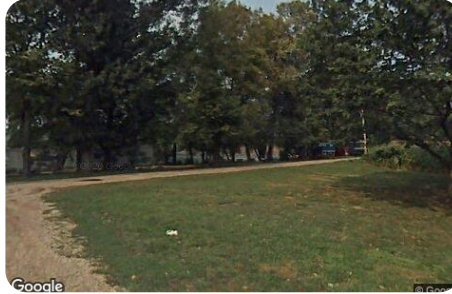
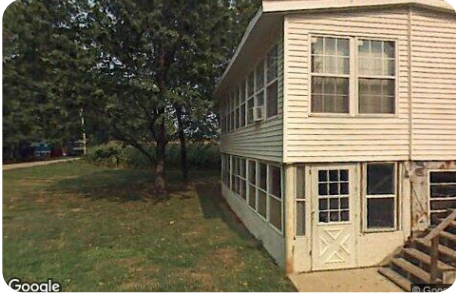


Single Family Residence **RESIDENTIAL**

8996 W RIVER RD

ROCKPORT, IN 47635

\$139,899 TopHap Estimate · \$206 / ft² · confidence 56 · as of Jul 14, 2026



1

BEDS

1

BATHS

680 ft²

LIVING AREA

2,277 ft²

LOT SIZE

1967

YEAR BUILT

1

STORIES

2

ROOMS

VALUATION

\$140K

\$79K low

\$201K high

Est. Owner Equity

\$139,899

TAX & ASSESSMENT

Property Tax	\$495 (2025)
Assessed Value	\$30,300
Previous Assessed	\$25,500
Assessor Market Value	\$30,300

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.05
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Gravity
Pool	No

Shed · 80 ft²

CLIMATE RISK

35
FLOOD

37
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
May 13, 2020	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	7.4 mi
South Spencer Middle School	Middle	6–8	7.5 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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