

Single Family Residence **RESIDENTIAL**

# 6310 RIVER RUN DR

INDIANAPOLIS, IN 46221

**\$226,913** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,200 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$227K**

\$213K low

\$240K high

Last Sale

**\$244,000 · Jan 17, 2024**

Est. Owner Equity

**\$30,993**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,495 (2024) |
| Assessed Value        | \$223,800      |
| Previous Assessed     | \$223,800      |
| Assessor Market Value | \$223,800      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Marion                                |
| Lot (acres)   | 0.16                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-----------|--------------------|--------|
| Jan 3, 2024  | Resale    | Limited Warranty Deed | \$244,000 | \$203              | \$196K |
| Apr 13, 2023 | Resale    | Limited Warranty Deed | \$85,000  | \$71               |        |
| Mar 14, 2023 | Financing | Special Warranty Deed |           |                    |        |
| Aug 14, 2020 | Financing | Special Warranty Deed |           |                    | \$826M |
| Sep 29, 2019 | Resale    | Warranty Deed         | \$131,550 | \$110              |        |
| Nov 25, 2003 | Financing | Warranty Deed         |           |                    | \$93K  |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Decatur Middle School             | Middle     | 7–8    | 1.6 mi   |
| Decatur Central High School       | High       | 9–12   | 1.6 mi   |
| Stephen Decatur Elementary School | Elementary | 1–6    | 2.9 mi   |

District: Decatur Township Metropolitan School District

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 46221

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>99</div> <div>CRIME INDEX</div> | <div>109</div> <div>AIR POLLUTION</div> | <div>27,491</div> <div>POPULATION</div> | <div>\$64K</div> <div>MEDIAN IN-COME</div> | <div>52°F</div> <div>AVG TEMP</div> | <div>55%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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