

Single Family Residence **RESIDENTIAL**

8648 W RIVER RD

ROCKPORT, IN 47635

\$117,184 TopHap Estimate · \$127 / ft² · confidence 84 · as of Jul 14, 2026



2
BEDS

1
BATHS

924 ft²
LIVING AREA

4,264 ft²
LOT SIZE

1965
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$117K

\$99K low

\$136K high

Est. Owner Equity

\$117,184

TAX & ASSESSMENT

Property Tax	\$1,159 (2025)
Assessed Value	\$71,300
Previous Assessed	\$58,700
Assessor Market Value	\$71,300

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.10
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Gravity
Pool	No

CLIMATE RISK

41
FLOOD

39
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
Aug 18, 2025	Financing	Warranty Deed			
Aug 18, 2025	Financing	Warranty Deed			
Apr 14, 2015	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	7.2 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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