

Single Family Residence **RESIDENTIAL**

# 6558 RUSHING RIV

NOBLESVILLE, IN 46062

**\$345,506** TopHap Estimate · \$164 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,101 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$346K**

\$331K low

\$360K high

Est. Owner Equity

**\$182,429**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,706 (2024) |
| Assessed Value        | \$312,000      |
| Previous Assessed     | \$301,000      |
| Assessor Market Value | \$312,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Hamilton                |
| Lot (acres)   | 0.23                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Shed · 80 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Nov 10, 2017 | Financing | Intrafamily Transfer |       |                    | \$163K |
| Dec 14, 2015 | Financing | Warranty Deed        |       |                    | \$164K |
| Dec 28, 2007 | Financing | Warranty Deed        |       |                    | \$141K |
| Jun 4, 2004  | Financing | Warranty Deed        |       |                    | \$129K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Hinkle Creek Elementary School | Elementary | KG–5   | 0.3 mi   |
| Noblesville West Middle School | Middle     | 6–8    | 1.5 mi   |
| Noblesville High School        | High       | 9–12   | 3.3 mi   |

District: Noblesville Schools

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 46062

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>80</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>41,663</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>55%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|