

Single Family Residence **RESIDENTIAL**

4404 RIVERBIRCH RUN

ZIONSVILLE, IN 46077

\$863,747 TopHap Estimate · \$254 / ft² · confidence 79 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

3,400 ft²
LIVING AREA

0.49 ac
LOT SIZE

1998
YEAR BUILT

3
STORIES

14
ROOMS

3
PARKING

VALUATION

\$864K

\$685K low

\$1M high

Est. Owner Equity

\$708,747

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$6,997 (2025)
Assessed Value	\$641,900
Previous Assessed	\$655,500
Assessor Market Value	\$641,900

PROPERTY FACTS

Property Type	Single Family Residence
County	BOONE
Lot (acres)	0.49
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	1.5 mi
Zionsville Community High School	High	9–12	2.1 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
-----------	----------------