

Single Family Residence **RESIDENTIAL**

8612 STAND RIDGE RUN

FORT WAYNE, IN 46825

\$283,203 TopHap Estimate · \$147 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,931 ft²

LIVING AREA

0.26 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$283K

\$270K low

\$297K high

Est. Owner Equity

\$283,203

TAX & ASSESSMENT

Property Tax	\$2,713 (2025)
Assessed Value	\$263,200
Previous Assessed	\$263,200
Assessor Market Value	\$263,200

PROPERTY FACTS

Property Type	Single Family Residence
County	Allen
Lot (acres)	0.26
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
Apr 23, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lincoln Elementary School	Elementary	KG–5	0.8 mi
Shawnee Middle School	Middle	6–8	0.9 mi
Northrop High School	High	9–12	1.0 mi

District: Fort Wayne Community Schools

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 46825

112 CRIME INDEX	98 AIR POLLUTION	29,364 POPULATION	\$70K 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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