

Single Family Residence **RESIDENTIAL**

8903 W RIVER RD

ROCKPORT, IN 47635

\$130,585 TopHap Estimate · \$136 / ft² · confidence 86 · as of Jul 14, 2026



1

BEDS

1

BATHS

960 ft²

LIVING AREA

0.27 ac

LOT SIZE

1970

YEAR BUILT

2

STORIES

3

ROOMS

VALUATION

\$131K

\$112K low

\$149K high

Last Sale

\$150,000 · May 14, 2020

Est. Owner Equity

\$130,585

TAX & ASSESSMENT

Property Tax	\$896 (2025)
Assessed Value	\$145,500
Previous Assessed	\$121,400
Assessor Market Value	\$145,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.27
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Shed · 84 ft²

CLIMATE RISK

96 FLOOD	37 WILDFIRE	90 HEAT	94 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2020	Financing	Warranty Deed			\$120K
Apr 1, 2020	Quitclaim	Quit Claim Transfer			
Jul 29, 2014	Financing	Intrafamily Transfer			
Mar 17, 2009	Quitclaim	Quit Claim Transfer			
Jun 21, 2007	Financing	Warranty Deed			
Dec 23, 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	7.5 mi
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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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