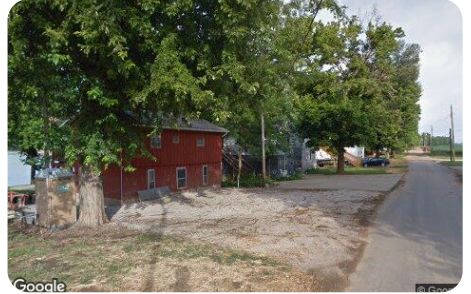


Single Family Residence **RESIDENTIAL**

8941 W RIVER RD

ROCKPORT, IN 47635

\$109,396 TopHap Estimate · \$127 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1

BATHS

864 ft²

LIVING AREA

0.18 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$109K

\$97K low

\$122K high

Est. Owner Equity

\$109,396

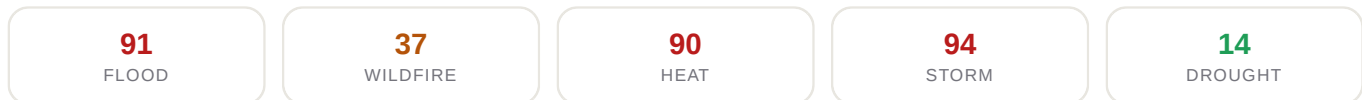
TAX & ASSESSMENT

Property Tax	\$1,680 (2025)
Assessed Value	\$103,300
Previous Assessed	\$85,400
Assessor Market Value	\$103,300

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Metal
Heating	Gravity
Cooling	Central
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 ²	LOAN
Jun 24, 2025	Resale	Warranty Deed	\$175,000	\$203	
May 5, 2025	Financing	Affidavit			
Mar 6, 2023	Financing	Transfer On Death Deed			
Mar 6, 2023	Financing	Deed			
Aug 25, 2017	Financing	Intrafamily Transfer			

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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