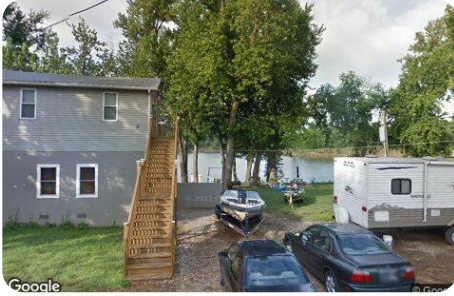


Single Family Residence **RESIDENTIAL**

## 8983 W RIVER RD

ROCKPORT, IN 47635

**\$86,947** TopHap Estimate · \$175 / ft² · confidence 86 · as of Jun 25, 2026



**3**

BEDS

**2**

BATHS

**496 ft²**

LIVING AREA

**0.14 ac**

LOT SIZE

**1968**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**1**

PARKING

### VALUATION

**\$87K**

\$75K low

\$99K high

Last Sale

**\$100,000 · Sep 13, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**101%**

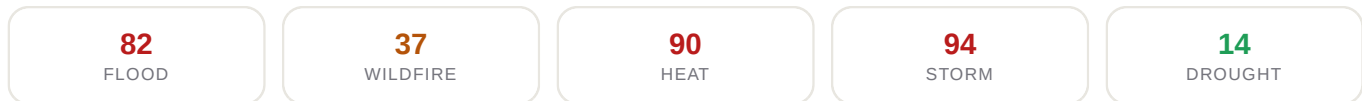
## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$181 (2025) |
| Assessed Value        | \$68,000     |
| Previous Assessed     | \$51,300     |
| Assessor Market Value | \$68,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | SPENCER                 |
| Lot (acres)   | 0.14                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | No Foundation           |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Garage        | Garage, Basement        |
| Pool          | No                      |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN  |
|-------------|-----------|---------------|-------|--------------------|-------|
| Sep 6, 2024 | Financing | Warranty Deed |       |                    | \$80K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Luce Elementary School      | Elementary | KG–6   | 4.1 mi   |
| South Spencer High School   | High       | 9–12   | 7.4 mi   |
| South Spencer Middle School | Middle     | 6–8    | 7.5 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

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

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

OWNERSHIP

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