

Single Family Residence **RESIDENTIAL**

8698 W RIVER RD

ROCKPORT, IN 47635

\$80,710 TopHap Estimate · \$81 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,000 ft²
LIVING AREA

0.11 ac
LOT SIZE

1965
YEAR BUILT

2
STORIES

4
ROOMS

2
PARKING

VALUATION

\$81K

\$73K low

\$88K high

Last Sale

\$45,000 · May 1, 2019

Est. Owner Equity

\$80,710

TAX & ASSESSMENT

Property Tax	\$922 (2025)
Assessed Value	\$56,700
Previous Assessed	\$47,400
Assessor Market Value	\$56,700

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.11
Construction	Brick
Roof	Asphalt
Heating	Gravity
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

35
FLOOD

35
WILDFIRE

90
HEAT

94
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 10, 2022	Financing	Intrafamily Transfer			
May 1, 2019	Resale	Warranty Deed	\$45,000	\$45	
Apr 20, 2006	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Luce Elementary School	Elementary	KG–6	4.1 mi
South Spencer High School	High	9–12	7.2 mi
South Spencer Middle School	Middle	6–8	7.3 mi

District: South Spencer County 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 47635

119 CRIME INDEX	88 AIR POLLUTION	5,788 POPULATION	\$60K MEDIAN IN-COME	56°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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