

Single Family Residence

RESIDENTIAL

716 RIVER ROCK PASS

FORT WAYNE, IN 46814

\$270,028 TopHap Estimate · \$221 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,224 ft²
LIVING AREA

0.18 ac
LOT SIZE

2010
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$270K

\$259K low

\$282K high

Last Sale

\$200,000 · Mar 26, 2021

Est. Owner Equity

\$120,028

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$1,919 (2025)
Assessed Value	\$263,000
Previous Assessed	\$263,000
Assessor Market Value	\$263,000

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
Mar 18, 2021	Resale	Warranty Deed	\$200,000	\$163	\$150K
Jul 18, 2018	Resale	Warranty Deed	\$155,000	\$127	
Jan 15, 2016	Resale	Warranty Deed	\$142,450	\$116	\$135K
Nov 4, 2009	Resale	Corporation Deed	\$136,000	\$111	\$136K
Apr 20, 2009	Resale	DTOT	\$23,406	\$19	\$97K
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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