

Single Family Residence **RESIDENTIAL**

217 RIVER ROCK PASS

FORT WAYNE, IN 46814

\$270,221 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,269 ft²

LIVING AREA

0.18 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$270K

\$258K low

\$282K high

Last Sale

\$194,000 · May 26, 2021

Est. Owner Equity

\$82,041

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$1,893 (2025)
Assessed Value	\$258,300
Previous Assessed	\$258,300
Assessor Market Value	\$258,300

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 24, 2021	Resale	Warranty Deed	\$194,000	\$153	\$188K
Nov 4, 2016	Financing	Warranty Deed			\$141K
Feb 23, 2015	Financing	Warranty Deed			\$130K
Jun 11, 2010	Resale	Corporation Deed	\$129,943	\$102	\$130K
Apr 2, 2010	Resale	Warranty Deed	\$26,273	\$21	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodside Middle School	Middle	6–8	1.2 mi
Covington Elementary School	Elementary	KG–5	1.4 mi
Homestead High School	High	9–12	3.1 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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