

Miscellaneous (Residential)

RESIDENTIAL

8874 W RIVER RD

ROCKPORT, IN 47635

\$88,632 TopHap Estimate · \$248 / ft² · confidence 56 · as of Jun 25, 2026



357 ft²

LIVING AREA

0.11 ac

LOT SIZE

2018

YEAR BUILT

1

STORIES

1

ROOMS

VALUATION

\$89K

\$49K low

\$128K high

Est. Owner Equity

\$88,632

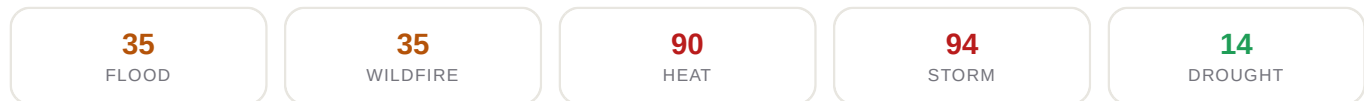
TAX & ASSESSMENT

Property Tax	\$490 (2025)
Assessed Value	\$28,300
Previous Assessed	\$24,600
Assessor Market Value	\$28,300

PROPERTY FACTS

Property Type	Miscellaneous (Residential)
County	SPENCER
Lot (acres)	0.11
Roof	Asphalt
Heating	Gravity
Fireplace	Yes
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2015	Quitclaim	Quit Claim Transfer			

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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