

Single Family Residence

RESIDENTIAL

4492 RIVERBIRCH RUN

ZIONSVILLE, IN 46077

\$859,319 TopHap Estimate · \$256 / ft² · confidence 78 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,351 ft²

LIVING AREA

0.31 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

13

ROOMS

3

PARKING

VALUATION

\$859K

\$668K low

\$1.1M high

Est. Owner Equity

\$520,819

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$7,348 (2025)
Assessed Value	\$670,700
Previous Assessed	\$621,400
Assessor Market Value	\$670,700

PROPERTY FACTS

Property Type	Single Family Residence
County	BOONE
Lot (acres)	0.31
Construction	Brick
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Union Elementary School	Elementary	PK–4	1.6 mi
Zionsville Community High School	High	9–12	2.0 mi
Zionsville Middle School	Middle	5–8	2.5 mi

District: Zionsville Community 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 46077

62 CRIME INDEX	105 AIR POLLUTION	36,777 POPULATION	\$152K MEDIAN IN-COME	51°F AVG TEMP	55% SUNSHINE
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------