

Single Family Residence

RESIDENTIAL

6464 RICHARD P RATCLIFF DR

SPICELAND, IN 47385

\$235,016 TopHap Estimate · \$137 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,712 ft²

LIVING AREA

3.8 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$235K

\$191K low

\$279K high

Last Sale

\$200,000 · Aug 20, 2024

Est. Owner Equity

\$75,016

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,811 (2025)
Assessed Value	\$212,900
Previous Assessed	\$100,500
Assessor Market Value	\$212,900

PROPERTY FACTS

Property Type	Single Family Residence
County	HENRY
Lot (acres)	3.80
Construction	Metal Frame (Unspecified)
Heating	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

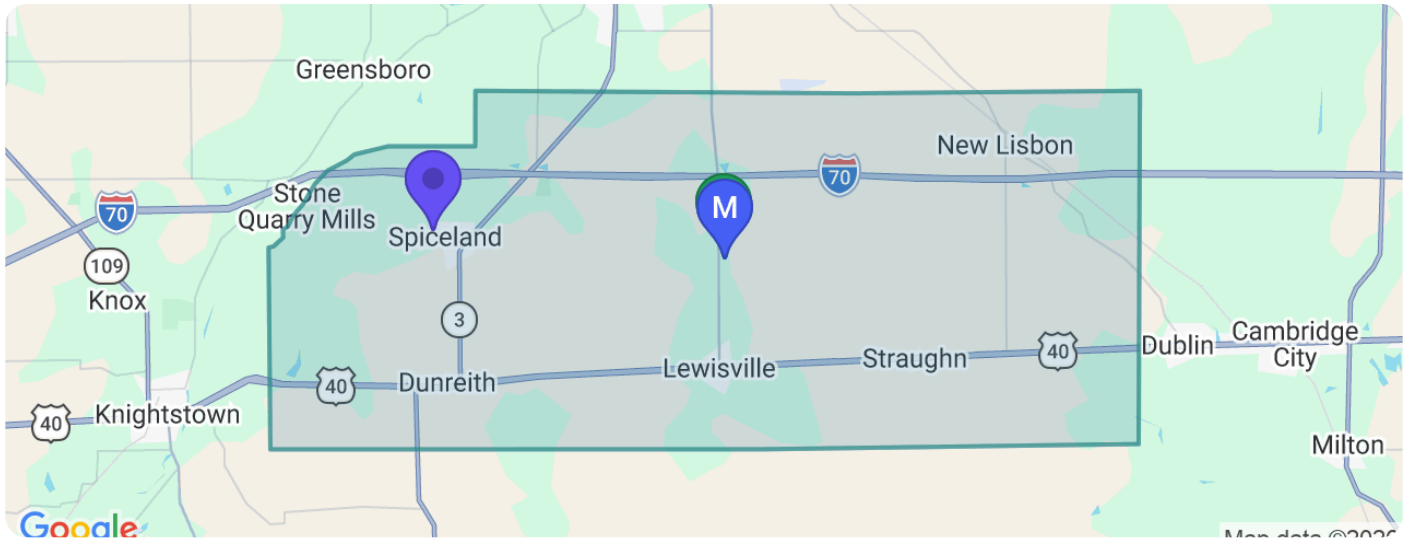
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2024	Financing	Warranty Deed			\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tri Elementary School	Elementary	KG–5	4.9 mi
Tri Junior-Senior High School	Middle	6–12	4.9 mi

District: South Henry School Corporation



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 47385

148 CRIME INDEX	208 AIR POLLUTION	1,633 POPULATION	\$76K MEDIAN IN-COME	51°F AVG TEMP	55% SUNSHINE
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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