

Single Family Residence **RESIDENTIAL**

51 RANDELL DR

FRANKLIN, IN 46131

\$178,553 TopHap Estimate · \$72 / ft² · confidence 78 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,480 ft²

LIVING AREA

0.5 ac

LOT SIZE

1955

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$179K

\$139K low

\$218K high

Last Sale

\$171,500 · Mar 3, 2025

Est. Owner Equity

\$3,553

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$1,989 (2025)
Assessed Value	\$231,800
Previous Assessed	\$198,100
Assessor Market Value	\$231,800

PROPERTY FACTS

Property Type	Single Family Residence
County	JOHNSON
Lot (acres)	0.50
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Garage	Carport (Unspecified)
Pool	No

Shed · 80 ft²

Patio · 140 ft²

Porch · 92 ft²

CLIMATE RISK

35

FLOOD

22

WILDFIRE

78

HEAT

90

STORM

23

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2025	Resale	Warranty Deed	\$175,000	\$71	\$175K
Apr 26, 2021	Financing	Intrafamily Transfer			\$91K
May 18, 2018	Financing	Deed			\$88K
Nov 16, 2015	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Northwood Elementary School	Elementary	KG–4	0.9 mi
Franklin Community Middle School	Middle	7–8	1.1 mi
Franklin Community High School	High	9–12	1.2 mi

District: Franklin Community School Corporation

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 46131

113 CRIME INDEX	97 AIR POLLUTION	39,005 POPULATION	\$81K 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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