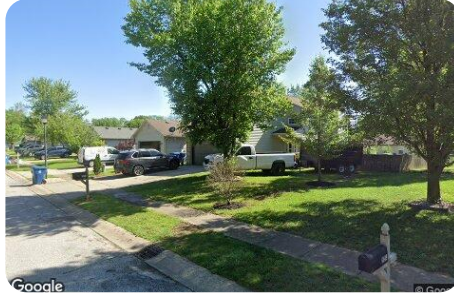


Single Family Residence **RESIDENTIAL**

6049 ROCKY RIVER DR

INDIANAPOLIS, IN 46221

\$238,558 TopHap Estimate · \$173 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,378 ft²

LIVING AREA

0.15 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$239K

\$221K low

\$256K high

Est. Owner Equity

\$176,762

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$2,492 (2024)
Assessed Value	\$223,500
Previous Assessed	\$223,500
Assessor Market Value	\$223,500

PROPERTY FACTS

Property Type	Single Family Residence
County	Marion
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Decatur Middle School	Middle	7–8	1.3 mi
Decatur Central High School	High	9–12	1.3 mi
Stephen Decatur Elementary School	Elementary	1–6	2.9 mi

District: Decatur Township Metropolitan School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 46221

99 CRIME INDEX	109 AIR POLLUTION	27,491 POPULATION	\$64K MEDIAN IN-COME	52°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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