

Single Family Residence

RESIDENTIAL

721 RIVER ROCK PASS

FORT WAYNE, IN 46814

\$323,318 TopHap Estimate · \$220 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,472 ft²

LIVING AREA

0.32 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$323K

\$292K low

\$354K high

Last Sale

\$150,000 · Jul 29, 2009

Est. Owner Equity

\$174,398

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,437 (2025)
Assessed Value	\$322,700
Previous Assessed	\$322,700
Assessor Market Value	\$322,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.32
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

CLIMATE RISK

1 FLOOD	14 WILDFIRE	71 HEAT	65 STORM	6 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2009	Resale	Corporation Deed	\$150,000	\$102	\$147K
Apr 13, 2009	Resale	DTOT	\$23,406	\$16	\$114K
Sep 12, 2007	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Middle School	Middle	6–8	1.0 mi
Covington Elementary School	Elementary	KG–5	1.2 mi
Homestead High School	High	9–12	3.0 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
-------------------	---------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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