

Report Date: 09/16/2024

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

609 N CLAYPOOL RD, MUNCIE IN 47303

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$79,309	\$116,554	\$171,289	L	0.38

REPORT RECENT SALES

ADDRESS	609 N CLAYPOOL RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	
SALE PRICE		LIVING AREA	1,275	LOT SIZE	7,748
BEDROOMS	3	BATHROOMS	1.00	APN	181111429016.000003
ASSESSED TAX	\$64,399	PROPERTY TAX	\$761	CODE STD	RSFR
YEAR BUILT	1952	PRICE SQFT		GARAGE	Y
LATITUDE	40.199034	LONGITUDE	85.349079	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 9] 611 N WALDEMERE AVE , MUNCIE IN 47303

ADDRESS	611 N WALDEMERE AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	11/15/2023
SALE PRICE	\$106,672	LIVING AREA	1,559	LOT SIZE	17,639
BEDROOMS	2	BATHROOMS	2.00	APN	181111428014.000003
ASSESSED TAX	\$66,299	PROPERTY TAX	\$1,443	CODE STD	RSFR
YEAR BUILT	1953	PRICE SQFT	68.42	GARAGE	Y
LATITUDE	40.199197	LONGITUDE	85.350269	DISTANCE	0.0638

[2 / 9] 109 N DELAWANDA AVE , MUNCIE IN 47303

ADDRESS	109 N DELAWANDA AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	10/16/2023
SALE PRICE	\$127,500	LIVING AREA	1,651	LOT SIZE	8,399

BEDROOMS	3	BATHROOMS	1.00	APN	181111481011.000003
ASSESSED TAX	\$69,799	PROPERTY TAX	\$827	CODE STD	RSFR
YEAR BUILT	1951	PRICE SQFT	77.23	GARAGE	Y
LATITUDE	40.194367	LONGITUDE	85.351307	DISTANCE	0.3432

[3 / 9] 200 N BENNETT ST , MUNCIE IN 47303

ADDRESS	200 N BENNETT ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	06/17/2024
SALE PRICE	\$103,800	LIVING AREA	1,151	LOT SIZE	15,749
BEDROOMS	3	BATHROOMS	1.00	APN	181112355010.000003
ASSESSED TAX	\$75,899	PROPERTY TAX	\$886	CODE STD	RSFR
YEAR BUILT	1955	PRICE SQFT	90.18	GARAGE	Y
LATITUDE	40.195026	LONGITUDE	85.344726	DISTANCE	0.3598

[4 / 9] 505 N EASTWOOD AVE , MUNCIE IN 47303

ADDRESS	505 N EASTWOOD AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	11/15/2023
SALE PRICE	\$119,900	LIVING AREA	1,099	LOT SIZE	
BEDROOMS	3	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$	CODE STD	RSFR
YEAR BUILT	1947	PRICE SQFT	109.10	GARAGE	Y
LATITUDE	40.197937	LONGITUDE	85.339061	DISTANCE	0.5341

[5 / 9] 1201 N ELM ST , MUNCIE IN 47303

ADDRESS	1201 N ELM ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	07/23/2024
SALE PRICE	\$115,000	LIVING AREA	1,133	LOT SIZE	5,919
BEDROOMS	2	BATHROOMS	1.00	APN	181110113013.000003
ASSESSED TAX	\$46,399	PROPERTY TAX	\$571	CODE STD	RSFR
YEAR BUILT	1918	PRICE SQFT	101.50	GARAGE	N
LATITUDE	40.204033	LONGITUDE	85.382277	DISTANCE	1.7858

[6 / 9] 3900 N BELLAIRE AVE , MUNCIE IN 47303

ADDRESS	3900 N BELLAIRE AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	01/16/2024
SALE PRICE	\$140,000	LIVING AREA	1,226	LOT SIZE	19,499
BEDROOMS	3	BATHROOMS	1.00	APN	180735331027.000003
ASSESSED TAX	\$53,599	PROPERTY TAX	\$1,189	CODE STD	RSFR
YEAR BUILT	1930	PRICE SQFT	114.19	GARAGE	Y
LATITUDE	40.224846	LONGITUDE	85.360675	DISTANCE	1.8856

[7 / 9] 801 E LINDA LAYNE , MUNCIE IN 47303

ADDRESS	801 E LINDA LAYNE	CITY	MUNCIE	COUNTY	035
----------------	-------------------	-------------	--------	---------------	-----

STATE	IN	ZIP	47303	SALE DATE	07/31/2024
SALE PRICE	\$107,000	LIVING AREA	1,124	LOT SIZE	10,234
BEDROOMS	2	BATHROOMS	1.00	APN	181103185018.000003
ASSESSED TAX	\$81,499	PROPERTY TAX	\$932	CODE STD	RSFR
YEAR BUILT	1955	PRICE SQFT	95.20	GARAGE	Y
LATITUDE	40.215374	LONGITUDE	85.378224	DISTANCE	1.9079

[8 / 9] 1501 N GRANVILLE AVE , MUNCIE IN 47303

ADDRESS	1501 N GRANVILLE AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	11/09/2023
SALE PRICE	\$121,000	LIVING AREA	1,110	LOT SIZE	7,699
BEDROOMS	2	BATHROOMS	1.00	APN	181110104001.000003
ASSESSED TAX	\$50,199	PROPERTY TAX	\$609	CODE STD	RSFR
YEAR BUILT	1956	PRICE SQFT	109.01	GARAGE	Y
LATITUDE	40.207384	LONGITUDE	85.383919	DISTANCE	1.9270

[9 / 9] 211 E HIGHLAND AVE , MUNCIE IN 47303

ADDRESS	211 E HIGHLAND AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	05/16/2024
SALE PRICE	\$125,000	LIVING AREA	1,469	LOT SIZE	
BEDROOMS	3	BATHROOMS	2.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$1,074	CODE STD	RSFR
YEAR BUILT	1898	PRICE SQFT	85.09	GARAGE	Y
LATITUDE	40.205275	LONGITUDE	85.384816	DISTANCE	1.9347

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)®. HVE® 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® is a registered trademark of Freddie Mac. All rights reserved.

