

Single Family Residence **RESIDENTIAL**

2396 W ROCK RIVER RIDGE RD

CRAWFORDSVILLE, IN 47933

\$309,473 TopHap Estimate · \$219 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,414 ft²

LIVING AREA

1.53 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

6

ROOMS

6

PARKING

VALUATION

\$309K

\$293K low

\$326K high

Est. Owner Equity

\$190,473

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,359 (2025)
Assessed Value	\$308,300
Previous Assessed	\$253,100
Assessor Market Value	\$308,300

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTGOMERY
Lot (acres)	1.53
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 625 ft²

CLIMATE RISK

99
FLOOD

12
WILDFIRE

72
HEAT

87
STORM

5
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2026	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crawfordsville Sr High School	High	9–12	2.6 mi
Crawfordsville Middle School	Middle	6–8	2.9 mi
Laura Hose Elementary School	Elementary	PK–1	3.2 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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