

Single Family Residence **RESIDENTIAL**

12964 RATLIFF RUN

FISHERS, IN 46037

\$516,507 TopHap Estimate · \$126 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,111 ft²

LIVING AREA

0.27 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$517K

\$489K low

\$544K high

Est. Owner Equity

\$264,432

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,394 (2024)
Assessed Value	\$497,400
Previous Assessed	\$465,600
Assessor Market Value	\$497,400

PROPERTY FACTS

Property Type	Single Family Residence
County	Hamilton
Lot (acres)	0.27
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

39
FLOOD

7
WILDFIRE

75
HEAT

87
STORM

42
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 9, 2021	Financing	Intrafamily Transfer			
Nov 30, 2004	Financing	Warranty Deed			\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hamilton Southeastern High School	High	9–12	0.5 mi
Thorpe Creek Elementary School	Elementary	KG–4	0.8 mi
Hamilton Southeastern Intermediate and Junior High School	Middle	5–8	2.1 mi

District: Hamilton Southeastern 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 46037

42 CRIME INDEX	115 AIR POLLUTION	47,500 POPULATION	\$137K MEDIAN IN-COME	51°F AVG TEMP	55% SUNSHINE
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------