

Single Family Residence **RESIDENTIAL**

262 RIVER ROCK PASS

FORT WAYNE, IN 46814

\$253,159 TopHap Estimate · \$184 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,379 ft²
LIVING AREA

0.2 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$253K

\$239K low

\$267K high

Last Sale

\$142,500 · Jul 2, 2010

Est. Owner Equity

\$0

Loan-to-Value

446%

TAX & ASSESSMENT

Property Tax	\$3,102 (2025)
Assessed Value	\$186,600
Previous Assessed	\$186,600
Assessor Market Value	\$186,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 31, 2022	Financing	Intrafamily Transfer			
Jul 13, 2022	Non-arms-length	Sheriffs Deed	\$202,000	\$146	
Jul 6, 2015	Quitclaim	Quit Claim Transfer			
Jun 30, 2010	Resale	Corporation Deed	\$142,500	\$103	\$138K
Feb 16, 2010	Resale	Warranty Deed	\$25,944	\$19	\$103K

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	Absentee owner
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