

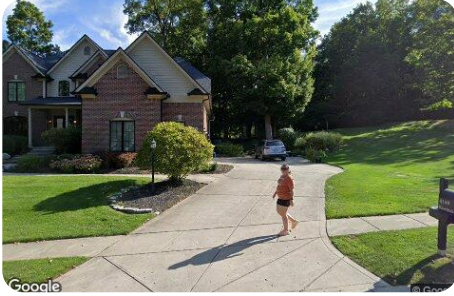
Single Family Residence

**RESIDENTIAL**

# 4189 RIVERBIRCH RUN

ZIONSVILLE, IN 46077

**\$944,058** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**5**

BEDS

**4.5**

BATHS

**3,877 ft<sup>2</sup>**

LIVING AREA

**0.65 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**15**

ROOMS

**3**

PARKING

## VALUATION

**\$944K**

**\$817K low**

**\$1.1M high**

Last Sale

**\$555,700 · Apr 10, 2019**

Est. Owner Equity

**\$489,058**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,986 (2025) |
| Assessed Value        | \$723,000      |
| Previous Assessed     | \$682,400      |
| Assessor Market Value | \$723,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | BOONE                   |
| Lot (acres)   | 0.65                    |
| Construction  | Brick                   |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Aug 16, 2021 | Financing | Intrafamily Transfer |       |                    | \$355K |
| Mar 6, 2019  | Financing | Warranty Deed        |       |                    | \$445K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Union Elementary School          | Elementary | PK-4   | 1.3 mi   |
| Zionsville Community High School | High       | 9-12   | 2.2 mi   |
| Zionsville Middle School         | Middle     | 5-8    | 2.7 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

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

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

| OWNERSHIP

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