

Residential - Vacant Land **RESIDENTIAL**

**WASHINGTON ST**  
ROCKPORT, IN 47635



**1,220 ft<sup>2</sup>**  
LOT SIZE

**VALUATION**

Last Sale **\$403,800 · Feb 1, 2024**

**TAX & ASSESSMENT**

|                       |                    |
|-----------------------|--------------------|
| Property Tax          | <b>\$29 (2025)</b> |
| Assessed Value        | <b>\$800</b>       |
| Previous Assessed     | <b>\$800</b>       |
| Assessor Market Value | <b>\$800</b>       |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | SPENCER                   |
| Lot (acres)   | 0.03                      |
| Pool          | No                        |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 38<br>WILDFIRE | 89<br>HEAT | 93<br>STORM | 14<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jan 24, 2024 | Resale | Warranty Deed | \$380,000 |                    | \$323K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Rockport-Ohio Elementary School | Elementary | PK–5   | 0.4 mi   |
| South Spencer High School       | High       | 9–12   | 3.0 mi   |
| South Spencer Middle School     | Middle     | 6–8    | 3.1 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>119</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>5,788</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>56°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|