

Report Date: 10/17/2024

Freddie Mac's
Home Value Explorer®



SUBJECT PROPERTY

1902 S PERDIEU RD, MUNCIE IN 47302

VALUATION RESULT

MODEL TYPE	ESTIMATED LOW VALUE	ESTIMATED MARKET VALUE	ESTIMATED HIGH VALUE	SCORE	FSD
HVE Premier	\$118,210	\$126,528	\$135,431	H	0.07

REPORT RECENT SALES

ADDRESS	1902 S PERDIEU RD	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	06/24/2024
SALE PRICE	\$120,000	LIVING AREA	1,288	LOT SIZE	
BEDROOMS	3	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$1,789	CODE STD	RSFR
YEAR BUILT	1948	PRICE SQFT	\$93	GARAGE	Y
LATITUDE	40.177882	LONGITUDE	85.433423	DISTANCE	

PROXIMITY BASED RESULTS

[1 / 8] 2801 W BROOKFIELD DR , MUNCIE IN 47302

ADDRESS	2801 W BROOKFIELD DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	09/15/2023
SALE PRICE	\$115,000	LIVING AREA	1,304	LOT SIZE	8,799
BEDROOMS	3	BATHROOMS	1.00	APN	181120127003000003
ASSESSED TAX	\$	PROPERTY TAX	\$1,238	CODE STD	RSFR
YEAR BUILT	1962	PRICE SQFT	88.19	GARAGE	Y
LATITUDE	40.177725	LONGITUDE	85.418577	DISTANCE	0.7839

[2 / 8] 1931 S CLARK ST , MUNCIE IN 47302

ADDRESS	1931 S CLARK ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	10/16/2023
SALE PRICE	\$110,000	LIVING AREA	1,072	LOT SIZE	7,259

BEDROOMS	3	BATHROOMS	1.00	APN	181120129016000003
ASSESSED TAX	\$	PROPERTY TAX	\$1,036	CODE STD	RSFR
YEAR BUILT	1962	PRICE SQFT	102.61	GARAGE	Y
LATITUDE	40.177638	LONGITUDE	85.416550	DISTANCE	0.8909

[3 / 8] 1909 S BATAVIA AVE , MUNCIE IN 47302

ADDRESS	1909 S BATAVIA AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	02/20/2024
SALE PRICE	\$115,000	LIVING AREA	1,295	LOT SIZE	10,018
BEDROOMS	3	BATHROOMS	1.00	APN	181120204021000003
ASSESSED TAX	\$	PROPERTY TAX	\$788	CODE STD	RSFR
YEAR BUILT	1968	PRICE SQFT	88.80	GARAGE	Y
LATITUDE	40.177152	LONGITUDE	85.411485	DISTANCE	1.1593

[4 / 8] 1912 S BATAVIA AVE , MUNCIE IN 47302

ADDRESS	1912 S BATAVIA AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	05/22/2024
SALE PRICE	\$127,500	LIVING AREA	1,032	LOT SIZE	
BEDROOMS	3	BATHROOMS	1.00	APN	
ASSESSED TAX	\$	PROPERTY TAX	\$282	CODE STD	RSFR
YEAR BUILT	1965	PRICE SQFT	123.55	GARAGE	Y
LATITUDE	40.177054	LONGITUDE	85.410996	DISTANCE	1.1854

[5 / 8] 3012 S PHILLIP DR , MUNCIE IN 47302

ADDRESS	3012 S PHILLIP DR	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	06/18/2024
SALE PRICE	\$126,000	LIVING AREA	1,635	LOT SIZE	21,249
BEDROOMS	3	BATHROOMS	1.00	APN	181120377006.000001
ASSESSED TAX	\$96,299	PROPERTY TAX	\$503	CODE STD	RSFR
YEAR BUILT	1962	PRICE SQFT	77.06	GARAGE	Y
LATITUDE	40.166629	LONGITUDE	85.415742	DISTANCE	1.2149

[6 / 8] 3309 S HOYT AVE , MUNCIE IN 47302

ADDRESS	3309 S HOYT AVE	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	01/16/2024
SALE PRICE	\$125,600	LIVING AREA	1,241	LOT SIZE	11,760
BEDROOMS	3	BATHROOMS	1.00	APN	181129102026000002
ASSESSED TAX	\$	PROPERTY TAX	\$1,021	CODE STD	RSFR
YEAR BUILT	1957	PRICE SQFT	101.21	GARAGE	Y
LATITUDE	40.163227	LONGITUDE	85.418430	DISTANCE	1.2853

[7 / 8] 1900 W 11TH ST , MUNCIE IN 47302

ADDRESS	1900 W 11TH ST	CITY	MUNCIE	COUNTY	035
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STATE	IN	ZIP	47302	SALE DATE	08/31/2024
SALE PRICE	\$122,000	LIVING AREA	1,155	LOT SIZE	9,999
BEDROOMS	3	BATHROOMS	1.00	APN	181117478024000003
ASSESSED TAX	\$	PROPERTY TAX	\$189	CODE STD	RSFR
YEAR BUILT	1925	PRICE SQFT	105.63	GARAGE	Y
LATITUDE	40.179449	LONGITUDE	85.407440	DISTANCE	1.3760
[8 / 8] 1820 W 17TH ST , MUNCIE IN 47302					
ADDRESS	1820 W 17TH ST	CITY	MUNCIE	COUNTY	035
STATE	IN	ZIP	47302	SALE DATE	05/16/2024
SALE PRICE	\$130,000	LIVING AREA	1,903	LOT SIZE	4,959
BEDROOMS	4	BATHROOMS	1.00	APN	181120280013.000003
ASSESSED TAX	\$33,499	PROPERTY TAX	\$787	CODE STD	RSFR
YEAR BUILT	1923	PRICE SQFT	68.31	GARAGE	N
LATITUDE	40.174209	LONGITUDE	85.407019	DISTANCE	1.4169

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