

Single Family Residence

**RESIDENTIAL**

# 12963 RATLIFF RUN

FISHERS, IN 46037

**\$363,316** TopHap Estimate · \$88 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**4,147 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$363K**

\$338K low

\$389K high

Last Sale

**\$101,300 · Aug 23, 2005**

Est. Owner Equity

**\$263,316**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,253 (2024) |
| Assessed Value        | \$485,700      |
| Previous Assessed     | \$453,600      |
| Assessor Market Value | \$485,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | HAMILTON                |
| Lot (acres)   | 0.22                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-------|--------------------|--------|
| Jun 12, 2026 | Financing | Mortgage            |       |                    | \$100K |
| Apr 9, 2007  | Quitclaim | Quit Claim Transfer |       |                    |        |
| Aug 19, 2005 | Financing | Warranty Deed       |       |                    | \$100K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>42</b><br>CRIME INDEX | <b>115</b><br>AIR POLLUTION | <b>47,500</b><br>POPULATION | <b>\$137K</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> |
|-----------|-----------------------|