

Single Family Residence

RESIDENTIAL

246 RIVER ROCK PASS

FORT WAYNE, IN 46814

\$281,415 TopHap Estimate · \$200 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,407 ft²

LIVING AREA

0.18 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$281K

\$270K low

\$293K high

Last Sale

\$250,000 · Mar 1, 2022

Est. Owner Equity

\$31,415

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$1,803 (2025)
Assessed Value	\$289,600
Previous Assessed	\$289,600
Assessor Market Value	\$289,600

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
Fireplace	Yes
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2022	Resale	Warranty Deed	\$250,000	\$178	\$250K
Sep 24, 2021	Resale	Warranty Deed	\$200,000	\$142	
Apr 12, 2013	Resale	Warranty Deed	\$144,900	\$103	\$142K
Mar 31, 2010	Resale	Corporation Deed	\$135,297	\$96	\$138K
Jan 15, 2010	Resale	Warranty Deed	\$50,196	\$36	\$106K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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