

Miscellaneous (Residential) **RESIDENTIAL**

8696 W RIVER RD

ROCKPORT, IN 47635

\$134,971 TopHap Estimate · confidence 54 · as of Jun 25, 2026



0.15 ac
LOT SIZE

1986
YEAR BUILT

VALUATION

\$135K

\$73K low

\$197K high

Est. Owner Equity

\$134,971

TAX & ASSESSMENT

Property Tax **\$682 (2025)**

Assessed Value **\$39,400**

Previous Assessed	\$34,400
Assessor Market Value	\$39,400

PROPERTY FACTS

Property Type	Miscellaneous (Residential)
County	SPENCER
Lot (acres)	0.14
Construction	Metal Frame (Unspecified)
Garage	Carport (Unspecified)
Pool	No

Shed · 192 ft²

CLIMATE RISK

51
FLOOD

35
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	\$/FT²	LOAN
Mar 21, 2015	Financing	Warranty Deed			
Feb 26, 2014	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Luce Elementary School	Elementary	KG–6	4.1 mi
South Spencer High School	High	9–12	7.3 mi
South Spencer Middle School	Middle	6–8	7.4 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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