

Single Family Residence **RESIDENTIAL**

12951 RATLIFF RUN

FISHERS, IN 46037

\$416,162 TopHap Estimate · \$183 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,278 ft²
LIVING AREA

0.27 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$416K

\$393K low

\$439K high

Last Sale

\$280,000 · Jul 18, 2016

Est. Owner Equity

\$88,962

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,637 (2024)
Assessed Value	\$432,500
Previous Assessed	\$401,300
Assessor Market Value	\$432,500

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

23
FLOOD

6
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
Jul 14, 2016	Financing	Warranty Deed			\$266K
Sep 30, 2005	Financing	Warranty Deed			\$202K

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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