

Miscellaneous (Residential)

RESIDENTIAL

8983 W RIVER RD

ROCKPORT, IN 47635

\$224,002 TopHap Estimate · confidence 56 · as of Jun 25, 2026



3,746 ft²
LOT SIZE

1999
YEAR BUILT

VALUATION

\$224K

\$125K low

\$323K high

Last Sale

\$100,000 · Sep 13, 2024

Est. Owner Equity

\$136,502

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$268 (2025)
Assessed Value	\$15,500
Previous Assessed	\$15,600
Assessor Market Value	\$15,500

PROPERTY FACTS

Property Type	Miscellaneous (Residential)
County	SPENCER
Lot (acres)	0.09
Construction	Wood (Unspecified)
Garage	Carport (Unspecified)
Pool	No

CLIMATE RISK

99 FLOOD	37 WILDFIRE	90 HEAT	94 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 18, 2026	Financing	Mortgage			\$88K
Sep 6, 2024	Financing	Warranty Deed			\$80K
Sep 15, 2017	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	7.4 mi
South Spencer Middle School	Middle	6–8	7.5 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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