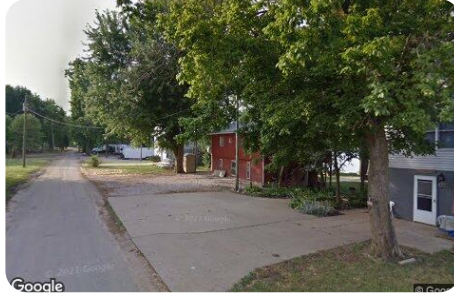
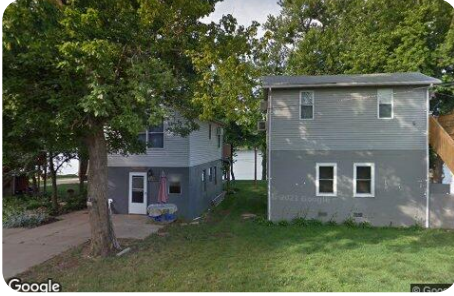


Single Family Residence **RESIDENTIAL**

8971 W RIVER RD

ROCKPORT, IN 47635

\$109,444 TopHap Estimate · \$228 / ft² · confidence 59 · as of Jul 14, 2026



1
BEDS

1
BATHS

480 ft²
LIVING AREA

0.17 ac
LOT SIZE

1992
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$109K

\$64K low

\$155K high

Est. Owner Equity

\$109,444

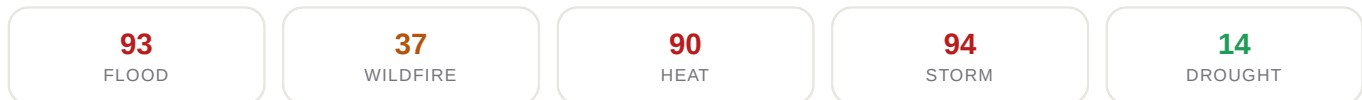
TAX & ASSESSMENT

Property Tax	\$1,023 (2025)
Assessed Value	\$62,900
Previous Assessed	\$54,200
Assessor Market Value	\$62,900

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.17
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Gravity
Cooling	Central
Pool	No

CLIMATE RISK



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	7.4 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

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	Absentee owner
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