

Rural Residence

RESIDENTIAL

# 3206 STATE ROUTE 262

RISING SUN, IN 47040

**\$207,005** TopHap Estimate · \$162 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**1,280 ft<sup>2</sup>**

LIVING AREA

**9.51 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**4**

ROOMS

## VALUATION

**\$207K**

\$168K low

\$246K high

Est. Owner Equity

**\$48,005**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

Property Tax

**\$1,279 (2025)**

Assessed Value

**\$175,900**

Previous Assessed

**\$175,500**

Assessor Market Value

**\$175,900**

## PROPERTY FACTS

|               |                    |
|---------------|--------------------|
| Property Type | Rural Residence    |
| County        | OHIO               |
| Lot (acres)   | 9.51               |
| Construction  | Wood (Unspecified) |
| Foundation    | No Foundation      |
| Roof          | Asphalt            |
| Heating       | Central            |
| Fireplace     | Yes                |
| Pool          | Above-Ground Pool  |

Deck · 384 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 91<br>FLOOD | 26<br>WILDFIRE | 81<br>HEAT | 88<br>STORM | 13<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Rising Sun High School        | High       | 9–12   | 1.1 mi   |
| Ohio County Middle School     | Middle     | 6–8    | 1.1 mi   |
| Ohio County Elementary School | Elementary | PK–5   | 1.1 mi   |

District: Rising Sun-Ohio County 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 47040**

|                           |                             |                            |                                    |                         |                        |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>205</b><br>AIR POLLUTION | <b>5,495</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-<br>COME | <b>54°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|