

Rural Residence

**RESIDENTIAL**

# 3576 STATE ROUTE 262

RISING SUN, IN 47040

**\$381,481** TopHap Estimate · \$227 / ft<sup>2</sup> · confidence 67 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**1,680 ft<sup>2</sup>**

LIVING AREA

**16.76 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**11**

ROOMS

**2**

PARKING

## VALUATION

**\$381K**

\$254K low

\$509K high

Last Sale

**\$697,500 · Jan 26, 2021**

Est. Owner Equity

**\$102,481**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,036 (2025) |
| Assessed Value        | \$397,600      |
| Previous Assessed     | \$371,700      |
| Assessor Market Value | \$397,600      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Rural Residence                       |
| County        | OHIO                                  |
| Lot (acres)   | 16.76                                 |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | Above-Ground Pool                     |

Deck · 320 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 85<br>FLOOD | 25<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.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| May 7, 2021  | Quitclaim | Quit Claim Transfer |           |        |        |
| Jan 21, 2021 | Resale    | Warranty Deed       | \$348,750 | \$208  | \$279K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ohio County Middle School     | Middle     | 6–8    | 1.3 mi   |
| Ohio County Elementary School | Elementary | PK–5   | 1.3 mi   |
| Rising Sun High School        | High       | 9–12   | 1.3 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-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> |
|-----------|-----------------------|