

Rural Residence

**RESIDENTIAL**

# 7485 STATE ROUTE 262

RISING SUN, IN 47040

**\$344,762** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,824 ft<sup>2</sup>**

LIVING AREA

**13.12 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$345K**

\$304K low

\$385K high

Est. Owner Equity

**\$139,362**

Loan-to-Value

**61%**

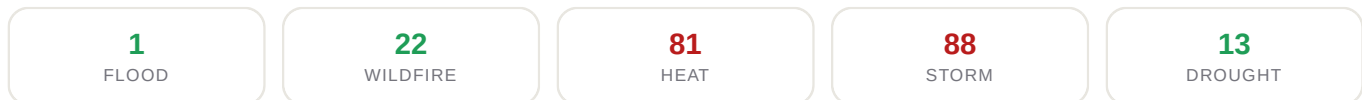
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,189 (2025) |
| Assessed Value        | \$392,900      |
| Previous Assessed     | \$331,200      |
| Assessor Market Value | \$392,900      |

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Rural Residence  |
| County        | OHIO             |
| Lot (acres)   | 13.12            |
| Construction  | Brick            |
| Roof          | Asphalt          |
| Heating       | Central          |
| Cooling       | Central          |
| Fireplace     | Yes              |
| Garage        | Garage, Attached |
| Pool          | No               |

## CLIMATE RISK



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

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Ohio County Middle School     | Middle     | 6–8    | 5.1 mi   |
| Ohio County Elementary School | Elementary | PK–5   | 5.1 mi   |
| Rising Sun High School        | High       | 9–12   | 5.2 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|