

Single Family Residence **RESIDENTIAL**

12996 RATLIFF RUN

FISHERS, IN 46037

\$388,662 TopHap Estimate · \$168 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,313 ft²

LIVING AREA

0.24 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$389K

\$374K low

\$404K high

Last Sale

\$390,000 · Mar 11, 2024

Est. Owner Equity

\$138,662

Loan-to-Value

66%

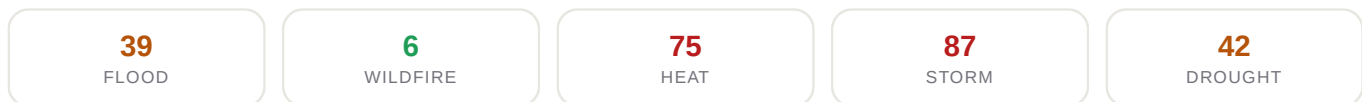
TAX & ASSESSMENT

Property Tax	\$4,477 (2024)
Assessed Value	\$413,100
Previous Assessed	\$387,700
Assessor Market Value	\$413,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Hamilton
Lot (acres)	0.24
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 5, 2024	Resale	Warranty Deed	\$390,000	\$169	\$250K
May 31, 2005	Financing	Warranty Deed			\$204K

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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