

Report Date: 09/11/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

2712 N WINSTON DR, MUNCIE IN 47304

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$132,845	\$150,684	\$170,918	H	0.13

REPORT RECENT SALES

ADDRESS	2712 N WINSTON DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	
SALE PRICE		LIVING AREA	1,443	LOT SIZE	7,369
BEDROOMS	3	BATHROOMS	1.00	APN	181105256017.000003
ASSESSED TAX	\$119,799	PROPERTY TAX	\$1,341	CODE STD	RSFR
YEAR BUILT	1961	PRICE SQFT		GARAGE	Y
LATITUDE	40.215974	LONGITUDE	85.412604	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 8 ] 2301 W CONCORD RD , MUNCIE IN 47304

ADDRESS	2301 W CONCORD RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	09/15/2023
SALE PRICE	\$132,900	LIVING AREA	1,517	LOT SIZE	7,168
BEDROOMS	3	BATHROOMS	1.00	APN	181105256005.000003
ASSESSED TAX	\$106,799	PROPERTY TAX	\$1,185	CODE STD	RSFR
YEAR BUILT	1962	PRICE SQFT	87.61	GARAGE	Y
LATITUDE	40.216320	LONGITUDE	85.412566	DISTANCE	0.0240

[ 2 / 8 ] 2801 N WINSTON DR , MUNCIE IN 47304

ADDRESS	2801 N WINSTON DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47304	SALE DATE	07/31/2024
SALE PRICE	\$150,000	LIVING AREA	827	LOT SIZE	

<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,240	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1961	<b>PRICE SQFT</b>	181.38	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.216347	<b>LONGITUDE</b>	85.414120	<b>DISTANCE</b>	0.0840

### [ 3 / 8 ] 2001 N COLSON DR , MUNCIE IN 47304

<b>ADDRESS</b>	2001 N COLSON DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	04/06/2024
<b>SALE PRICE</b>	\$155,000	<b>LIVING AREA</b>	1,160	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,777	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1959	<b>PRICE SQFT</b>	133.62	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.210721	<b>LONGITUDE</b>	85.416039	<b>DISTANCE</b>	0.4057

### [ 4 / 8 ] 3801 N VIENNA WOODS DR , MUNCIE IN 47304

<b>ADDRESS</b>	3801 N VIENNA WOODS DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	01/03/2024
<b>SALE PRICE</b>	\$159,900	<b>LIVING AREA</b>	1,567	<b>LOT SIZE</b>	13,439
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	180732403013.000003
<b>ASSESSED TAX</b>	\$159,699	<b>PROPERTY TAX</b>	\$1,714	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1979	<b>PRICE SQFT</b>	102.04	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.223229	<b>LONGITUDE</b>	85.415071	<b>DISTANCE</b>	0.5179

### [ 5 / 8 ] 1801 N COLSON DR , MUNCIE IN 47304

<b>ADDRESS</b>	1801 N COLSON DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	09/20/2023
<b>SALE PRICE</b>	\$155,000	<b>LIVING AREA</b>	959	<b>LOT SIZE</b>	8,399
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	181105380011.000003
<b>ASSESSED TAX</b>	\$101,999	<b>PROPERTY TAX</b>	\$1,137	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1972	<b>PRICE SQFT</b>	161.63	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.208776	<b>LONGITUDE</b>	85.416043	<b>DISTANCE</b>	0.5294

### [ 6 / 8 ] 1801 W NORWOOD DR , MUNCIE IN 47304

<b>ADDRESS</b>	1801 W NORWOOD DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	07/16/2024
<b>SALE PRICE</b>	\$153,500	<b>LIVING AREA</b>	1,143	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,073	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1958	<b>PRICE SQFT</b>	134.30	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.223134	<b>LONGITUDE</b>	85.407833	<b>DISTANCE</b>	0.5551

### [ 7 / 8 ] 1212 W COWING DR , MUNCIE IN 47304

<b>ADDRESS</b>	1212 W COWING DR	<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>	\$129,900	<b>LIVING AREA</b>	1,670	<b>LOT SIZE</b>	11,819
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	1.00	<b>APN</b>	181104326003.000003
<b>ASSESSED TAX</b>	\$69,499	<b>PROPERTY TAX</b>	\$156	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1941	<b>PRICE SQFT</b>	77.78	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.213873	<b>LONGITUDE</b>	85.401023	<b>DISTANCE</b>	0.6281
<b>[ 8 / 8 ] 3908 N VERNON DR , MUNCIE IN 47304</b>					
<b>ADDRESS</b>	3908 N VERNON DR	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47304	<b>SALE DATE</b>	07/18/2024
<b>SALE PRICE</b>	\$145,400	<b>LIVING AREA</b>	1,221	<b>LOT SIZE</b>	11,551
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	180732428015.000003
<b>ASSESSED TAX</b>	\$101,899	<b>PROPERTY TAX</b>	\$1,136	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1958	<b>PRICE SQFT</b>	119.08	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.224675	<b>LONGITUDE</b>	85.408271	<b>DISTANCE</b>	0.6432

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