

Single Family Residence **RESIDENTIAL**

2249 W ROCK RIVER RIDGE RD

CRAWFORDSVILLE, IN 47933

\$194,849 TopHap Estimate · \$76 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,558 ft²

LIVING AREA

0.62 ac

LOT SIZE

1905

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$195K

\$182K low

\$208K high

Est. Owner Equity

\$29,849

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$1,097 (2025)
Assessed Value	\$170,700
Previous Assessed	\$152,200
Assessor Market Value	\$170,700

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTGOMERY
Lot (acres)	0.62
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Porch · 564 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

72
HEAT

87
STORM

5
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2024	Financing	Intrafamily Transfer			
Jul 2, 2018	Financing	Warranty Deed			
Apr 27, 2016	Financing	Special Warranty Deed			
Feb 10, 2016	Non-arms-length	Sheriffs Deed	\$40,820	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crawfordsville Sr High School	High	9–12	2.4 mi
Crawfordsville Middle School	Middle	6–8	2.7 mi
Laura Hose Elementary School	Elementary	PK–1	3.0 mi

District: Crawfordsville Community 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 47933

114 CRIME INDEX	110 AIR POLLUTION	27,827 POPULATION	\$63K MEDIAN IN-COME	51°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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