

Single Family Residence **RESIDENTIAL**

8963 W RIVER RD

ROCKPORT, IN 47635

\$104,504 TopHap Estimate · \$218 / ft² · confidence 59 · as of Jul 14, 2026



1
BEDS

1
BATHS

480 ft²
LIVING AREA

0.2 ac
LOT SIZE

1976
YEAR BUILT

2
STORIES

2
ROOMS

VALUATION

\$105K

\$61K low

\$148K high

Est. Owner Equity

\$64,504

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$831 (2025)
Assessed Value	\$51,100
Previous Assessed	\$42,300
Assessor Market Value	\$51,100

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.20
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Metal
Heating	Gravity
Pool	No

CLIMATE RISK

93
FLOOD

37
WILDFIRE

90
HEAT

94
STORM

14
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 17, 2010	Financing	Intrafamily Transfer			
Apr 30, 2009	Quitclaim	Quit Claim Transfer			\$40K

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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