

Single Family Residence **RESIDENTIAL**

6042 ROCKY RIVER DR

INDIANAPOLIS, IN 46221

\$220,629 TopHap Estimate · \$184 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,200 ft²

LIVING AREA

0.19 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$221K

\$203K low

\$238K high

Est. Owner Equity

\$40,629

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$2,270 (2024)
Assessed Value	\$204,100
Previous Assessed	\$204,100
Assessor Market Value	\$204,100

PROPERTY FACTS

Property Type	Single Family Residence
County	Marion
Lot (acres)	0.19
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
Oct 24, 2025	Financing	Warranty Deed			\$180K
Mar 15, 2023	Resale	Warranty Deed	\$210,000	\$175	\$200K
Apr 21, 2008	Financing	Warranty Deed			\$58K
Feb 2, 2006	Financing	Warranty Deed			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Decatur Middle School	Middle	7–8	1.2 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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