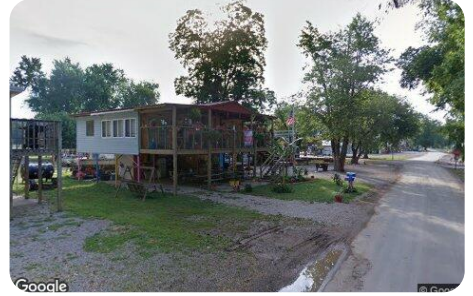


Single Family Residence **RESIDENTIAL**

8770 W RIVER RD

ROCKPORT, IN 47635

\$78,092 TopHap Estimate · \$124 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

630 ft²

LIVING AREA

2,304 ft²

LOT SIZE

1960

YEAR BUILT

1

STORIES

3

ROOMS

VALUATION

\$78K

\$68K low

\$88K high

Last Sale

\$77,352 · Nov 19, 2025

Est. Owner Equity

\$1,505

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$262 (2025)
Assessed Value	\$74,100
Previous Assessed	\$62,600
Assessor Market Value	\$74,100

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.05
Construction	Wood (Unspecified)
Foundation	No Foundation
Heating	Central
Cooling	Central
Pool	No

Shed · 180 ft²

CLIMATE RISK

41 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
Nov 17, 2025	Resale	Warranty Deed	\$78,000	\$124	\$77K
Jun 12, 2017	Resale	Warranty Deed	\$60,000	\$95	
Aug 31, 2015	Financing	Warranty Deed			
May 14, 2009	Resale	Warranty Deed	\$52,500	\$83	

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
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------