

Single Family Residence **RESIDENTIAL**

8786 W RIVER RD

ROCKPORT, IN 47635

\$74,886 TopHap Estimate · \$106 / ft² · confidence 85 · as of Jul 14, 2026



1

BATHS

704 ft²

LIVING AREA

2,756 ft²

LOT SIZE

1956

YEAR BUILT

1

STORIES

1

ROOMS

VALUATION

\$75K

\$63K low

\$86K high

Last Sale

\$80,000 · Feb 26, 2024

Est. Owner Equity

\$74,886

TAX & ASSESSMENT

Property Tax	\$127 (2025)
Assessed Value	\$62,100
Previous Assessed	\$51,500
Assessor Market Value	\$62,100

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.06
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Metal
Heating	Gravity
Pool	No

CLIMATE RISK

35
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	\$/FT ²	LOAN
Feb 23, 2024	Resale	Warranty Deed	\$80,000	\$114	

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	7.3 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	Owner occupied
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