

Single Family Residence **RESIDENTIAL**

2690 W ROCK RIVER RIDGE RD

CRAWFORDSVILLE, IN 47933

\$196,424 TopHap Estimate · \$141 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,391 ft²
LIVING AREA

0.4 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$196K

\$186K low

\$207K high

Est. Owner Equity

\$171,424

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$693 (2025)
Assessed Value	\$125,100
Previous Assessed	\$113,000
Assessor Market Value	\$125,100

PROPERTY FACTS

Property Type	Single Family Residence
County	MONTGOMERY
Lot (acres)	0.40
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck · 160 ft²

Shed · 76 ft²

Porch · 102 ft²

CLIMATE RISK

98
FLOOD

12
WILDFIRE

72
HEAT

87
STORM

5
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2006	Financing	Intrafamily Transfer			

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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