

Single Family Residence **RESIDENTIAL**

8696 W RIVER RD

ROCKPORT, IN 47635

\$114,604 TopHap Estimate · \$133 / ft² · confidence 90 · as of Jun 25, 2026



1

BATHS

864 ft²

LIVING AREA

0.14 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

2

ROOMS

6

PARKING

VALUATION

\$115K

\$104K low

\$126K high

Last Sale

\$82,000 · Aug 29, 2013

Est. Owner Equity

\$80,604

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$1,304 (2025)
Assessed Value	\$80,200
Previous Assessed	\$60,900
Assessor Market Value	\$80,200

PROPERTY FACTS

Property Type	Single Family Residence
County	SPENCER
Lot (acres)	0.14
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Gravity
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

40
FLOOD

37
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
Aug 23, 2012	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	7.2 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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