

Single Family Residence

**RESIDENTIAL**

# 5002 STATE ROUTE 56 W

RISING SUN, IN 47040

**\$264,391** TopHap Estimate · \$163 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,622 ft<sup>2</sup>**

LIVING AREA

**3.06 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**4**

PARKING

## VALUATION

**\$264K**

\$233K low

\$295K high

Est. Owner Equity

**\$196,970**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,465 (2025) |
| Assessed Value        | \$214,100      |
| Previous Assessed     | \$207,800      |
| Assessor Market Value | \$214,100      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | OHIO                    |
| Lot (acres)   | 3.06                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Solar                   |
| Cooling       | Yes                     |
| Garage        | Mixed                   |
| Pool          | No                      |

Shed · 400 ft²

## CLIMATE RISK

**57**  
FLOOD

**21**  
WILDFIRE

**80**  
HEAT

**88**  
STORM

**13**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------|-------|--------|------|
| Apr 22, 2025 | Financing | Transfer On Death Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ohio County Elementary School | Elementary | PK–5   | 3.6 mi   |
| Ohio County Middle School     | Middle     | 6–8    | 3.6 mi   |
| Rising Sun High School        | High       | 9–12   | 3.8 mi   |

District: Rising Sun-Ohio County 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 47040

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>205</b><br>AIR POLLUTION | <b>5,495</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|