

Rural Residence

RESIDENTIAL

2765 W ROCK RIVER RIDGE RD

CRAWFORDSVILLE, IN 47933

\$431,421 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,592 ft²

LIVING AREA

11.99 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$431K

\$406K low

\$456K high

Est. Owner Equity

\$204,971

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$1,848 (2025)
Assessed Value	\$223,500
Previous Assessed	\$210,200
Assessor Market Value	\$223,500

PROPERTY FACTS

Property Type	Rural Residence
County	MONTGOMERY
Lot (acres)	11.99
Construction	Wood (Unspecified)
Roof	Metal
Cooling	Central
Pool	No

Patio · 336 ft²

Porch · 336 ft²

CLIMATE RISK

100
FLOOD

12
WILDFIRE

72
HEAT

87
STORM

5
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crawfordsville Sr High School	High	9–12	2.9 mi
Crawfordsville Middle School	Middle	6–8	3.2 mi
Laura Hose Elementary School	Elementary	PK–1	3.6 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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