

Single Family Residence

RESIDENTIAL

540 RACE ST

ROCHESTER, IN 46975

\$136,602

TopHap Estimate · \$129 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,059 ft²

LIVING AREA

0.37 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$137K

\$130K low

\$143K high

Last Sale

\$115,000 · Aug 22, 2022

Est. Owner Equity

\$136,602

TAX & ASSESSMENT

Property Tax	\$793 (2025)
Assessed Value	\$113,200
Previous Assessed	\$87,500
Assessor Market Value	\$113,200

PROPERTY FACTS

Property Type	Single Family Residence
County	FULTON
Lot (acres)	0.37
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

CLIMATE RISK

83
 FLOOD

14
 WILDFIRE

66
 HEAT

73
 STORM

6
 DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 30, 2013	Financing	Special Warranty Deed			
Nov 29, 2012	Resale	Corporation Deed	\$46,962	\$44	
Nov 27, 2012	Non-arms-length	Sheriffs Deed	\$46,962	\$44	
Nov 6, 2006	Financing	Warranty Deed			\$53K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Columbia Elementary School	Elementary	PK–1	0.6 mi
Rochester Community High School	High	8–12	1.0 mi
Rochester Community Middle School	Middle	5–7	1.0 mi

District: Rochester Community 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 46975

98 CRIME INDEX	106 AIR POLLUTION	14,385 POPULATION	\$68K MEDIAN IN-COME	50°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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