

Single Family Residence **RESIDENTIAL**

6106 ROCKY RIVER DR

INDIANAPOLIS, IN 46221

\$185,980 TopHap Estimate · \$164 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,135 ft²

LIVING AREA

0.21 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$186K

\$175K low

\$197K high

Est. Owner Equity

\$69,985

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,187 (2024)
Assessed Value	\$196,900
Previous Assessed	\$196,900
Assessor Market Value	\$196,900

PROPERTY FACTS

Property Type	Single Family Residence
County	Marion
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2024	Financing	Intrafamily Transfer			\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Decatur Middle School	Middle	7–8	1.3 mi
Decatur Central High School	High	9–12	1.3 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

99 CRIME INDEX	109 AIR POLLUTION	27,491 POPULATION	\$64K MEDIAN IN-COME	52°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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