

TotalView Report

401 S County Road 500 W, Muncie, IN 47304-9618

APN: 18-10-15-200-033.000-014

Reference ID: 21
Delaware County Data as of: 05/19/2025



Owner Name: Joseph I Rhetts / Megan E Rhetts
Vesting: Joint Tenant
Mailing Address: 401 S County Road 500 W, Muncie, IN 47304-9618
Value Range: \$422,814 - \$481,601

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF IN, COUNTY OF DELAWARE, WITH A SITUS ADDRESS OF 401 S COUNTY ROAD 500 W, MUNCIE IN 47304-9618 R012 CURRENTLY OWNED BY RHETTS JOSEPH I / RHETTS MEGAN E HAVING A TAX ASSESSOR NUMBER OF 18-10-15-200-033.000-014 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS PT E HLF NE QTR 2.6500ACRES STR: 152009 SECTION: PLAT: IN: ——— OUT: - AND DESCRIBED IN DOCUMENT NUMBER 18421 DATED 12/12/2022 AND RECORDED 12/14/2022.

Last Market Sale

Seller: Cooper Michael B
Buyer: Rhetts Joseph I / Smith Megan E
Sale Date: 12/12/2022
Rec Date: 12/14/2022
Sale Price: \$518,301

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
There is no association data available.				

Property Details - Public Record

Land Use:	SFR	Bedrooms:	2,440 Sq. Ft.	Year Built / Eff:	1945 / 1976
Zoning:		Baths (F / H):	115,434 Sq. Ft.	Stories:	2
Subdiv / Tct:	/	Total Rooms:	0	Parking Type:	Garage
Style:		Pool:	Central	Garage #:	4
Exterior Wall:		Fireplace:	Central	Price / Sq. Ft.:	\$212

Open Liens - Current Owner

Owner 1:	Joseph I Rhetts	Combined Loan To Value:	84%
Owner 2:	Megan E Rhetts	Estimated Equity:	\$70,335
		Combined Estimated Loan Balance:	\$380,665

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Type / Term
12/14/2022	1st / Trust Deed/Mortgage	\$389,700	Flagstar Bank NA	Rhetts Joseph I / Smith Megan E	Conventional	Est / 31 Years

Involuntary Liens - Current Owner

12/14/2022 through 05/23/2025
Debtor:

Date	Type	Description	Party 1	Party 2	Document #
There is no involuntary lien coverage available for this county.					

Prior Loan History - Current Owner

Borrower 1:
Borrower 2:

Date	Type	Amount	Lender	Borrower	Loan Type	Type / Term
There is no loan history data available.						

Transfers & Conveyances - Current Owner

Date	Document	Type	From	To	Amount
12/14/2022	Deed Transfer	Resale	Cooper Michael B	Rhetts Joseph I / Smith Megan E	\$518,301

Ownership History (Full Value Transfers) - All Owners

Date	Document	Type	Seller	Buyer	Amount
12/14/2022	Deed Transfer	Resale	Cooper Michael B	Rhetts Joseph I / Smith Megan E	\$518,301
03/20/2015	Deed Transfer	Resale	Miller John R	Cooper Michael B	\$308,750

Loan History - Prior Owner

Borrower 1: Cooper Michael B
 Borrower 2:

Date	Type	Amount	Borrower(s)	Lender	Loan Type	Type / Term	Rate	Document #
07/13/2020	Trust Deed/Mortgage	\$228,416	Cooper Michael B	Quicken Loans INC	Conventional	Est / 15 Years	2.600	2020.8405
03/20/2015	Trust Deed/Mortgage	\$247,000	Cooper Michael B	First Merchants BK	Conventional	/ 30 Years		2015.3209

Tax Status

Tax Authority - Delaware County

Agency ID:	130180000	Last Updated:	04/18/2025	Status:	Unknown
Tax ID:	181015200033000014	Type:	County		
Address:	Not Available, IN				

2024-25 Taxes

Exemption:		Assessed Value:	\$378,800
Property Tax:	\$3,829.00	Land Value:	\$33,200
		Improvement Value:	\$345,600

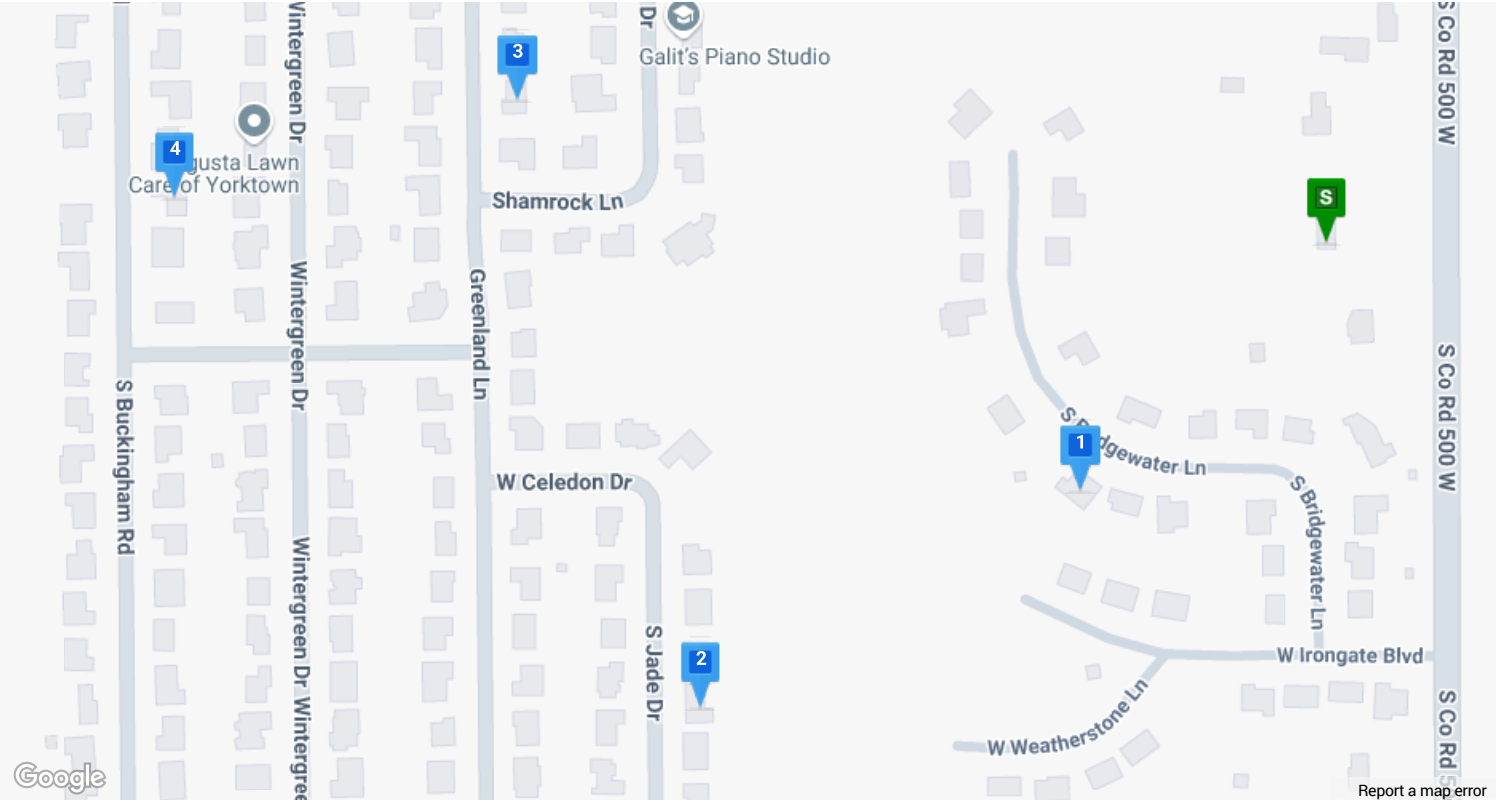
		Delinquent After	Amount
	Installment 1	May 10	\$1,925.00
	Installment 2	November 10	\$1,903.60

Listing History

401 S COUNTY ROAD 500 W, MUNCIE, IN 47304-9618						
Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market
There is no listing history data available.						

Comparables & Nearby Listings

Subject Property: 401 S County Road 500 W, Muncie, IN 47304



Subject Property Comparables Nearby Listings

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.13		421 S Bridge Water Ln, Muncie, IN 47304	12/03/2024	\$352,450			2,262	\$156	0 / 2	26,820	18
2	0.28		608 Jade Dr, Yorktown, IN 47396	05/12/2025	\$349,125			2,616	\$133	0 / 2	11,970	29
3	0.29		304 Greenland Ln, Yorktown, IN 47396	12/03/2024	\$299,250			2,385	\$125	0 / 2	12,880	23
4	0.41		312 S Buckingham Rd, Yorktown, IN 47396	11/06/2024	\$314,581			2,428	\$130	0 / 4	12,880	21

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

NEARBY LISTINGS												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
There is no nearby listing data available.												

Market Trends - Muncie, IN (47304)

Last 30 Days

Recent trend data for Muncie, IN (47304) indicate months of supply has decreased by 0.13 in the last 30 days, putting upward pressure on prices and if these trends continue show signs of a seller's market.

New Listings

91%

2 Listings

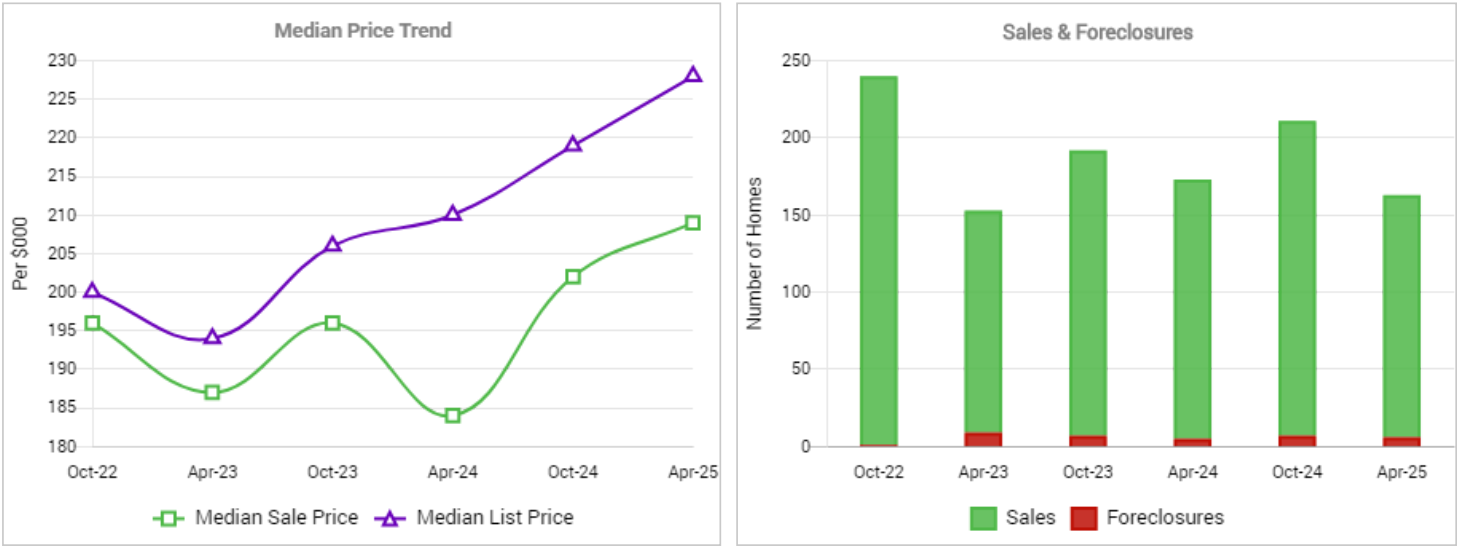
↓

Closed Sales

25%

15 Sales

↑



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Muncie, IN (47304). In the last 6 months there were 157 homes sold and the average sale price was \$209K. This 23% decline in sales suggests that there is a relative contraction of supply in the market.

Homes Sold

157

23% ↓

Avg. Sold \$

\$209K

4% ↑

Avg. Sold \$ / Sq. Ft.

\$118

3% ↓

Avg. Age

59

8% ↓

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Muncie, IN (47304). In the last 6 months there were 231 homes listed for sale and the average list price was \$260K. The average days on market for listings decreased to 62 days from the previous period, which indicates a strengthening market relative to the prior period.

Homes for Sale

231

22% ↑

Avg. List \$

\$260K

3% ↑

Avg. List \$ / Sq. Ft.

\$126

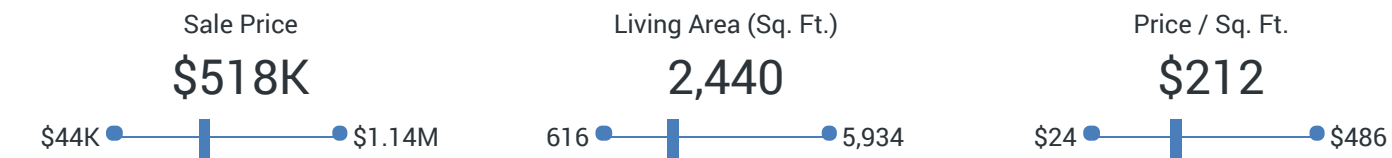
3% ↑


Avg. DOM

62

14% ↓

Subject vs Recently Sold Properties



Disclaimer: This report: (i) is not an insured product or service or an abstract, legal opinion or a representation of the condition of title to real property, and (ii) is issued exclusively for the benefit of First American Data Tree LLC (Data Tree) customers and may not be used or relied upon by any other person. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. Data Tree does not represent or warrant that the information is complete or free from error, and expressly disclaims any liability to any person or entity for loss or damage caused by errors or omissions in the report. If the "verified" logo () is displayed, or a record is designated "verified," Data Tree's algorithm matched fields from two or more data sources to confirm source data.