

Single Family Residence **RESIDENTIAL**

8764 W RIVER RD

ROCKPORT, IN 47635

\$100,938 TopHap Estimate · \$82 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,224 ft²

LIVING AREA

2,304 ft²

LOT SIZE

1966

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$101K

\$88K low

\$114K high

Est. Owner Equity

\$55,539

Loan-to-Value

55%

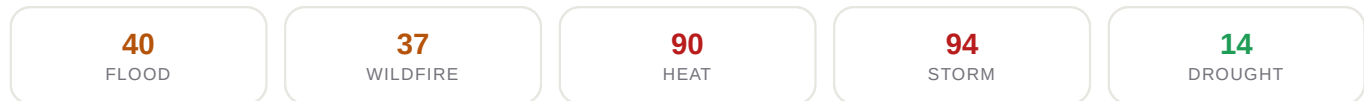
TAX & ASSESSMENT

Property Tax	\$260 (2025)
Assessed Value	\$76,800
Previous Assessed	\$63,800
Assessor Market Value	\$76,800

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.05
Construction	Wood (Unspecified)
Foundation	No Foundation
Roof	Asphalt
Heating	Central
Cooling	Central
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	4.1 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	Owner occupied
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