

Single Family Residence **RESIDENTIAL**

8700 W RIVER RD

ROCKPORT, IN 47635

\$139,632 TopHap Estimate · \$356 / ft² · confidence 56 · as of Jul 14, 2026



2

BEDS

1

BATHS

392 ft²

LIVING AREA

0.11 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$140K

\$79K low

\$201K high

Last Sale

\$40,000 · Aug 5, 2022

Est. Owner Equity

\$139,632

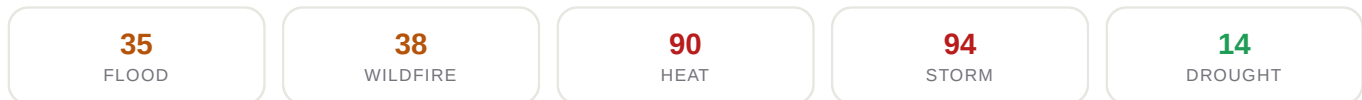
TAX & ASSESSMENT

Property Tax	\$659 (2025)
Assessed Value	\$40,500
Previous Assessed	\$33,700
Assessor Market Value	\$40,500

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.11
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Gravity
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	4.0 mi
South Spencer High School	High	9–12	7.2 mi
South Spencer Middle School	Middle	6–8	7.3 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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