

Report Date: 08/28/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

447 N CHARLES ST, PORTLAND IN 47371

VALUATION RESULT

| MODEL TYPE  | ESTIMATED LOW VALUE | ESTIMATED MARKET VALUE | ESTIMATED HIGH VALUE | SCORE | FSD  |
|-------------|---------------------|------------------------|----------------------|-------|------|
| HVE Premier | \$196,372           | \$224,980              | \$257,756            | M     | 0.14 |

REPORT RECENT SALES

|              |                  |              |           |           |                    |
|--------------|------------------|--------------|-----------|-----------|--------------------|
| ADDRESS      | 447 N CHARLES ST | CITY         | PORTLAND  | COUNTY    | 075                |
| STATE        | IN               | ZIP          | 47371     | SALE DATE | 04/18/2021         |
| SALE PRICE   | \$163,000        | LIVING AREA  | 2,619     | LOT SIZE  | 11,473             |
| BEDROOMS     | 3                | BATHROOMS    | 3.00      | APN       | 380720202023000034 |
| ASSESSED TAX | \$               | PROPERTY TAX | \$1,316   | CODE STD  | RSFR               |
| YEAR BUILT   | 1968             | PRICE SQFT   | \$62      | GARAGE    | Y                  |
| LATITUDE     | 40.437088        | LONGITUDE    | 84.996594 | DISTANCE  |                    |

PROXIMITY BASED RESULTS

[ 1 / 10 ] 1207 W ARCH ST , PORTLAND IN 47371

|              |                |              |           |           |                    |
|--------------|----------------|--------------|-----------|-----------|--------------------|
| ADDRESS      | 1207 W ARCH ST | CITY         | PORTLAND  | COUNTY    | 075                |
| STATE        | IN             | ZIP          | 47371     | SALE DATE | 07/01/2023         |
| SALE PRICE   | \$152,000      | LIVING AREA  | 1,119     | LOT SIZE  | 10,288             |
| BEDROOMS     | 2              | BATHROOMS    | 2.00      | APN       | 380720203007000034 |
| ASSESSED TAX | \$             | PROPERTY TAX | \$2,051   | CODE STD  | RSFR               |
| YEAR BUILT   | 1962           | PRICE SQFT   | 135.84    | GARAGE    | Y                  |
| LATITUDE     | 40.435733      | LONGITUDE    | 84.994924 | DISTANCE  | 0.1284             |

[ 2 / 10 ] 1335 W MAIN ST , PORTLAND IN 47371

|            |                |             |          |           |            |
|------------|----------------|-------------|----------|-----------|------------|
| ADDRESS    | 1335 W MAIN ST | CITY        | PORTLAND | COUNTY    | 075        |
| STATE      | IN             | ZIP         | 47371    | SALE DATE | 02/15/2024 |
| SALE PRICE | \$150,000      | LIVING AREA | 1,156    | LOT SIZE  |            |

|                     |           |                     |           |                 |        |
|---------------------|-----------|---------------------|-----------|-----------------|--------|
| <b>BEDROOMS</b>     | 3         | <b>BATHROOMS</b>    | 1.00      | <b>APN</b>      |        |
| <b>ASSESSED TAX</b> | \$        | <b>PROPERTY TAX</b> | \$        | <b>CODE STD</b> | RSFR   |
| <b>YEAR BUILT</b>   | 1957      | <b>PRICE SQFT</b>   | 129.76    | <b>GARAGE</b>   | Y      |
| <b>LATITUDE</b>     | 40.432678 | <b>LONGITUDE</b>    | 84.995809 | <b>DISTANCE</b> | 0.3075 |

### [ 3 / 10 ] 510 W NORTH ST , PORTLAND IN 47371

|                     |                |                     |           |                  |                     |
|---------------------|----------------|---------------------|-----------|------------------|---------------------|
| <b>ADDRESS</b>      | 510 W NORTH ST | <b>CITY</b>         | PORTLAND  | <b>COUNTY</b>    | 075                 |
| <b>STATE</b>        | IN             | <b>ZIP</b>          | 47371     | <b>SALE DATE</b> | 03/16/2024          |
| <b>SALE PRICE</b>   | \$205,000      | <b>LIVING AREA</b>  | 2,771     | <b>LOT SIZE</b>  | 12,675              |
| <b>BEDROOMS</b>     | 3              | <b>BATHROOMS</b>    | 2.00      | <b>APN</b>       | 380720102022.000034 |
| <b>ASSESSED TAX</b> | \$133,099      | <b>PROPERTY TAX</b> | \$1,135   | <b>CODE STD</b>  | RSFR                |
| <b>YEAR BUILT</b>   | 1938           | <b>PRICE SQFT</b>   | 73.98     | <b>GARAGE</b>    | Y                   |
| <b>LATITUDE</b>     | 40.438348      | <b>LONGITUDE</b>    | 84.984381 | <b>DISTANCE</b>  | 0.6482              |

### [ 4 / 10 ] 718 S 200 W , PORTLAND IN 47371

|                     |             |                     |           |                  |                    |
|---------------------|-------------|---------------------|-----------|------------------|--------------------|
| <b>ADDRESS</b>      | 718 S 200 W | <b>CITY</b>         | PORTLAND  | <b>COUNTY</b>    | 075                |
| <b>STATE</b>        | IN          | <b>ZIP</b>          | 47371     | <b>SALE DATE</b> | 03/16/2024         |
| <b>SALE PRICE</b>   | \$152,000   | <b>LIVING AREA</b>  | 1,347     | <b>LOT SIZE</b>  | 19,475             |
| <b>BEDROOMS</b>     | 3           | <b>BATHROOMS</b>    | 1.00      | <b>APN</b>       | 380624401016000022 |
| <b>ASSESSED TAX</b> | \$          | <b>PROPERTY TAX</b> | \$643     | <b>CODE STD</b>  | RSFR               |
| <b>YEAR BUILT</b>   | 1959        | <b>PRICE SQFT</b>   | 112.84    | <b>GARAGE</b>    | Y                  |
| <b>LATITUDE</b>     | 40.428340   | <b>LONGITUDE</b>    | 85.019843 | <b>DISTANCE</b>  | 1.3640             |

### [ 5 / 10 ] 221 E 7TH ST , PORTLAND IN 47371

|                     |              |                     |           |                  |            |
|---------------------|--------------|---------------------|-----------|------------------|------------|
| <b>ADDRESS</b>      | 221 E 7TH ST | <b>CITY</b>         | PORTLAND  | <b>COUNTY</b>    | 075        |
| <b>STATE</b>        | IN           | <b>ZIP</b>          | 47371     | <b>SALE DATE</b> | 06/22/2024 |
| <b>SALE PRICE</b>   | \$179,900    | <b>LIVING AREA</b>  | 1,763     | <b>LOT SIZE</b>  |            |
| <b>BEDROOMS</b>     | 3            | <b>BATHROOMS</b>    | 2.00      | <b>APN</b>       |            |
| <b>ASSESSED TAX</b> | \$           | <b>PROPERTY TAX</b> | \$1,225   | <b>CODE STD</b>  | RSFR       |
| <b>YEAR BUILT</b>   | 1944         | <b>PRICE SQFT</b>   | 102.04    | <b>GARAGE</b>    | Y          |
| <b>LATITUDE</b>     | 40.424879    | <b>LONGITUDE</b>    | 84.975790 | <b>DISTANCE</b>  | 1.3817     |

### [ 6 / 10 ] 632 E WALNUT ST , PORTLAND IN 47371

|                     |                 |                     |           |                  |                    |
|---------------------|-----------------|---------------------|-----------|------------------|--------------------|
| <b>ADDRESS</b>      | 632 E WALNUT ST | <b>CITY</b>         | PORTLAND  | <b>COUNTY</b>    | 075                |
| <b>STATE</b>        | IN              | <b>ZIP</b>          | 47371     | <b>SALE DATE</b> | 09/15/2023         |
| <b>SALE PRICE</b>   | \$177,000       | <b>LIVING AREA</b>  | 1,944     | <b>LOT SIZE</b>  | 10,497             |
| <b>BEDROOMS</b>     | 3               | <b>BATHROOMS</b>    | 2.00      | <b>APN</b>       | 380721204051000034 |
| <b>ASSESSED TAX</b> | \$              | <b>PROPERTY TAX</b> | \$710     | <b>CODE STD</b>  | RSFR               |
| <b>YEAR BUILT</b>   | 1939            | <b>PRICE SQFT</b>   | 91.05     | <b>GARAGE</b>    | Y                  |
| <b>LATITUDE</b>     | 40.434605       | <b>LONGITUDE</b>    | 84.969792 | <b>DISTANCE</b>  | 1.4200             |

### [ 7 / 10 ] 727 E WALNUT ST , PORTLAND IN 47371

|                |                 |             |          |               |     |
|----------------|-----------------|-------------|----------|---------------|-----|
| <b>ADDRESS</b> | 727 E WALNUT ST | <b>CITY</b> | PORTLAND | <b>COUNTY</b> | 075 |
|----------------|-----------------|-------------|----------|---------------|-----|

|              |           |              |           |           |                    |
|--------------|-----------|--------------|-----------|-----------|--------------------|
| STATE        | IN        | ZIP          | 47371     | SALE DATE | 05/31/2024         |
| SALE PRICE   | \$179,800 | LIVING AREA  | 2,347     | LOT SIZE  | 8,162              |
| BEDROOMS     | 4         | BATHROOMS    | 2.00      | APN       | 380721204076000034 |
| ASSESSED TAX | \$        | PROPERTY TAX | \$        | CODE STD  | RSFR               |
| YEAR BUILT   | 1900      | PRICE SQFT   | 76.61     | GARAGE    | Y                  |
| LATITUDE     | 40.434322 | LONGITUDE    | 84.968515 | DISTANCE  | 1.4891             |

#### [ 8 / 10 ] 504 E FLORAL AVE , PORTLAND IN 47371

|              |                  |              |           |           |            |
|--------------|------------------|--------------|-----------|-----------|------------|
| ADDRESS      | 504 E FLORAL AVE | CITY         | PORTLAND  | COUNTY    | 075        |
| STATE        | IN               | ZIP          | 47371     | SALE DATE | 09/21/2023 |
| SALE PRICE   | \$170,000        | LIVING AREA  | 1,799     | LOT SIZE  |            |
| BEDROOMS     | 3                | BATHROOMS    | 2.00      | APN       |            |
| ASSESSED TAX | \$               | PROPERTY TAX | \$        | CODE STD  | RSFR       |
| YEAR BUILT   | 1941             | PRICE SQFT   | 94.50     | GARAGE    | Y          |
| LATITUDE     | 40.421237        | LONGITUDE    | 84.972138 | DISTANCE  | 1.6895     |

#### [ 9 / 10 ] 1451 N US HIGHWAY 27 , PORTLAND IN 47371

|              |                      |              |           |           |                     |
|--------------|----------------------|--------------|-----------|-----------|---------------------|
| ADDRESS      | 1451 N US HIGHWAY 27 | CITY         | PORTLAND  | COUNTY    | 075                 |
| STATE        | IN                   | ZIP          | 47371     | SALE DATE | 08/16/2023          |
| SALE PRICE   | \$300,000            | LIVING AREA  | 2,559     | LOT SIZE  | 51,400              |
| BEDROOMS     | 2                    | BATHROOMS    | 2.00      | APN       | 380708400012.000033 |
| ASSESSED TAX | \$133,899            | PROPERTY TAX | \$621     | CODE STD  | RSFR                |
| YEAR BUILT   | 1946                 | PRICE SQFT   | 117.23    | GARAGE    | Y                   |
| LATITUDE     | 40.460554            | LONGITUDE    | 84.979724 | DISTANCE  | 1.8482              |

#### [ 10 / 10 ] 1922 S NAN DEL LN , PORTLAND IN 47371

|              |                   |              |           |           |            |
|--------------|-------------------|--------------|-----------|-----------|------------|
| ADDRESS      | 1922 S NAN DEL LN | CITY         | PORTLAND  | COUNTY    | 075        |
| STATE        | IN                | ZIP          | 47371     | SALE DATE | 06/30/2024 |
| SALE PRICE   | \$177,000         | LIVING AREA  | 1,408     | LOT SIZE  |            |
| BEDROOMS     | 3                 | BATHROOMS    | 2.00      | APN       |            |
| ASSESSED TAX | \$                | PROPERTY TAX | \$137     | CODE STD  | RSFR       |
| YEAR BUILT   | 1976              | PRICE SQFT   | 125.71    | GARAGE    | Y          |
| LATITUDE     | 40.412009         | LONGITUDE    | 84.983688 | DISTANCE  | 1.8611     |

**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) <sup>®</sup>. HVE <sup>®</sup> 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 <sup>®</sup> is a registered trademark of Freddie Mac. All rights reserved.

