

Report Date: 10/10/2024

Freddie Mac's  
Home Value Explorer®



SUBJECT PROPERTY

1412 W WASHINGTON ST, MUNCIE IN 47303

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$118,700	\$149,545	\$188,406	L	0.23

REPORT RECENT SALES

ADDRESS	1412 W WASHINGTON ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	
SALE PRICE		LIVING AREA	2,079	LOT SIZE	5,999
BEDROOMS	3	BATHROOMS	1.00	APN	181109356021.000003
ASSESSED TAX	\$107,999	PROPERTY TAX	\$1,187	CODE STD	RSFR
YEAR BUILT	1925	PRICE SQFT		GARAGE	Y
LATITUDE	40.195164	LONGITUDE	85.402346	DISTANCE	

PROXIMITY BASED RESULTS

[ 1 / 10 ] 1324 W WASHINGTON ST , MUNCIE IN 47303

ADDRESS	1324 W WASHINGTON ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	09/15/2023
SALE PRICE	\$120,000	LIVING AREA	1,951	LOT SIZE	5,999
BEDROOMS	3	BATHROOMS	1.00	APN	181109356026.000003
ASSESSED TAX	\$98,599	PROPERTY TAX	\$2,079	CODE STD	RSFR
YEAR BUILT	1925	PRICE SQFT	61.51	GARAGE	Y
LATITUDE	40.195164	LONGITUDE	85.401514	DISTANCE	0.0439

[ 2 / 10 ] 1221 W GILBERT ST , MUNCIE IN 47303

ADDRESS	1221 W GILBERT ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47303	SALE DATE	02/15/2024
SALE PRICE	\$155,000	LIVING AREA	1,727	LOT SIZE	5,499

<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181109380004000003
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$2,621	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1924	<b>PRICE SQFT</b>	89.75	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.195599	<b>LONGITUDE</b>	85.399794	<b>DISTANCE</b>	0.1380

### [ 3 / 10 ] 1811 W MAIN ST , MUNCIE IN 47303

<b>ADDRESS</b>	1811 W MAIN ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	06/15/2024
<b>SALE PRICE</b>	\$151,500	<b>LIVING AREA</b>	1,288	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	2	<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>	1928	<b>PRICE SQFT</b>	117.62	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.193674	<b>LONGITUDE</b>	85.407322	<b>DISTANCE</b>	0.2821

### [ 4 / 10 ] 318 S CALVERT ST , MUNCIE IN 47303

<b>ADDRESS</b>	318 S CALVERT ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	01/16/2024
<b>SALE PRICE</b>	\$132,000	<b>LIVING AREA</b>	1,169	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1911	<b>PRICE SQFT</b>	112.92	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.191632	<b>LONGITUDE</b>	85.406416	<b>DISTANCE</b>	0.3251

### [ 5 / 10 ] 318 1/2 S CALVERT ST , MUNCIE IN 47303

<b>ADDRESS</b>	318 1/2 S CALVERT ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	01/16/2024
<b>SALE PRICE</b>	\$132,000	<b>LIVING AREA</b>	1,169	<b>LOT SIZE</b>	
<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>	1910	<b>PRICE SQFT</b>	112.92	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.191632	<b>LONGITUDE</b>	85.406416	<b>DISTANCE</b>	0.3251

### [ 6 / 10 ] 828 W BEECHWOOD AVE , MUNCIE IN 47303

<b>ADDRESS</b>	828 W BEECHWOOD AVE	<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>	\$139,500	<b>LIVING AREA</b>	2,069	<b>LOT SIZE</b>	4,374
<b>BEDROOMS</b>	4	<b>BATHROOMS</b>	1.00	<b>APN</b>	181109402008.000003
<b>ASSESSED TAX</b>	\$113,099	<b>PROPERTY TAX</b>	\$2,369	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1912	<b>PRICE SQFT</b>	67.42	<b>GARAGE</b>	N
<b>LATITUDE</b>	40.199450	<b>LONGITUDE</b>	85.395586	<b>DISTANCE</b>	0.4637

### [ 7 / 10 ] 304 N MEEKS AVE , MUNCIE IN 47303

<b>ADDRESS</b>	304 N MEEKS AVE	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
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<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	03/27/2024
<b>SALE PRICE</b>	\$99,900	<b>LIVING AREA</b>	1,451	<b>LOT SIZE</b>	4,999
<b>BEDROOMS</b>	2	<b>BATHROOMS</b>	2.00	<b>APN</b>	181109454007000003
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$728	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1914	<b>PRICE SQFT</b>	68.85	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.196082	<b>LONGITUDE</b>	85.393281	<b>DISTANCE</b>	0.4826

#### [ 8 / 10 ] 716 W QUEEN ST , MUNCIE IN 47303

<b>ADDRESS</b>	716 W QUEEN ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	07/11/2024
<b>SALE PRICE</b>	\$159,900	<b>LIVING AREA</b>	1,277	<b>LOT SIZE</b>	
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$1,977	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1918	<b>PRICE SQFT</b>	125.22	<b>GARAGE</b>	N
<b>LATITUDE</b>	40.201253	<b>LONGITUDE</b>	85.394418	<b>DISTANCE</b>	0.5934

#### [ 9 / 10 ] 1217 W ABBOTT ST , MUNCIE IN 47303

<b>ADDRESS</b>	1217 W ABBOTT ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	10/16/2023
<b>SALE PRICE</b>	\$115,000	<b>LIVING AREA</b>	1,959	<b>LOT SIZE</b>	5,249
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	2.00	<b>APN</b>	181109129003000003
<b>ASSESSED TAX</b>	\$	<b>PROPERTY TAX</b>	\$2,519	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1928	<b>PRICE SQFT</b>	58.70	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.206486	<b>LONGITUDE</b>	85.400478	<b>DISTANCE</b>	0.7885

#### [ 10 / 10 ] 1717 N BUCKLES ST , MUNCIE IN 47303

<b>ADDRESS</b>	1717 N BUCKLES ST	<b>CITY</b>	MUNCIE	<b>COUNTY</b>	035
<b>STATE</b>	IN	<b>ZIP</b>	47303	<b>SALE DATE</b>	06/15/2024
<b>SALE PRICE</b>	\$142,500	<b>LIVING AREA</b>	1,371	<b>LOT SIZE</b>	7,249
<b>BEDROOMS</b>	3	<b>BATHROOMS</b>	1.00	<b>APN</b>	181104454010.000003
<b>ASSESSED TAX</b>	\$58,599	<b>PROPERTY TAX</b>	\$1,289	<b>CODE STD</b>	RSFR
<b>YEAR BUILT</b>	1925	<b>PRICE SQFT</b>	103.94	<b>GARAGE</b>	Y
<b>LATITUDE</b>	40.209883	<b>LONGITUDE</b>	85.391194	<b>DISTANCE</b>	1.1751

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