

Single Family Residence **RESIDENTIAL**

10331 RIVER BIRCH RUN

FORT WAYNE, IN 46814

\$481,050 TopHap Estimate · \$188 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,554 ft²
LIVING AREA

0.5 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

10
ROOMS

3
PARKING

VALUATION

\$481K

\$461K low

\$501K high

Est. Owner Equity

\$236,950

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$4,750 (2025)
Assessed Value	\$467,300
Previous Assessed	\$467,300
Assessor Market Value	\$467,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.50
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 20, 2013	Financing	Warranty Deed			\$276K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Ridge Elementary School	Elementary	KG–5	0.5 mi
Homestead High School	High	9–12	1.4 mi
Woodside Middle School	Middle	6–8	1.8 mi

District: Southwest Allen County Metropolitan School District

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 46814

23 CRIME INDEX	90 AIR POLLUTION	16,785 POPULATION	\$137K MEDIAN IN-COME	50°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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