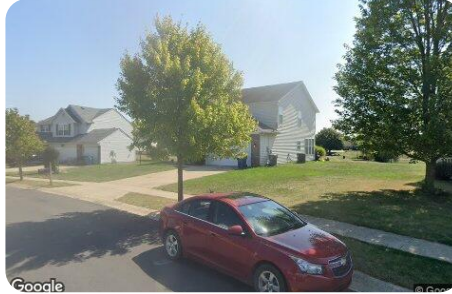


Single Family Residence **RESIDENTIAL**

6451 RUSHING RIV

NOBLESVILLE, IN 46062

\$393,415 TopHap Estimate · \$148 / ft² · confidence 95 · as of Jun 23, 2026



3

BEDS

3

BATHS

2,652 ft²

LIVING AREA

0.27 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$393K

\$374K low

\$413K high

Est. Owner Equity

\$276,194

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$8,206 (2024)
Assessed Value	\$346,300
Previous Assessed	\$336,300
Assessor Market Value	\$346,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Hamilton
Lot (acres)	0.27
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 29, 2007	Financing	Warranty Deed			\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hinkle Creek Elementary School	Elementary	KG–5	0.4 mi
Noblesville West Middle School	Middle	6–8	1.7 mi
Noblesville High School	High	9–12	3.3 mi

District: Noblesville 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 46062

80 CRIME INDEX	108 AIR POLLUTION	41,663 POPULATION	\$110K MEDIAN IN-COME	51°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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