

Single Family Residence **RESIDENTIAL**

46 W ROWAN RUN

WESTFIELD, IN 46074

\$407,776 TopHap Estimate · \$178 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,287 ft²

LIVING AREA

0.35 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$408K

\$391K low

\$425K high

Est. Owner Equity

\$233,476

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,739 (2024)
Assessed Value	\$357,200
Previous Assessed	\$326,700
Assessor Market Value	\$357,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Hamilton
Lot (acres)	0.35
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2015	Financing	Warranty Deed			\$174K
May 12, 2006	Financing	Warranty Deed			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shamrock Springs Elementary School	Elementary	KG–4	0.8 mi
Westfield Middle School	Middle	7–8	2.9 mi
Westfield High School	High	9–12	3.2 mi

District: Westfield-Washington 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 46074

68 CRIME INDEX	104 AIR POLLUTION	43,797 POPULATION	\$127K 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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