

Report Date: 09/03/2024

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

2609 N STATION ST, MUNCIE IN 47304

VALUATION RESULT

| MODEL TYPE | ESTIMATED LOW VALUE | ESTIMATED MARKET VALUE | ESTIMATED HIGH VALUE | SCORE | FSD |
|-------------|---------------------|------------------------|----------------------|-------|-----|
| HVE Premier | \$116,878 | \$142,898 | \$174,711 | M | 0.2 |

REPORT RECENT SALES

| | | | | | |
|--------------|-------------------|--------------|-----------|-----------|---------------------|
| ADDRESS | 2609 N STATION ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 10/26/2007 |
| SALE PRICE | \$73,500 | LIVING AREA | 1,509 | LOT SIZE | 14,999 |
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | 181004154005.000014 |
| ASSESSED TAX | \$49,699 | PROPERTY TAX | \$232 | CODE STD | RSFR |
| YEAR BUILT | 1958 | PRICE SQFT | \$49 | GARAGE | Y |
| LATITUDE | 40.215612 | LONGITUDE | 85.518008 | DISTANCE | |

PROXIMITY BASED RESULTS

[1 / 7] 11001 W JACKSON ST , MUNCIE IN 47304

| | | | | | |
|--------------|--------------------|--------------|-----------|-----------|---------------------|
| ADDRESS | 11001 W JACKSON ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 11/17/2023 |
| SALE PRICE | \$163,000 | LIVING AREA | 1,751 | LOT SIZE | 16,116 |
| BEDROOMS | 4 | BATHROOMS | 2.00 | APN | 181004300007.000014 |
| ASSESSED TAX | \$126,199 | PROPERTY TAX | \$849 | CODE STD | RSFR |
| YEAR BUILT | 1952 | PRICE SQFT | 93.09 | GARAGE | Y |
| LATITUDE | 40.214265 | LONGITUDE | 85.515450 | DISTANCE | 0.1640 |

[2 / 7] 8701 W JACKSON ST , MUNCIE IN 47304

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|------------|-------------------|-------------|--------|-----------|------------|
| ADDRESS | 8701 W JACKSON ST | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 09/15/2023 |
| SALE PRICE | \$182,000 | LIVING AREA | 1,854 | LOT SIZE | 46,347 |

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|---------------------|-----------|---------------------|-----------|-----------------|---------------------|
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181003476001.000032 |
| ASSESSED TAX | \$174,599 | PROPERTY TAX | \$1,850 | CODE STD | RSFR |
| YEAR BUILT | 2003 | PRICE SQFT | 98.17 | GARAGE | Y |
| LATITUDE | 40.210257 | LONGITUDE | 85.488177 | DISTANCE | 1.6170 |

[3 / 7] 1311 N BALSAM DR , MUNCIE IN 47304

| | | | | | |
|---------------------|------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 1311 N BALSAM DR | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 02/26/2024 |
| SALE PRICE | \$162,500 | LIVING AREA | 2,347 | LOT SIZE | 17,534 |
| BEDROOMS | 4 | BATHROOMS | 2.00 | APN | 181010252020.000032 |
| ASSESSED TAX | \$196,499 | PROPERTY TAX | \$3,963 | CODE STD | RSFR |
| YEAR BUILT | 1975 | PRICE SQFT | 69.24 | GARAGE | Y |
| LATITUDE | 40.204522 | LONGITUDE | 85.487911 | DISTANCE | 1.7634 |

[4 / 7] 8416 W THORN TREE RD , MUNCIE IN 47304

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|---------------------|----------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 8416 W THORN TREE RD | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 03/08/2024 |
| SALE PRICE | \$218,000 | LIVING AREA | 2,275 | LOT SIZE | 19,981 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181003451014.000032 |
| ASSESSED TAX | \$202,099 | PROPERTY TAX | \$1,880 | CODE STD | RSFR |
| YEAR BUILT | 1989 | PRICE SQFT | 95.82 | GARAGE | Y |
| LATITUDE | 40.208616 | LONGITUDE | 85.485744 | DISTANCE | 1.7698 |

[5 / 7] 1307 N BALSAM DR , MUNCIE IN 47304

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|---------------------|------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 1307 N BALSAM DR | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 06/12/2024 |
| SALE PRICE | \$210,000 | LIVING AREA | 2,777 | LOT SIZE | 18,269 |
| BEDROOMS | 3 | BATHROOMS | 3.00 | APN | 181010252021.000032 |
| ASSESSED TAX | \$230,799 | PROPERTY TAX | \$4,649 | CODE STD | RSFR |
| YEAR BUILT | 1967 | PRICE SQFT | 75.62 | GARAGE | Y |
| LATITUDE | 40.204267 | LONGITUDE | 85.487763 | DISTANCE | 1.7781 |

[6 / 7] 317 N RED BUD LN , MUNCIE IN 47304

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|---------------------|------------------|---------------------|-----------|------------------|---------------------|
| ADDRESS | 317 N RED BUD LN | CITY | MUNCIE | COUNTY | 035 |
| STATE | IN | ZIP | 47304 | SALE DATE | 10/27/2023 |
| SALE PRICE | \$185,000 | LIVING AREA | 2,319 | LOT SIZE | 18,499 |
| BEDROOMS | 3 | BATHROOMS | 2.00 | APN | 181010376004.000032 |
| ASSESSED TAX | \$181,099 | PROPERTY TAX | \$1,857 | CODE STD | RSFR |
| YEAR BUILT | 1964 | PRICE SQFT | 79.78 | GARAGE | Y |
| LATITUDE | 40.195724 | LONGITUDE | 85.494734 | DISTANCE | 1.8431 |

[7 / 7] 405 N DOGWOOD LN , MUNCIE IN 47304

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|----------------|------------------|-------------|--------|---------------|-----|
| ADDRESS | 405 N DOGWOOD LN | CITY | MUNCIE | COUNTY | 035 |
|----------------|------------------|-------------|--------|---------------|-----|

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|---------------------|-----------|---------------------|-----------|------------------|---------------------|
| STATE | IN | ZIP | 47304 | SALE DATE | 05/16/2024 |
| SALE PRICE | \$220,000 | LIVING AREA | 1,733 | LOT SIZE | 19,999 |
| BEDROOMS | 3 | BATHROOMS | 1.00 | APN | 181010377011.000032 |
| ASSESSED TAX | \$185,899 | PROPERTY TAX | \$1,892 | CODE STD | RSFR |
| YEAR BUILT | 1965 | PRICE SQFT | 126.95 | GARAGE | Y |
| LATITUDE | 40.196158 | LONGITUDE | 85.493178 | DISTANCE | 1.8772 |

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