

Condominium

**RESIDENTIAL**

# 2805 LITTLE RIVER RUN

FORT WAYNE, IN 46804

**\$450,000** TopHap Estimate · \$139 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**4.5**

BATHS

**3,246 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1985**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$450K**

**\$418K low**

**\$482K high**

Last Sale

**\$375,000 · Oct 19, 2022**

Est. Owner Equity

**\$93,750**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,046 (2025) |
| Assessed Value        | \$402,700      |
| Previous Assessed     | \$413,700      |
| Assessor Market Value | \$402,700      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Condominium                           |
| Style         | Condo/Apartment                       |
| County        | ALLEN                                 |
| Lot (acres)   | 0.18                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Asphalt                               |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Garage, Attached                      |
| Pool          | No                                    |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Oct 14, 2022 | Resale    | Warranty Deed       | \$375,000 | \$116              | \$356K |
| Feb 27, 2013 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Oct 19, 2009 | Financing | Warranty Deed       |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Deer Ridge Elementary School | Elementary | KG–5   | 1.0 mi   |
| Homestead High School        | High       | 9–12   | 1.1 mi   |
| Woodside Middle School       | Middle     | 6–8    | 1.5 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 46804

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>75</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>29,012</b><br>POPULATION | <b>\$85K</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> |
|-----------|-----------------------|