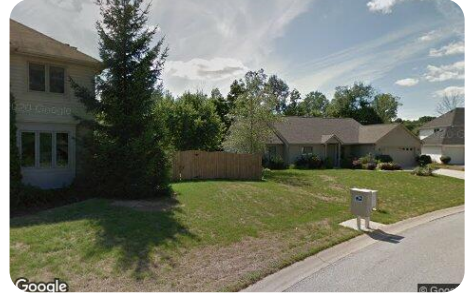


Single Family Residence **RESIDENTIAL**

# 10207 RIVER RAPIDS RUN

FORT WAYNE, IN 46845

**\$451,230** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,184 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**10**

ROOMS

**2**

PARKING

## VALUATION

**\$451K**

**\$392K low**

**\$511K high**

Last Sale

**\$430,000 · Jun 11, 2025**

Est. Owner Equity

**\$451,230**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,772 (2025) |
| Assessed Value        | \$394,600      |
| Previous Assessed     | \$394,600      |
| Assessor Market Value | \$394,600      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Allen                                 |
| Lot (acres)   | 0.30                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED             | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------------|-----------|--------------------|--------|
| Jun 5, 2025  | Resale    | Warranty Deed    | \$430,000 | \$197              |        |
| May 1, 2023  | Resale    | Warranty Deed    | \$374,900 | \$172              | \$356K |
| Jan 21, 2013 | Resale    | Warranty Deed    | \$197,000 | \$90               | \$193K |
| Dec 21, 2005 | Financing | Corporation Deed |           |                    | \$194K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Shambaugh Elementary School | Elementary | KG–5   | 1.8 mi   |
| Jefferson Middle School     | Middle     | 6–8    | 3.8 mi   |
| Northrop High School        | High       | 9–12   | 4.6 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 46845

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>22</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>29,777</b><br>POPULATION | <b>\$110K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|