

Single Family Residence **RESIDENTIAL**

8853 W RIVER RD

ROCKPORT, IN 47635

\$96,999 TopHap Estimate · \$63 / ft² · confidence 86 · as of Jun 25, 2026



1

BATHS

1,548 ft²

LIVING AREA

0.11 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

4

ROOMS

VALUATION

\$97K

\$84K low

\$110K high

Est. Owner Equity

\$96,999

TAX & ASSESSMENT

Property Tax	\$1,529 (2025)
Assessed Value	\$94,000
Previous Assessed	\$77,800
Assessor Market Value	\$94,000

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	No Foundation
Roof	Asphalt
Heating	Gravity
Pool	No

Shed · 96 ft²

CLIMATE RISK

35
FLOOD

37
WILDFIRE

90
HEAT

94
STORM

14
DROUGHT

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

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	7.4 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

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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