

Single Family Residence **RESIDENTIAL**

8874 W RIVER RD

ROCKPORT, IN 47635

\$97,957 TopHap Estimate · \$113 / ft² · confidence 91 · as of Jun 25, 2026



1
BEDS

1
BATHS

864 ft²
LIVING AREA

0.11 ac
LOT SIZE

1976
YEAR BUILT

1
STORIES

2
ROOMS

VALUATION

\$98K

\$89K low

\$107K high

Last Sale

\$159,400 · Jan 6, 2022

Est. Owner Equity

\$97,957

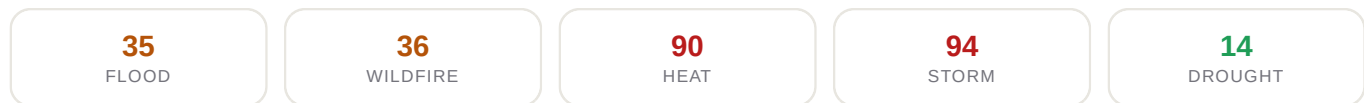
TAX & ASSESSMENT

Property Tax	\$372 (2025)
Assessed Value	\$89,200
Previous Assessed	\$77,100
Assessor Market Value	\$89,200

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.11
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 29, 2021	Financing	Warranty Deed			\$128K
Dec 29, 2021	Financing	Warranty Deed			\$128K
Apr 3, 2008	Financing	Warranty Deed			
Mar 21, 2005	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	7.3 mi
South Spencer Middle School	Middle	6–8	7.4 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	Owner occupied
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