFR                |
| YEAR BUILT   | 1993                | PRICE SQFT   |           | GARAGE    | Y                   |
| LATITUDE     | 40.204191           | LONGITUDE    | 85.362189 | DISTANCE  |                     |

PROXIMITY BASED RESULTS

[ 1 / 10 ] 112 N WALDEMERE AVE , MUNCIE IN 47303

|              |                     |              |           |           |                     |
|--------------|---------------------|--------------|-----------|-----------|---------------------|
| ADDRESS      | 112 N WALDEMERE AVE | CITY         | MUNCIE    | COUNTY    | 035                 |
| STATE        | IN                  | ZIP          | 47303     | SALE DATE | 05/15/2024          |
| SALE PRICE   | \$159,900           | LIVING AREA  | 1,399     | LOT SIZE  | 8,399               |
| BEDROOMS     | 3                   | BATHROOMS    | 1.00      | APN       | 181111483003.000003 |
| ASSESSED TAX | \$61,699            | PROPERTY TAX | \$736     | CODE STD  | RSFR                |
| YEAR BUILT   | 1993                | PRICE SQFT   | 114.30    | GARAGE    | N                   |
| LATITUDE     | 40.194359           | LONGITUDE    | 85.349500 | DISTANCE  | 0.9540              |

[ 2 / 10 ] 3701 E CENTENNIAL AVE , MUNCIE IN 47303

|            |                       |             |        |           |            |
|------------|-----------------------|-------------|--------|-----------|------------|
| ADDRESS    | 3701 E CENTENNIAL AVE | CITY        | MUNCIE | COUNTY    | 035        |
| STATE      | IN                    | ZIP         | 47303  | SALE DATE | 12/22/2023 |
| SALE PRICE | \$150,000             | LIVING AREA | 2,142  | LOT SIZE  | 206,909    |

|                     |           |                     |           |                 |                     |
|---------------------|-----------|---------------------|-----------|-----------------|---------------------|
| <b>BEDROOMS</b>     | 3         | <b>BATHROOMS</b>    | 1.00      | <b>APN</b>      | 181112126001.000003 |
| <b>ASSESSED TAX</b> | \$64,999  | <b>PROPERTY TAX</b> | \$1,219   | <b>CODE STD</b> | RSFR                |
| <b>YEAR BUILT</b>   | 1947      | <b>PRICE SQFT</b>   | 70.03     | <b>GARAGE</b>   | N                   |
| <b>LATITUDE</b>     | 40.205814 | <b>LONGITUDE</b>    | 85.343923 | <b>DISTANCE</b> | 0.9704              |

### [ 3 / 10 ] 509 E STREETER AVE , MUNCIE IN 47303

|                     |                    |                     |           |                  |            |
|---------------------|--------------------|---------------------|-----------|------------------|------------|
| <b>ADDRESS</b>      | 509 E STREETER AVE | <b>CITY</b>         | MUNCIE    | <b>COUNTY</b>    | 035        |
| <b>STATE</b>        | IN                 | <b>ZIP</b>          | 47303     | <b>SALE DATE</b> | 06/28/2024 |
| <b>SALE PRICE</b>   | \$175,000          | <b>LIVING AREA</b>  | 1,282     | <b>LOT SIZE</b>  |            |
| <b>BEDROOMS</b>     | 3                  | <b>BATHROOMS</b>    | 1.00      | <b>APN</b>       |            |
| <b>ASSESSED TAX</b> | \$                 | <b>PROPERTY TAX</b> | \$906     | <b>CODE STD</b>  | RSFR       |
| <b>YEAR BUILT</b>   | 1948               | <b>PRICE SQFT</b>   | 136.51    | <b>GARAGE</b>    | Y          |
| <b>LATITUDE</b>     | 40.213885          | <b>LONGITUDE</b>    | 85.380125 | <b>DISTANCE</b>  | 1.1595     |

### [ 4 / 10 ] 3304 N DALINDA RD , MUNCIE IN 47303

|                     |                   |                     |           |                  |                     |
|---------------------|-------------------|---------------------|-----------|------------------|---------------------|
| <b>ADDRESS</b>      | 3304 N DALINDA RD | <b>CITY</b>         | MUNCIE    | <b>COUNTY</b>    | 035                 |
| <b>STATE</b>        | IN                | <b>ZIP</b>          | 47303     | <b>SALE DATE</b> | 09/29/2023          |
| <b>SALE PRICE</b>   | \$165,000         | <b>LIVING AREA</b>  | 1,115     | <b>LOT SIZE</b>  | 15,044              |
| <b>BEDROOMS</b>     | 3                 | <b>BATHROOMS</b>    | 1.00      | <b>APN</b>       | 180735478007.000003 |
| <b>ASSESSED TAX</b> | \$64,799          | <b>PROPERTY TAX</b> | \$765     | <b>CODE STD</b>  | RSFR                |
| <b>YEAR BUILT</b>   | 1974              | <b>PRICE SQFT</b>   | 147.98    | <b>GARAGE</b>    | Y                   |
| <b>LATITUDE</b>     | 40.219712         | <b>LONGITUDE</b>    | 85.352725 | <b>DISTANCE</b>  | 1.1830              |

### [ 5 / 10 ] 1300 N WALNUT ST , MUNCIE IN 47303

|                     |                  |                     |           |                  |                     |
|---------------------|------------------|---------------------|-----------|------------------|---------------------|
| <b>ADDRESS</b>      | 1300 N WALNUT ST | <b>CITY</b>         | MUNCIE    | <b>COUNTY</b>    | 035                 |
| <b>STATE</b>        | IN               | <b>ZIP</b>          | 47303     | <b>SALE DATE</b> | 04/15/2024          |
| <b>SALE PRICE</b>   | \$188,400        | <b>LIVING AREA</b>  | 1,437     | <b>LOT SIZE</b>  | 10,453              |
| <b>BEDROOMS</b>     | 2                | <b>BATHROOMS</b>    | 1.00      | <b>APN</b>       | 181110105013.000003 |
| <b>ASSESSED TAX</b> | \$66,599         | <b>PROPERTY TAX</b> | \$773     | <b>CODE STD</b>  | RSFR                |
| <b>YEAR BUILT</b>   | 1904             | <b>PRICE SQFT</b>   | 131.11    | <b>GARAGE</b>    | Y                   |
| <b>LATITUDE</b>     | 40.205757        | <b>LONGITUDE</b>    | 85.386087 | <b>DISTANCE</b>  | 1.2658              |

### [ 6 / 10 ] 4500 E COUNTY ROAD 25 N , MUNCIE IN 47303

|                     |                         |                     |           |                  |                     |
|---------------------|-------------------------|---------------------|-----------|------------------|---------------------|
| <b>ADDRESS</b>      | 4500 E COUNTY ROAD 25 N | <b>CITY</b>         | MUNCIE    | <b>COUNTY</b>    | 035                 |
| <b>STATE</b>        | IN                      | <b>ZIP</b>          | 47303     | <b>SALE DATE</b> | 08/14/2023          |
| <b>SALE PRICE</b>   | \$175,000               | <b>LIVING AREA</b>  | 1,261     | <b>LOT SIZE</b>  | 46,173              |
| <b>BEDROOMS</b>     | 3                       | <b>BATHROOMS</b>    | 1.00      | <b>APN</b>       | 181112426013.000001 |
| <b>ASSESSED TAX</b> | \$107,799               | <b>PROPERTY TAX</b> | \$1,018   | <b>CODE STD</b>  | RSFR                |
| <b>YEAR BUILT</b>   | 1989                    | <b>PRICE SQFT</b>   | 138.78    | <b>GARAGE</b>    | Y                   |
| <b>LATITUDE</b>     | 40.197263               | <b>LONGITUDE</b>    | 85.334200 | <b>DISTANCE</b>  | 1.5528              |

### [ 7 / 10 ] 605 N WHEELING AVE , MUNCIE IN 47303

|                |                    |             |        |               |     |
|----------------|--------------------|-------------|--------|---------------|-----|
| <b>ADDRESS</b> | 605 N WHEELING AVE | <b>CITY</b> | MUNCIE | <b>COUNTY</b> | 035 |
|----------------|--------------------|-------------|--------|---------------|-----|

|   |                   |              |           |           |                     |
|---|-------------------|--------------|-----------|-----------|---------------------|
| STATE   | IN                | ZIP          | 47303     | SALE DATE | 10/16/2023          |
| SALE PRICE                                      | \$160,000         | LIVING AREA  | 2,419     | LOT SIZE  |                     |
| BEDROOMS  | 5                 | BATHROOMS    | 2.00      | APN       |                     |
| ASSESSED TAX                                    | \$                | PROPERTY TAX | \$        | CODE STD  | RSFR                |
| YEAR BUILT                                      | 1899              | PRICE SQFT   | 66.14     | GARAGE    | Y                   |
| LATITUDE  | 40.199432         | LONGITUDE    | 85.391488 | DISTANCE  | 1.5808              |
| [ 8 / 10 ] 2209 N BUCKLES ST , MUNCIE IN 47303  |                   |              |           |           |                     |
| ADDRESS   | 2209 N BUCKLES ST | CITY         | MUNCIE    | COUNTY    | 035                 |
| STATE   | IN                | ZIP          | 47303     | SALE DATE | 03/16/2024          |
| SALE PRICE                                      | \$155,000         | LIVING AREA  | 1,615     | LOT SIZE  | 6,959               |
| BEDROOMS  | 3                 | BATHROOMS    | 1.00      | APN       | 181104407017.000003 |
| ASSESSED TAX                                    | \$80,899          | PROPERTY TAX | \$3,607   | CODE STD  | RSFR                |
| YEAR BUILT                                      | 1947              | PRICE SQFT   | 95.98     | GARAGE    | N                   |
| LATITUDE  | 40.212839         | LONGITUDE    | 85.391348 | DISTANCE  | 1.6507              |
| [ 9 / 10 ] 716 W QUEEN ST , MUNCIE IN 47303     |                   |              |           |           |                     |
| ADDRESS   | 716 W QUEEN ST    | CITY         | MUNCIE    | COUNTY    | 035                 |
| STATE   | IN                | ZIP          | 47303     | SALE DATE | 06/22/2024          |
| SALE PRICE                                      | \$159,900         | LIVING AREA  | 1,277     | LOT SIZE  |                     |
| BEDROOMS  | 3                 | BATHROOMS    | 2.00      | APN       |                     |
| ASSESSED TAX                                    | \$                | PROPERTY TAX | \$1,977   | CODE STD  | RSFR                |
| YEAR BUILT                                      | 1918              | PRICE SQFT   | 125.22    | GARAGE    | N                   |
| LATITUDE  | 40.201253         | LONGITUDE    | 85.394418 | DISTANCE  | 1.7129              |
| [ 10 / 10 ] 1705 N RESERVE ST , MUNCIE IN 47303 |                   |              |           |           |                     |
| ADDRESS   | 1705 N RESERVE ST | CITY         | MUNCIE    | COUNTY    | 035                 |
| STATE   | IN                | ZIP          | 47303     | SALE DATE | 07/29/2023          |
| SALE PRICE                                      | \$160,000         | LIVING AREA  | 1,327     | LOT SIZE  | 26,571              |
| BEDROOMS  | 3                 | BATHROOMS    | 1.00      | APN       | 181104451028.000003 |
| ASSESSED TAX                                    | \$95,699          | PROPERTY TAX | \$1,074   | CODE STD  | RSFR                |
| YEAR BUILT                                      | 1939              | PRICE SQFT   | 120.57    | GARAGE    | Y                   |
| LATITUDE  | 40.209599         | LONGITUDE    | 85.393948 | DISTANCE  | 1.7171              |

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