

Single Family Residence **RESIDENTIAL**

12995 RATLIFF RUN

FISHERS, IN 46037

\$431,523 TopHap Estimate · \$110 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,914 ft²

LIVING AREA

0.2 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$432K

\$404K low

\$459K high

Est. Owner Equity

\$187,523

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,346 (2024)
Assessed Value	\$493,800
Previous Assessed	\$461,500
Assessor Market Value	\$493,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Hamilton
Lot (acres)	0.20
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 30, 2016	Recorded document	Affidavit Of Death			
Aug 30, 2016	Financing	Warranty Deed			\$244K
Apr 29, 2005	Financing	Warranty Deed			\$140K

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

OWNERSHIP

Occupancy	Owner occupied
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